

PUBLIC NOTIFICATION



Approval Sought:	Building Works Assessable against Planning Scheme
Proposed Development:	Demolition of Existing Dwelling within Character Overlay
Where:	7 Talford Street, The Range
Lot Description:	Lot 2 on RP604962
Application Reference:	D/45-2024

Make a submission from:

6 June 2024 to 1 July 2024

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au



DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)	S. Mylrea
Contact name (only applicable for companies)	c/- Capricorn Survey Group (CQ) Pty Ltd
Postal address (P.O. Box or street address)	PO Box 1391
Suburb	Rockhampton
State	QLD
Postcode	4700
Country	Australia
Contact number	(07) 4927 5199
Email address (non-mandatory)	reception@csgcq.com.au
Mobile number (non-mandatory)	0407 581 850
Fax number (non-mandatory)	n/a
Applicant's reference number(s) (if applicable)	9293

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> 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
		7	Talford Street	The Range
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4700	2	RP604962	RRC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
c)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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: <input type="text"/>	

- 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: <input type="text"/>	

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 <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<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="checkbox"/> 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? *(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)*:

Building Works Assessable against the Planning Scheme for Demolition of Existing Dilapidated Dwelling within Character Overlay

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

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 *DA Form 2 – Building work details*

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?

Yes

No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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

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)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage
<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation	
14.2) Is the operational work necessary to facilitate the creation of new lots? <i>(e.g. subdivision)</i>	
<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? <i>(include GST, materials and labour)</i>	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
RRC
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 <i>Transport Infrastructure Act 1994</i> :
<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 Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> 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 ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

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.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) 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

23.16) 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.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

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			

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	S. Mylrea
Contact name (only applicable for companies)	c/- Capricorn Survey Group (CQ) Pty Ltd
Postal address (PO Box or street address)	PO Box 1391
Suburb	Rockhampton
State	QLD
Postcode	4700
Country	Australia
Contact number	(07) 4927 5199
Email address (non-mandatory)	reception@csgcq.com.au
Mobile number (non-mandatory)	0407 581 850
Fax number (non-mandatory)	n/a
Applicant's reference number(s) (if applicable)	9293

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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](#).

2.1) 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).



Unit No.	Street No.	Street Name and Type	Suburb
	7	Talford Street	The Range
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4700	2	RP604962	RRC

2.2) 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

3) 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 the [DA Forms Guide](#)

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

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

5) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

6) 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

7) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application
- I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

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

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) 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 referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

- Code assessment
 Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

Building Works Assessable against the Planning Scheme for Demolition of Existing Dilapidated Dwelling within Character Overlay
g) New building use/classification? (if applicable)
h) 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>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
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 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) 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>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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 DA Rules except where: <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. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

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			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



30 April 2024

Our Ref: 9293

The Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Sophie Muggeridge

Dear Sir,

RE: Building Works Assessable against the Planning Scheme
Demolition of Existing Dilapidated Dwelling within Character Overlay
Lot 2 on RP604962
7 Talford Street, The Range

This application is for Building Works Assessable against the Planning Scheme, to permit the full demolition of an existing dwelling house (which sits in a state of disrepair), over Lot 2 on RP604962 (7 Talford Street, The Range) situated within the Character Overlay.

The subject site is 668m², located adjacent to the Hillcrest Private Hospital. The land slopes away from the road, offering views over Rockhampton City and to The Archers. The street block of Talford Street (bound between Albert and North Streets) has a variety of architectural styles including pre-war workers cottages, gable Queenslanders, contemporary builds cloning traditional styles and modern. The architectural style of the existing dwelling is reflective of the inter-war era (1920s to the late 1930s) however is simplified which could indicate its construction period may have been closer to post-war (1945-1959).

