



# LAND SALES PROSPECTUS

## STAGE 1 NOW SELLING

WHERE OPPORTUNITY MEETS CONVENIENCE



**Burdekin**  
Shire Council

# FULLY SERVICED INDUSTRIAL LAND

With a wealth of natural resources, including an abundant water supply and ample sunshine, the Burdekin region supports a wide range of industries, from manufacturing and agriculture to mining and logistics.

The Ayr Industrial Precinct in North Queensland (one hour south of Townsville) is the ideal location for your business.

The precinct is the perfect base to establish or expand your operations and grow within a thriving, diverse, rural economy. It offers unmatched logistical advantages with its proximity to the Bruce Highway, Port of Townsville, Townsville Airport, and the Bowen Basin.

The design guidelines and building covenants for the precinct ensure a consistent, high-standard environment for your business, while the region's strategic positioning provides seamless access to key transport routes and supply chains.

Available land in Stage 1 is included in the layout plan on the following page.

Buyers can purchase an identified lot or combine multiple lots, offering flexibility to customise land size and create tailored solutions to suit specific needs.

Once a preferred area is identified, buyers can contact their preferred real estate agent to submit an offer to purchase land for Council's consideration. This process offers an opportunity to secure the ideal parcel of land for any business.

## STEPS TO SUBMIT AN OFFER TO PURCHASE

### PRICE OFFER

Determine your offer in price/m<sup>2</sup>.

### COUNCIL REVIEW OF OFFER

Real Estate to submit offer to Council for review.

### OFFER NOT ACCEPTED

If offer is not accepted, Council to commence negotiations with buyer via real estate.

1

2

3

4

5

6

### IDENTIFY LOT AREA & LOCATION

Contact your preferred real estate agent to discuss and identify the amount of land and location within the precinct.

### SUBMIT OFFER

Submit information from step 1 and 2 and email to your preferred real estate agent.

### OFFER ACCEPTED

If offer is accepted by Council, a sales contract will be initiated.

NOW SELLING

PRICE STARTING FROM  
\$50 P/M<sup>2</sup> plus GST

Price varies based on parcel size and location within the precinct

✓ Flexible lot sizes available

✓ Services supplied to the boundary

✓ Highway frontage available

✓ Underground power (3-phase-80amp)

✓ Wide roads

✓ Off street parking

✓ Affordably priced

✓ Sewer & water connections

✓ NBN connection

# STAGE 1 SELLING NOW



# FREQUENTLY ASKED QUESTIONS

## 1. Will I have B Double Access to my lot?

The roads in the precinct have been constructed to accommodate B-doubles, however, individual permits will still be required through the NHVR as per the existing industrial estate. For more information visit [www.nhvr.gov.au](http://www.nhvr.gov.au)

## 2. Is there weight/size restrictions on machines that can be brought into my lot?

Businesses need to apply for an individual permit and an assessment of intersections would also need to occur. Information on the type of machines/travel routes would need to be provided for the Technical Services team to provide more feedback.

## 3. Is there a restriction on working hours. Can my business work night shift if need be?

These are the acoustic quality objectives that can be found in the Environmental Protection (Noise) Policy 2019 which Council has been using for most of the planning conditions.

Column 1	Column 2	Column 3			Column 4
Sensitive receptor	Time of day	Acoustic quality objectives (measured at the receptor) dB(A)			Environmental value
		L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	L <sub>A1,adj,1hr</sub>	
residence (for outdoors)	daytime and evening	50	55	65	health and wellbeing
residence (for indoors)	daytime and evening	35	40	45	health and wellbeing
	night-time	30	35	40	health and wellbeing, in relation to the ability to sleep

- **Daytime** means the period after 7am on a day to 6pm on the day.
- **Evening** means the period after 6pm on a day to 10pm on the day.
- **Night-time** means the period after 10pm on a day to 7am on the next day.
- **Residence** includes a building, or part of building, capable of being used as a dwelling.
- **Sensitive receptor** means an area or place where noise is measured.

**4. I am looking to open a mechanical workshop – what are the requirements for oil catchment, wash down etc?**

Until details/plans of the workshop are received Council is unable to provide specific information. However, the below information is provided on oil catchment/wash down:

- Washdown bays to be roofed
- RPZ Backflow Devices required for washdown pad water supply
- Refer to Trade Waste Management Plan
- Unroofed washdown bays to have first flush rain diversion valve
- Oil/silt separator required and to be sized by a suitably qualified person. Note: These separators are not to be used for oil dumping
- Additional information can be provided as the development progresses

**5. Are the blocks going to be finished and packed with a suitable material so they are essentially a hardstand block. Basically – would I be able to drive trucks in now with all the weather we are having without being bogged. Will you also have geo tec reports available for building?**

The lots have a Classification S, with topsoil placed on top in lieu of hardstand. Geo tech reports are available for individual lots.

