

NOTES ON DEVELOPMENT OPPORTUNITY

1. 64 Elderslie Street Lot 1 SP123582 917 m²
2. 64A Elderslie Street Lot 2 RP717211 1142 m²
3. 68 Elderslie Street Lot 2 RP700644 1227 m²

The following notes are extracted from the Winton Shire Council Planning Scheme 2020 which is the primary document controlling development.

Whilst every care has been taken in preparing these notes, interested parties are encouraged to obtain a copy of the Planning Scheme which can be downloaded from Council's website at: <https://www.winton.qld.gov.au/downloads/file/1253/winton-shire-planning-scheme-including-mapping-version-2>



All three lots are located in the Township Zone – Commercial Precinct.

professional, government and retail uses that service the region. New development must blend with the existing town character and streetscape.

Existing buildings may be reused for certain purposes without the need to obtain development approval, including:

“Commercial activities” (bar, food and drink outlet, function facility, hotel, office, sales office, shop, shopping centre, showroom, theatre, tourist attraction) and

“Community activities” (childcare centre, club, community care centre, community residence, community use, educational establishment, health care services, place of worship)

Uses for which a development application (code assessable¹) is required to be lodged with Council include:

- “Commercial activities”
- “Community activities”
- “Hardware and trade supplies”
- Most residential-type uses (generally on a lot greater than 1000 m²)

Other uses may be approved but, in general, would require lodgement of a development application (impact assessable²)

Development requirements for new buildings include:



¹ A code assessable application does not require public notification and is assessed against the Planning Scheme Codes as relevant to the proposed development. These include the Township Zone Code and the General Development Code.

² An impact assessable application is assessed similarly to a code assessable application but requires public notification (public notice on the land, in a newspaper and to adjoining owners).



- Buildings can cover up to 90% of the site area.
 - Buildings have a maximum height of two storeys or 8.5 m above ground level.
 - Buildings are to front the street (Elderslie Street), have an awning for the full width of the footpath. The ground storey has at least 65% as transparent/glazed windows or doors.
 - Provision needs to be made for service vehicle access for loading/unloading and for car parking. (However, the narrow width of each lot significantly constrains the ability to accommodate vehicles on-site.)
 - The site is connected to all necessary infrastructure (water supply, sewerage, electricity).
 - Stormwater must be appropriately discharged from the site.
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- The southern parts of 64A and 68 Elderslie Street are affected by the flood hazard area. (The blue area on the image.) Flooding may need to be considered in the design of proposals.)
- Riley Street is a State-controlled road. A development application for 64A or 68 Elderslie Street would require referral to the State Assessment and Referral Agency (SARA). The State referral agency would consider the effects of any proposed access to, or any stormwater discharge to the State-controlled road.

Development Application for the Use:

A development application for the “material change of use” would be required, other than for the use of existing buildings for certain uses as identified on the previous page.

The application would be lodged with Council and would be assessed, by Council, against the relevant provisions of the Winton Shire Council Planning Scheme 2020. (See footnotes 1 and 2 on the previous page.)

The statutory framework for the preparation and lodgement of the development application and for the assessment of that application is set by the State, principally the *Planning Act 2016* and the *Development Assessment Rules*.

There are three components for a development application:

1. Application Form
2. Planning Report
3. Plans of the proposal

(Other technical reports may also be required, dealing with matters such as stormwater/drainage, traffic-related aspects, etc.)

Building Works:

In addition to, and separate from the above, a development application for buildings works would also be required. This application would be lodged with a building certifier and is assessed against the relevant building codes and standards.

For more information please contact Chief Executive Officer, Mr Ricki Bruhn on 0746 572 666.

