

From: "Emma Staines" <Emma.Staines@braziermotti.com.au>
Sent: Mon, 16 Mar 2026 10:49:56 +1000
To: "RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>
Subject: Development Application - 57342-001-01
Attachments: 57342-001-01 - Development Application.pdf

Good morning Council,

Please find attached a Development Application made on behalf of Rachael Coleman.

The application fee will be paid directly to Council by the Applicant upon receipt of Council's application reference number and email containing payment information.

If you require any further information, please do not hesitate to contact me.

Kind regards,



Emma Staines
Town Planner

P 07 4772 1144
M +61 0429 516 011

595 Flinders Street
Townsville Q 4810

braziermotti.com.au

brazier motti

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination, or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any device.



26 February 2026

Our Ref: 57342-001-01
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)
73A & 77 Adelaide Street, Ayr**

We act on behalf of the Applicant, Rachael Coleman, 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 73A & 77 Adelaide 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
RACHAEL COLEMAN

at
73A & 77 ADELAIDE STREET, AYR

on
LOT 2 ON RP720226 &
LOT 1 ON RP715554





Brazier Motti have prepared this report for the sole purposes of Rachael Coleman for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 Lots into 2 Lots) at 73A & 77 Adelaide 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: 57342-001-01



CONTENTS

1.0	INTRODUCTION	3
2.0	THE SITE	4
3.0	THE PROPOSAL	6
4.0	RELEVANT LEGISLATION	7
4.1	COMMONWEALTH LEGISLATION	
4.2	THE PLANNING ACT 2016	
4.3	STATE ASSESSMENT AND REFERRALS	
4.4	STATE PLANNING POLICY	
4.5	ASSESSMENT MANAGER AND PLANNING SCHEME	
4.6	PUBLIC NOTIFICATION	
5.0	THE PLANNING FRAMEWORK	8
5.1	LAND DESIGNATION	
5.2	LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS & APPLICABLE CODES	
6.0	BURDEKIN SHIRE COUNCIL PLANNING SCHEME 2022.....	9
6.1	ZONE CODE PROVISIONS	
6.2	DEVELOPMENT CODES	
6.3	OVERLAY CODES	
7.0	CONCLUSION.....	16

APPENDICES

Appendix A:	DA Form 1 – Development Application Details (Version 1.6) and Owner’s Consent
Appendix B:	Certificates of Title and Smart Maps
Appendix C:	Proposed Reconfiguration Plan prepared by Brazier Motti



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Rachael Coleman, in support of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) on land at 73A & 77 Adelaide Street, Ayr and on land more formally described as Lot 2 on RP720226 and Lot 1 on RP715554, respectively.

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 73A & 77 Adelaide 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 2 on RP720226	Craig Scott Lonergan Rachael Jane Coleman
Lot 1 on RP715554	Sarah Kate Tarttelin Matthew George Lynch-Harlow

Figure 1 shows an aerial image of the site, and its immediate surrounds. Lot 2 is a rear lot, trapezium in shape and is 2117m². Vehicular access is afforded via a concrete crossover and gravel driveway in a 4.2m wide access handle. It is currently improved by a single detached dwelling, large shed and landscaped areas.

Lot 1 is a much deeper, trapezium shaped lot and is 2137m². It has 19.5m of frontage to Adelaide Street two concrete crossovers and gravel driveways are provided. One provided access to a carparking space beneath the high set house, and the second providing access to the site / rear of the site for additional parking and maintenance purposes. It is currently improved by a single detached dwelling addressing Adelaide Street and garden shed to the rear. The balance of the site is vacant with the exception of some established trees. It is separated by a retaining wall constructed approximately half way back from the front boundary 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. A watermain is located within the Adelaide Street road verge and a sewer main is located along the north east boundary of Lot 2. The main extends under the access driveway and traverses 73, 75 and 77 Adelaide Street to 79 Adelaide Street.