**6. Is there access to fire hydrants – Would the water in the development be sufficient to supply a shed bigger than 500sqm for the firefighting requirements?**

Yes, there is access to street hydrants. Flow and pressure test will determine if onsite system is triggered. The onus is on the applicant to complete the flow testing and provide evidence to Council. The applicant must provide evidence in the approved form accompanied by plans to a certifier which are to be submitted to QFES for assessment prior to issuing DA.

**7. When will the lots be available to move in?**

Once survey plans are completed and registered with the Titles Queensland, sales contracts will be finalised with a settlement date.

**8. What are the annual rates on the lot I am interested in?**

An estimate on rates is not available until the lots are titled and Department of Resources conduct a valuation. Please refer to Council's Revenue Statement for more information.

**9. If Lot 3, 4, 5 or 6 is purchased, can a digital signboard be erected facing the Bruce Highway?**

A planning application is not required by BSC as the Scheme doesn't currently capture these kinds of structures for assessment. A building permit is required for the structure supported by a plan certified by an engineer.

**10. Will Council be offering a discount on the infrastructure charges for the infrastructure built in the Industrial Precinct?**

Council has adopted an Economic Stimulus Policy for Development Incentives. The policy reflects Council's commitment to supporting a sustainable and growing economy by encouraging new development within the Burdekin Shire. It aims to make the region more competitive for investment by reducing the cost of infrastructure charges levied on new developments. For more information about the policy, contact Council's Planning and Development or Economic Development teams on (07) 4783 9800.

The Ayr Industrial Estate is included in the Industry Zone.

## **11. What is the development application process for the Ayr Industrial Precinct?**

Interested buyers are advised to contact Burdekin Shire Council and arrange a pre-lodgement meeting with Council's Planning and Development Team to discuss their proposal prior to finalising a sales contract.

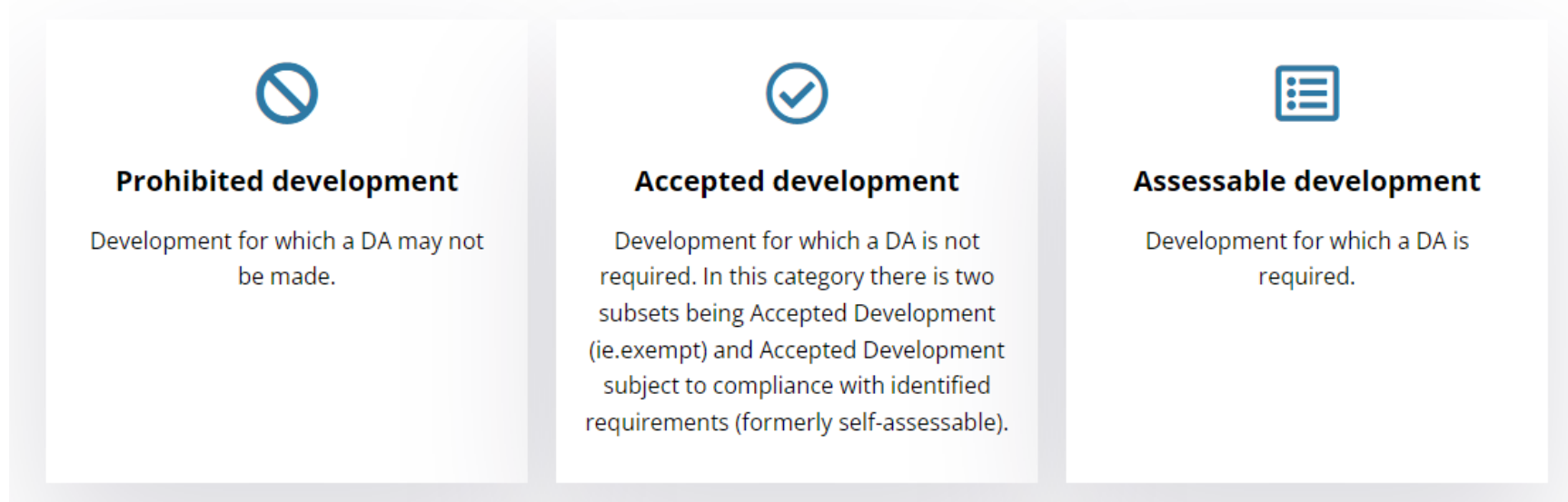
### **Definitions**

Use and administrative definitions for low, medium and high impact industry and special industry development is listed in Schedule 1 of Councils planning scheme. Table SC1.1.1.1 lists the industry thresholds associated with each of the defined industry use terms.