The inter-war period, although a time of economic downturn saw rise to more compact built footprints and shifts away from large verandahs to smaller porches, it was unprecedented in its architectural diversity, embracing influences from and reviving several international architectural styles including the US (California Bungalow, Spanish Mission) and UK (Art Deco, Victorian). The existing dwelling architecture drew inspiration from Art-Deco, California Bungalows and Spanish Mission styles with the curved porch, gabled roof pitch (altered), terracotta tiled roof (fabrication altered sometime following 2015), low rendered front fence and also has essences of the Federation/Victorian era with the lead-light glass windows beside the porch entry. It is also quite small at some 94m², again, reflective of the period.

Unfortunately, the dwelling has, over time, come into a state of disrepair, largely attributed to poor drainage creating instability in soils around the building and improper or lack of maintenance and repairs to structural components. Engineering and building condition assessments have been undertaken by the appointed engineer and building certifier respectively which both found that renovations to bring the dwelling up to the current construction standards are not viable. Leaving the dwelling untouched purely to protect its character values will see the dwelling degrade further overtime, likely to become an eyesore

and eventually detract from the neighbourhood character, contradicting the purpose of retaining it. In respect to this, the engineer and building certifier have advised complete demolition and removal of the existing dwelling, detached garage and front fence is the only option.

It is also to be noted there are several features of the dwelling that have been altered/replaced and do not suit the era of construction, which would indicate the dwelling may already detract from the traditional character and amenity of the street. Street view imagery indicates the roof fabrication was changed from tiled (terracotta colour) to colorbond (colonial red) sometime following 2015. The previous tiled roof would also appear to not be the original as the roofline of the box gable has been altered to a hipped roof above the frieze.



February 2015 street view – tiled roof, hipped roof evidence above gable frieze



January 2023 – Colorbond roof

Heritage values of the existing home can be reproduced in the design of a new build.

CHARACTER OVERLAY CODE

Performance Outcomes	Acceptable Solutions	Proposed Compliance
Residential Character Design Control Area		
<i>Design and Siting</i>		
<p>PO1 The front setback of buildings is consistent with the urban form of the surrounding residential character area.</p>	<p>AO1.1 Development for any building (not including car ports, garages and other enclosed outbuildings) which is not on a rear access lot is set back from any road alignment (excluding eaves, awnings, stairs and garage), within twenty (20) per cent of the average front setback of the adjoining houses fronting the same street.</p>	N/A, the proposal is for demolition of the existing dwelling only.
<p>PO2 The roof profile is consistent with the styles of other buildings in the street.</p> <p>Editor's note—Figure 8.2.5.3.1a identifies a typical character streetscape to be achieved.</p>	<p>AO2.1 The building has a pitched roof (pyramidal, hip or gable, or any combination of pyramidal, hip or gable) with a minimum of a fifteen (15) degree roof pitch.</p> <p>AND</p> <p>AO2.2 Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.</p>	N/A, the proposal is for demolition of the existing dwelling only.
<p>PO3 The design of buildings addresses the street front and remains consistent with, or replicates, the styles and features of other character buildings in the street by having traditional elements such as verandahs and porches, stairs, window shade hoods, balustrades and hand rails.</p> <p>Editor's note—Figure 8.2.5.3.1a identifies a typical character streetscape to be achieved.</p>	<p>AO3.1 The building has a front veranda that:</p> <ul style="list-style-type: none"> (a) has viewing areas or windows able to overlook the street; (b) is a minimum of fifty (50) per cent of the total width of the building; and (c) where enclosed is articulated with openings such as windows, louvres or screens. <p>AND</p> <p>AO3.2 Where windows are not sheltered by a verandah or roof overhang, each window is provided with a shade hood.</p>	N/A, the proposal is for demolition of the existing dwelling only.
<p>PO4 Front fences are consistent with the fence styles in the street, by being a similar height and materials.</p> <p>Editor's note—Figure 8.2.5.3.1a identifies a typical character streetscape to be achieved.</p>	<p>AO4.1 Fencing along the primary street frontage is:</p> <ul style="list-style-type: none"> (a) a maximum height of 1.2 metres; or (b) a maximum height of 1.8 metres with a minimum fifty (50) per cent transparency. <p>AND</p>	N/A, the proposal is for demolition of the existing dwelling only.