An 11kv overhead power line is situated on the south east side of Adelaide Street servicing the dwellings on each subject site.

The subject site is included within the low 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.

Nelsons Lagoon Park is located at the rear of the site which is included in the recreation and open space zone. The Ayr State High School is located to the south west of Edwards Street which is included in the community facilities zone.

Figure 2: 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 2 on RP720226 by incorporating the rear of Lot 1 on RP715554, into its lot. It comprises approximately 1,091m² of vacant land, separated from the dwelling house by an established retaining wall.

The new boundary aligns with the retaining wall which does result in a 3.4m difference in depth of Lot 1 from its adjoining Lots 1 and 2 on RP721501 however it presents as the most practical location given the existing built infrastructure.

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 2 on RP720226	2117m ²	4.2m (access handle)	2	3208m ²	4.2m (access handle)
Lot 1 on RP715554	2137m ²	19.8m	1	1022m ²	19.8m

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

The resultant lots are each of a size adequate to support the existing dwelling house and associated structures on site. The increased area will improve residential amenity on Lot 2 by increasing opportunities for private open space to the rear of the dwelling and shed on site.

The resultant layout will not impact the existing low-density character of the locality given it will not result in any change to the streetscape.

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 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.

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 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 density residential zone code;
- Development works code;
- Reconfiguring a lot code; and
- Flood hazard overlay 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 Density Residential Zone Code

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

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

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

Response

The proposed development is consistent with the purpose and overall outcomes of the low density residential zone code, specifically noting that there will be no change to the land use established on each resultant lot. That is, the single detached dwellings will continue to operate per the status quo.

The amended boundary affords the existing dwelling house on Lot 2 additional area to improve the residential amenity on site. The area being transferred is currently vacant and underutilised by the landowner of Lot 1.

Both dwellings will continue to be appropriately serviced by all necessary water, sewer and electricity infrastructure. Any future development or intensification of the existing land uses on site may require consideration against the relevant provisions of the Planning Scheme.

The realignment will not change the established streetscape and will ensure that the low density character of the locality is maintained.



Given no material change of use is being proposed, and both proposed lots comply with the minimum road frontage and size requirements for land in the low 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 dwellings on each Lot are connected to the water main in Adelaide Street and the sewer main at the eastern boundary of Lot 2. This existing infrastructure allows for the efficient functioning of the established land uses and no physical changes to this arrangement are required to facilitate the proposed reconfiguration.

Both Lots 2 and 1 will retain the existing concrete crossover and gravel driveways off Adelaide 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 each lot is of a size and shape that can support the existing dwelling house, structures, landscaped areas and all required services.

The layout does not detract from the low 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 Adelaide Street. Refer to Table 1 in Section 3.0 of this report.

PO16 – Complies

The existing dwellings on each lot are provided with a level of infrastructure that allows for the efficient functioning of the established land use. That infrastructure includes water, sewer, stormwater and electricity infrastructure.

PO17 – Complies

Each dwelling is serviced by an existing overhead electricity supply in Adelaide Street which will be retained following the 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 runoff from Lot 1 will continue to be conveyed to the kerb and channel in Adelaide Street. Stormwater will flow from Lot 2 to the lagoon at the rear of the site. The existing retaining wall in Lot 1 will ensure stormwater from the new Lot 2 will not impact the new Lot 1.

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.

6.3 OVERLAY CODES

6.3.1 Flood Hazard Overlay Code

The proposal is nominated for assessment against the flood hazard overlay code.

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

Response

The subject site is designated on Council's flood hazard overlay map. The map shows the whole site containing medium flood hazard (yellow) and extreme flood hazard (red). Refer *Figure 4*. It depicts the existing dwelling on Lot 2 and the rear of Lot 2 wholly within extreme hazard which is a result of the site adjoining Nelsons Lagoon Park which acts as a large drainage reserve.