Part 3 of Councils Planning Scheme identifies the category of development and category of assessment and assessment benchmarks for assessable development and requirements for accepted development, within each zone.

### **Categories of Development**

Under the *Planning Act 2016* there are three categories of development that all development fits into:



### **Accepted development and Accepted development subject to requirements**

Accepted development does not require a development application or an approval. However, in some instances the proposal must meet certain requirements set out by Council's planning scheme or by another state government agency.

If your development does not meet the certain requirements, it becomes assessable development.

## **Assessable Development**

There are two categories of assessment for assessable development: code and impact.

### ***Code assessment (can be approved in 3 months)***

- Code assessable applications are assessed against the relevant assessment benchmarks set out in Councils planning scheme. Public consultation is not required.
- Where the development application meets the criteria, it will be approved, usually with conditions. If it does not meet some criteria, that part of the development application may be refused.
- Minimum assessment timeframe for code assessable development can typically range between 1 – 3 months.

### ***Impact assessment (can take up to 6 months to approve)***

- Impact assessment is a more comprehensive assessment process than Code Assessment. Impact assessable applications must be assessed against particular 'assessment benchmarks', any matters outlined in the *Planning Regulation 2017*, or may be assessed against any other relevant matter, such as planning need.
- Impact assessable development applications must be publicly notified and may be subject to third party appeal rights as a result of properly made submissions from the public lodged during the public notification period. Any properly made submissions are considered in the preparation of a planning report and subsequent decision to approve or refuse a development application.
- All impact assessable development is decided by the full Council.
- Minimum assessment timeframe for impact assessable development can typically range between 3 – 6 months.

Table of Assessment – Industry Zone (As at 8 May 2025)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Emergency services</b>	<b>Accepted</b>	
	If undertaken by a public sector entity	Not applicable
<b>Park</b>	<b>Accepted</b>	
		Not applicable
<b>Bulk landscape supplies</b> <b>Car wash</b> <b>Caretaker’s accommodation</b> <b>Garden centre</b> <b>Hardware and trade supplies</b> <b>Low impact industry</b> <b>Medium impact industry</b> <b>Outdoor sales Service industry</b> <b>Telecommunications facility</b> <b>Transport depot</b> <b>Warehouse</b>	<b>Accepted subject to requirements</b>	
		Industry zone code
<b>Major electricity infrastructure</b> <b>Substation</b> <b>Utility installation</b>	<b>Accepted subject to requirements</b>	
	If undertaken by a public sector entity	Industry zone code
<b>Aquaculture</b>	<b>Accepted subject to requirements</b>	
	If: (a) undertaken within tanks with a floor area of less than 5,000m <sup>2</sup> ; (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Industry zone code
	If not accepted subject to requirements and; (a) undertaken within tanks with a floor area of less than 50,000m <sup>2</sup> ; or in ponds of less than 50,000m <sup>2</sup> total water surface area; (b) there is no discharge of waste water; and (c) not involving processing of the aquatic product.	Industry zone code Development works code

<b>Emergency services</b> <b>Funeral parlour</b> <b>Market</b> <b>Parking station</b> <b>Research and technology industry</b> <b>Rural industry</b> <b>Sales office</b> <b>Service station showroom</b> <b>Veterinary service</b>	<b>Code assessment</b>	
<b>Food and drink outlet Shop</b>	<b>Code assessment</b>	Industry zone code Development works code
<b>Impact assessment</b>  Any other use not listed in this table.  Any use listed in this table and not meeting the description listed in the 'categories of development and assessment' column.	If the gross floor area does not exceed 100m <sup>2</sup>	Industry zone code Development works code
	The planning scheme	

For all sales enquiries  
contact your preferred  
real estate agent or  
Burdekin Shire Council

 07 4783 9800

 [enquiries@burdekin.qld.gov.au](mailto:enquiries@burdekin.qld.gov.au)