	<p>A04.2 Front fence building materials do not consist of tin, iron, Colorbond or similar large non-transparent sheeting materials.</p> <p>Editor's note—Residential character areas mainly contain timber picket fencing and it is recommended that this type of fencing be used throughout the area.</p>	
<p>PO5 Building materials have a lightweight appearance and assist in reducing bulk and form.</p> <p>Editor's note—Figure 8.2.5.3.1a identifies a typical character streetscape to be achieved.</p>	<p>A05.1 A minimum of fifty (50) per cent of the walls are clad with lightweight materials with an expressed surface profile.</p> <p>AND</p> <p>A05.2 Windows are timber framed or have the appearance of being timber.</p>	N/A, the proposal is for demolition of the existing dwelling only.
<p>PO6 The size and bulk of buildings are consistent with dwelling houses in the street.</p> <p>Editor's note—Figure 8.2.5.3.1a identifies a typical character streetscape to be achieved.</p>	<p>A06.1 The maximum length of unarticulated walls is eight (8) metres.</p> <p>Note—Variations in wall articulation can occur via the use of distinctive design features such as recesses, stairs, verandahs, balconies and window hoods.</p>	N/A, the proposal is for demolition of the existing dwelling only.
<p>PO7 Enclosing the ground floor storey of an existing character building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>A07.1 Where buildings are located along the primary street frontage, the ground floor storey includes a valance and:</p> <p>(a) is set back the full depth of all open or enclosed verandahs; or</p> <p>(b) is set back one (1) metre from the upper level of an exterior wall where there is no verandah.</p>	N/A, the proposal is for demolition of the existing dwelling only.
<p><i>Carports, Garages and Other Outbuildings</i></p>		
<p>PO8 Car ports, garages and other outbuildings associated with the development are:</p> <p>(a) not prominent;</p> <p>(b) consistent in character with such buildings in the street;</p> <p>(c) ancillary in size and scale to the main dwelling house or building, and do not dominate the appearance of the main house or building; and</p> <p>(d) not visually dominant when viewed from the street.</p> <p>Editor's note—Figure 8.2.5.3.1a identifies a typical</p>	<p>A08.1</p> <p>A08.1.1 Car ports, garages and other enclosed outbuildings are;</p> <p>(a) located behind the main face of the dwelling house; or</p> <p>(b) set back an equal or greater distance from the street as the main building and do not have a garage door or solid face presented to the street.</p> <p>OR</p> <p>A08.1.2 Where an open car</p>	N/A, the proposal is for demolition of the existing dwelling only.

<p>character streetscape to be achieved.</p>	<p>port is located in the front of the main building, the car port:</p> <ul style="list-style-type: none"> (a) is detached from the main building; (b) has a maximum width of 3.6 metres; (c) has a maximum height of four (4) metres above ground level; (d) has a pitched roof (pyramidal, hip or gable or any combination of pyramidal, hip or gable) with a minimum of fifteen (15) degrees roof pitch or a pitch equal to that of the main dwelling house or building; (e) has a minimum roof overhang of a minimum of thirty (30) centimetres; (f) has roofing material consistent with the roofing material used on the main dwelling house or building; and (g) has a gutter profile consistent with the gutter profile used on the main dwelling house or building. 	
<p>PO9 and PO10 are not applicable, the existing building is not commercial</p>		
<p>PO11 The removal, relocation, partial demolition or total demolition of a building only occurs if it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) total or partial loss of the building will not contribute to the loss of character values; or (b) it is no longer recognisable as having character value; or (c) it is a building that does not contribute positively to the character of the street; or (d) it is a building incapable of structural repair; or (e) is a risk to people and property. <p>Editor's note—An impact statement produced by a suitably qualified professional may be required to demonstrate that there is no adverse impact to the character of the area due to the loss of the place.</p>	<p>AO11.1 The building proposed to be demolished or altered is the subject of a certificate submitted to Council that is from a registered professional engineer, which states that the building is structurally unsound and is incapable of reasonably being made structurally sound in terms of the financial cost for the required works.</p> <p>Editor's note—A suitably qualified professional provides a report on the building's condition, demonstrating that the place is not capable of repair.</p>	<p>Please refer to the attached engineering certificate/report signed by a structural RPEQ.</p>