The access handle to Lot 2 is predominantly outside extreme hazard and the dwelling on Lot 1 is outside extreme hazard.



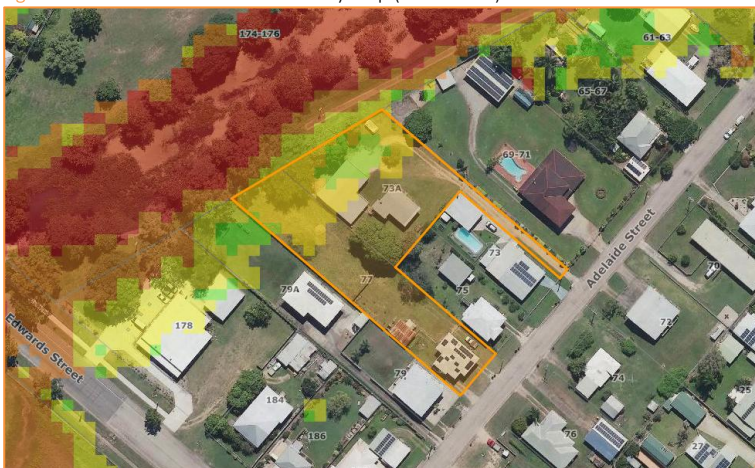
Figure 4: Extract of Flood hazard overlay map



Source: Burdekin Shire Council Planning Scheme, 2022

Areas to the rear of the site contain low-medium flood hazard from rain events shown in *Figure 5*. This trend is consistent with the flood map in Figure 4 where the lowest part of the site is at the rear where it adjoins Nelsons Lagoon Park.

Figure 5: Extract of Flood hazard overlay map (rain events)



Source: Burdekin Shire Council Planning Scheme, 2022

Given the proposal is for the realignment of the common boundary of two established residential lots, it is not expected that it will increase flood risk to people, property or the environment. Any future development or intensification of established uses on site will require further consideration against the flood hazard overlay code.

For completeness, a comprehensive assessment of the proposed reconfiguration against the flood hazard overlay code is provided below.

PO1 – Complies

No new lots are being created as part of this proposal.

PO2 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO3 – Not applicable

The proposal is not for a dual occupancy or a more intensive residential use.



PO4 – Not applicable

The proposal does not involve worker or tourist accommodation uses.

PO5 – Not applicable

The development does not involve an existing use mentioned in PO2, PO3 or PO4.

PO6 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO7 – Not applicable

The development is for the reconfiguration of a lot only.

PO8 – Not applicable

The development does not involve the manufacture or storage of hazardous materials.

PO9 – Not applicable

The development is not for extractive industry, aquaculture, animal keeping or intensive animal husbandry.

PO10 – Complies

No new buildings are proposed as part of this development application.

PO11 – Not applicable

The development does not require new infrastructure that will become a public asset.

PO12 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO13 – Not applicable

The proposal does not involve critical or vulnerable uses.

PO14 – Not applicable

No new lots are being created as part of this application.

PO15 – Complies

No new lots are being created as part of this application however each lot will retain existing access arrangements to Adelaide Street which are free of high and extreme hazard areas.

PO16 – Complies

Given no earthworks, filling or excavation are proposed to facilitate the reconfiguration, there will be no change in pre-development and post-development characteristics of the site and there will be no flow impacts associated with the development, that would:

- (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.

PO17 – Not applicable

No mitigation structures or works are proposed as part of the development.

PO18 – Complies



The proposal retains the existing, adequate access arrangements for each lot to Adelaide Street, to ensure safe evacuation in the event of a flood.