PO12 Integral components of the building are retained including an awning over the footpath and street front entrance, which contribute to its traditional character and architectural style.	No acceptable outcome is nominated.	N/A
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Our client will arrange payment of the \$1948 application fee upon lodgement. We seek your approval to this proposal.

If you have any queries with regards to the above, please do not hesitate to call this office.

Yours Faithfully,



Madison Day



ENGINEERS CERTIFICATE ABN: 42 068 696 524

CERTIFICATE NO: BN8380R01

OWNER'S NAME : N/A
SITE ADDRESS : 7 Talford St., Rockhampton
DESCRIPTION OF BUILDING : Existing residence
BUILDER : N/A
APPLICABLE DRAWINGS : Nil

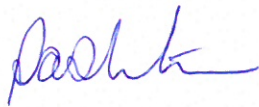
I certify that:

1. The following structural design calculations have been carried out by me
 - a. Assessment of structural adequacy of Members and Connections including footings.
2. **Findings:-**
 - a. The existing building was constructed prior to the Building Act 1975.
 - b. There was no requirement for soil testing, or engineered design at the time of construction.
 - c. The building is not suitable for cyclonic wind loadings.
 - d. The building is not suitable for any additional loads.
3. The building has exceeded the expected lifespan of fifty years.
4. The building foundations and footings are not suitable for the additional loading of a second storey to be added.
5. Upgrading of the footings for the additional load is not viable.



6. The aesthetic aspects of the house can be reproduced in the new construction.
7. **Recommendations**
 - a. The house should be rebuilt with the same aesthetic features reproduced.
 - b. This is the only viable option.
8. The basis of the design was:-
 - a. Design wind velocity 50 m/s (C1)
 - b. Floor Live Loads - 1.5 kPa
 - c. Allowable foundation bearing pressure - 150 kPa

Certification



Stephen Strachan RPEQ 2968

Date: 6 Sept, 2023



ABN 94 665 449 230
ACN 665 449 230

Phone: (07) 4922 0600

Email: admin@cqbc.com.au

Shop 7/46 Gladstone Road
Allenstown, QLD, 4700

BUILDING CONDITION REPORT

Address: 7 Talford Street, The Range

Description of Building: Existing Dwelling

Reason for Report: Removal of Dwelling



NCC Compliance

Part 3

Surface Water Drainage

Both the external & subfloor drainage do not allow for the adequate drainage of water, leading to excess movement in the soil surrounding the building.

Termite Management System

There is no visible or documented evidence of a termite treatment system, areas of the building have no visual barriers.

Part 4 - Footings & Slabs

See engineering report – The footing system has no existing available engineering and does not allow for alterations or renovations, given the style of construction.

Footings/posts also show signs of concrete cancer, existing and repaired cracking.

Front of dwelling is supported and retained on stone and mortar wall.

Part 5 - Masonry

External and internal walls are a <70mm concrete construction. The following issues are identified.

- No visible vertical articulation joints.
- Minimum 90mm external & 75mm internal specified in NCC
- No engaged piers either side of openings
- No lateral supports to top of wall/roof framing.
- Evidence of current and repaired cracking internal & External.
- No visible flashing to windows & Doors
- Isolated piers are undersized in design.
- Poorly supported bearers & Joist

Part 6 - Framing

Visible timbers are inadequately supported and to today's standards are significantly undersized.