Given the above, the proposed development is considered consistent with the purpose and overall outcomes of the flood hazard overlay 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 73A and 77 Adelaide 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 existing dwelling houses on each lot will retain the existing connections to Council's water and sewer infrastructure within the individual lots;
- The changed boundary is not expected to place burden on Council's water and sewer infrastructure as no new land use is being proposed that could otherwise contribute additional load on those services;
- Both lots are serviced by an overhead electricity supply which will be retained following the boundary realignment;
- 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)	Rachael Coleman 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)	57342-001-01
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	

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
		73A	Adelaide Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	2	RP720226	Burdekin Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		77	Adelaide Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	1	RP715554	Burdekin Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

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

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☒ Code assessment ☐ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Boundary realignment - 2 lots into 2 lots
e) Relevant plans
<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>
☒ 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? <i>(tick only one box)</i>
☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☐ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<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>
☐ Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☒ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <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)

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?

2

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☒ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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 2 on RP720226	2117 m ²	Lot 2	3208m ²
Lot 1 on RP715554	2137m ²	Lot 1	1022m ²
12.2) What is the reason for the boundary realignment?			
To increase the size of the backyard of Lot 2, 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?	
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage ☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
☐ Yes – specify number of new lots:	
☐ No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Burdekin Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application

- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

☐ Water-related development – removing quarry material <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ 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 <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ 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 <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ 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: ☐ 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?		
☐ 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 <i>(if applicable)</i> .		

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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</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 • Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or

- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development
Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

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

- ☐ Yes – show cause or enforcement notice is attached
☒ No

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 ☒ Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Relevant plans of the development are attached to this development application ☒ Yes

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☐ Yes
☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<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,

CRAIG SCOTT LONERGAN

RACHAEL JANE COLEMAN

as owner of the premises identified as follows:

LOT 2 ON RP720226 (73A ADELAIDE 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 Craig Lonergan

06/02/26
Date

Signature of Rachael Coleman

06/02/26
Date



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

We,

SARAH KATE TARTTELIN

MATTHEW GEORGE LYNCH-HARLOW

as owner of the premises identified as follows:

LOT 1 ON RP715554 (77 ADELAIDE 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 Sarah Tarttelin

18/02/2026

Date

Signature of Matthew Lynch-Harlow

18-02-2026

Date

APPENDIX B

Current Title Search and Smart Map

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20524123	Search Date:	31/01/2026 03:10
Date Title Created:	30/05/1956	Request No:	54884662
Previous Title:	20461095		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 715554
Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 723326367 14/06/2024

SARAH KATE TARTTELIN
MATTHEW GEORGE LYNCH-HARLOW

JOINT TENANTS

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:	20689222	Search Date:	31/01/2026 03:10
Date Title Created:	21/09/1965	Request No:	54884661
Previous Title:	20275173		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 720226
Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 720867723 16/06/2021

CRAIG SCOTT LONERGAN
RACHAEL JANE COLEMAN

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 720867724 16/06/2021 at 15:34
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