Part 7 – Roof Cladding & Gutters/Downpipes

The following issues were noted with the roof cladding -

- Roofing material has been replaced and does not suit the era of construction.
- Batten Spacings appear to be inadequate.
- Roofing screws are not adequate for Cyclonic installation.
- Insufficient flashing to entry door roof

The following issues were found with the Gutters & Downpipes-

- Insufficiently designed box gutter system
 - The box gutter is showing signs of corrosion.
- Insufficient downpipe quantity and location
- Gutter size inadequate for Rockhampton Rainfall intensity
- No gutter Overflow measures incorporated in design.

Part 8 – Glazing

Windows do not comply with current day Australian Standards & Manufactures specification, reveals and framing are showing signs of degradation, caused by lack of window flashings and opening weatherproofing.

Part 9 – Fire Safety

There is not a correctly designed & installed smoke alarm system in the dwelling.

Part 10 – Health and Amenity

The following issues were noted onsite with regards to Health and Amenity

- Lack of visible waterproofing to external walls
- Visible signs of existing water damage to bathroom structural members
- Cracking to external walls will detrimentally effect integrity of waterproofing systems
- In adequate natural lighting & ventilation
- There is no visible method of condensation management.
- No visible exhaust systems are installed.

Part 11 – Safe Movement and Access

Stair treads and risers are inconsistent and show signs of deterioration.

Front door threshold is less than the minimum 50mm required.

Handrails/Balustrades do not comply with this part.

Part 13 – Energy Efficiency

Given the method of construction, there would be no way to improve on the energy efficiency of the dwelling. 1st May 2024 also introduces 7 Star requirements in QLD.

Liveable Housing Design Standards

Any renovations in nature will require the implementation of the Liveable Housing Design Standards, given the nature of construction this will require partial removal or internal and external walls to comply.

Garage & Fence

The existing garage and Fence show significant signs of degradation and are no longer in a position of repair, for the safety of the neighbouring occupants and pedestrians, these structures should be removed at the earliest convenience of the building occupants.

Conclusion

The existing dwelling does not comply with the current legislation, with no alterations, there is no requirement to bring the dwelling up to the current legislation, however, Without the appropriate renovations the building will continue to degrade until it naturally collapses. During this time, it will naturally detract from the character of the area and devalue the surrounding houses.

It has already been stated by the assessing engineer that no renovations would be supported in any nature using the current subfloor system, given the method of construction including undersized concrete wall, there is no current construction method that will allow for the rectification and upgrade of the existing structure. There is in my professional opinion only one option, to demolish the existing structures and rebuild a new dwelling to appropriately reflect the character of the surrounding area.

Regards



Luke Bray

CQ Building Certification Rockhampton Pty Ltd
PH: 07 49220600
EMAIL: admin@cqbc.com.au
ADDRESS: Shop 7/ 46 Gladstone Road, Allenstown, QLD, 4700
QBCC – A1226600
Building Surveyor Level 2

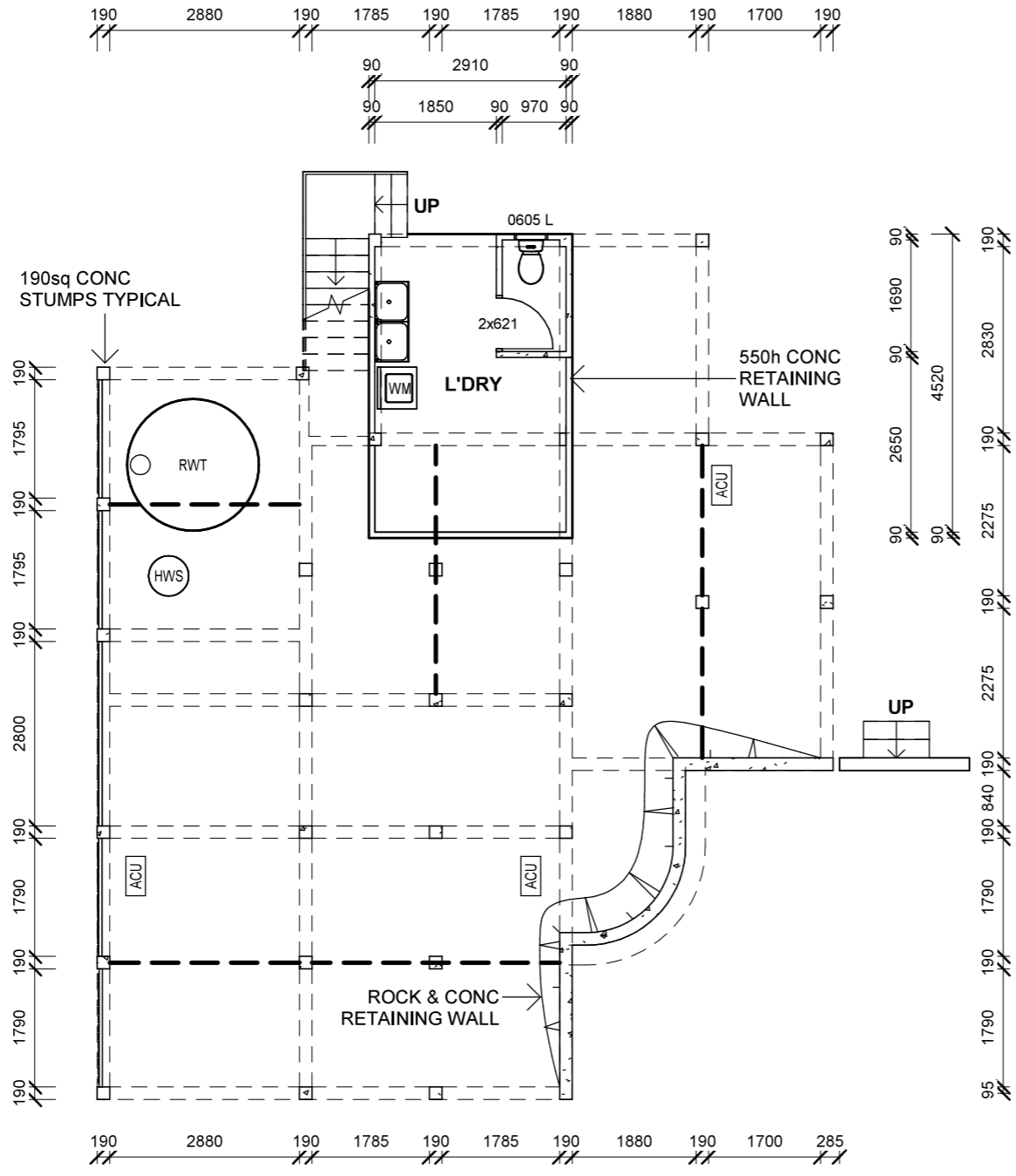
**LIABILITY LIMITED BY A SCHEME APPROVED UNDER
PROFESSIONAL STANDARDS LEGISLATION**