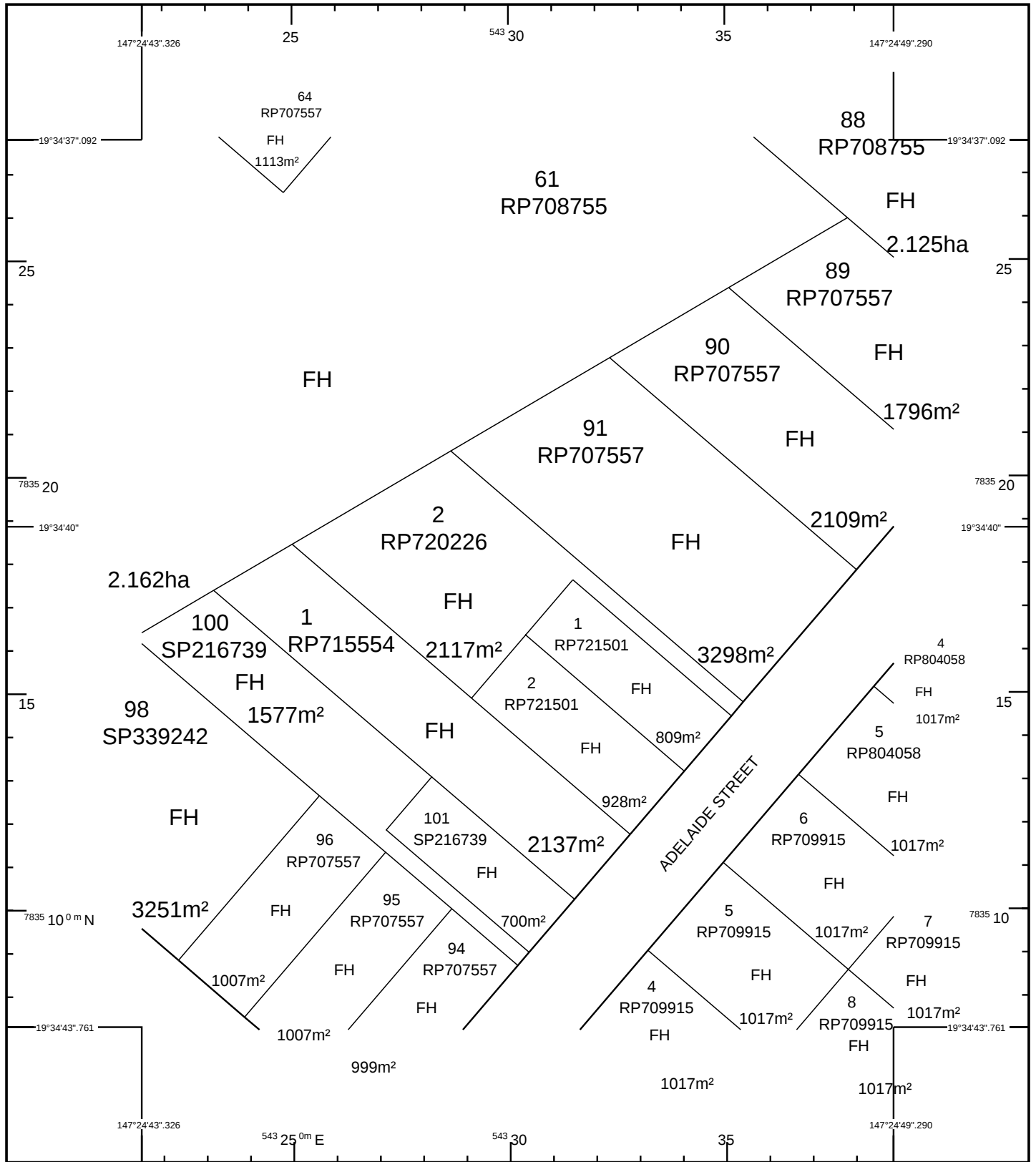
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

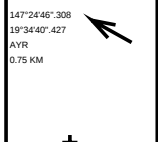
** End of Current Title Search **



STANDARD MAP NUMBER
8358-11314

0 25 50 75 100 125 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 1250

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP720226
Area/Volume	2117m ²
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	AYR
Segment/Parcel	37036/80

CLIENT SERVICE STANDARDS

PRINTED 25/02/2026

DCDB 24/02/2026

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 Natural Resources and Mines, Manufacturing and Regional and Rural Development best efforts, NRMMD 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



© The State of Queensland,
(Department of Natural Resources and Mines,
Manufacturing and Regional and Rural
Development) 2026.



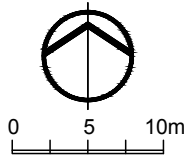
APPENDIX C

Proposed Reconfiguration Plan prepared by Brazier Motti

brazier motti



PROPOSED
BOUNDARY REALIGNMENT
Lots 1 and 2
Cancelling Lot 2 on RP720226 and Lot 1 on RP715554



Date: 20th January, 2026	
Scale: 1:500	A3
Drawn: MJM	
Job No: 57342/001-01	
Plan No:	57342/001 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
PROJECTMANAGEMENT
MAPPING&GIS