Member
Australian Institute of Building Surveyors
Professional Standards Scheme



Proud Member

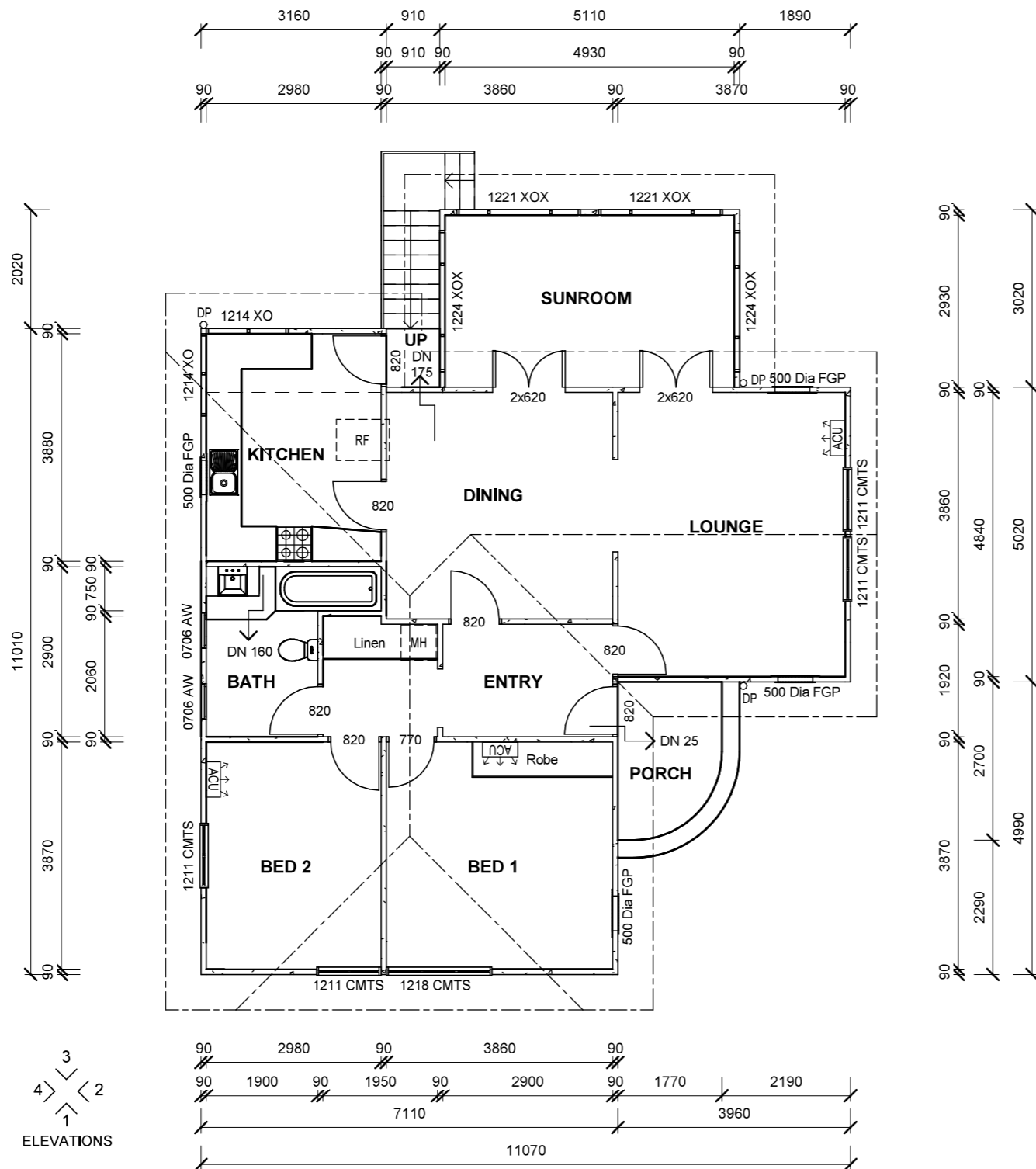


1 Existing Ground Floor Plan
1 : 100

NO.	DATE	DESCRIPTION

**PROPOSED ADDITIONS
FOR S MYLREA
AT 7 TALFORD STREET
THE RANGE**

BUILDER :	WIND SPEED C1	PROJECT NUMBER 2306 - 02
DATE : APRIL 2023	PLAN SIZE: A3	SHEET 02 OF 07 SHEETS
CAD FILE : 2306 MYLREA	REVISION	1

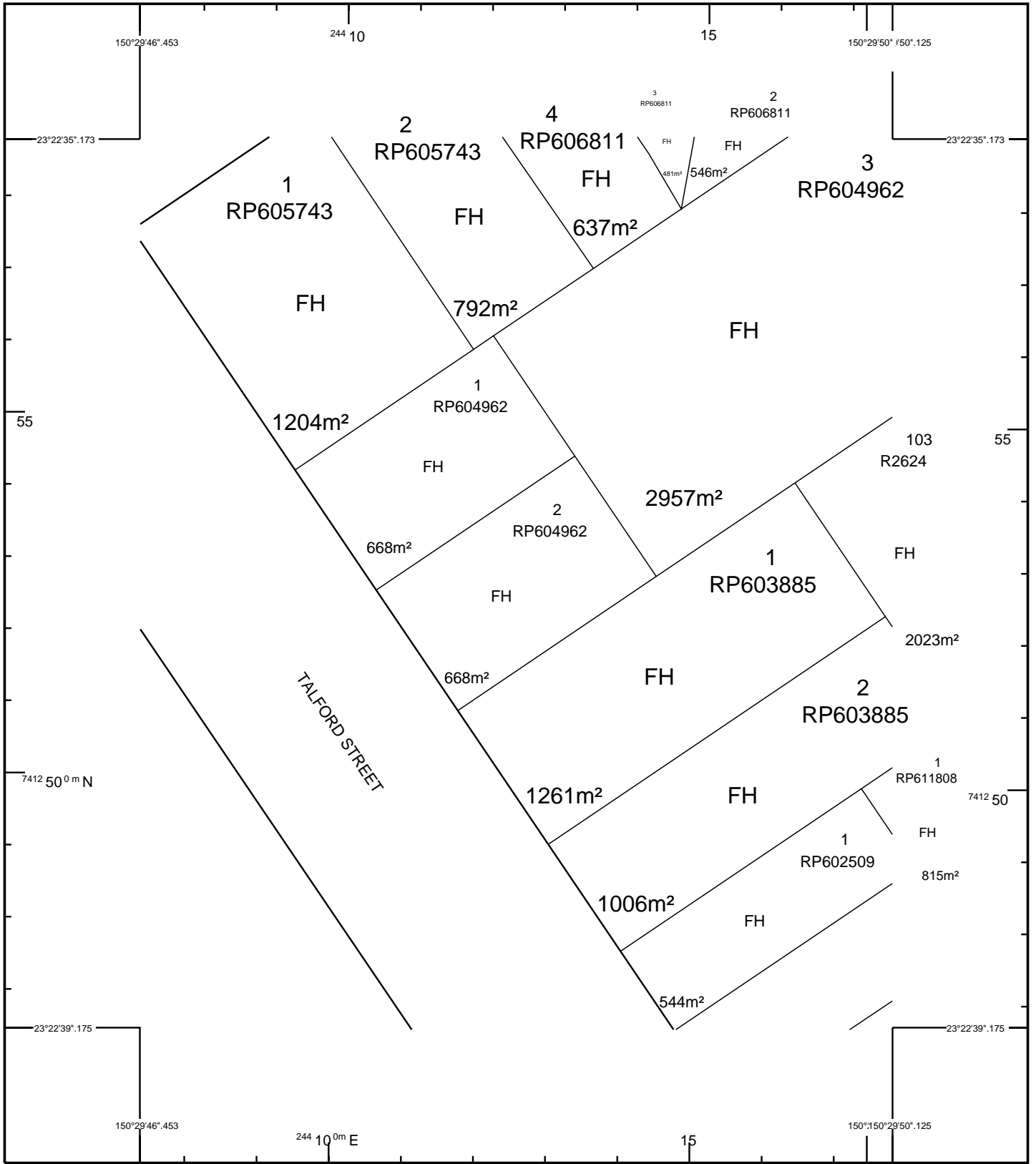


1 Existing First Floor Plan
1 : 100

NO.	DATE	DESCRIPTION

**PROPOSED ADDITIONS
FOR S MYLREA
AT 7 TALFORD STREET
THE RANGE**

BUILDER :	WIND SPEED C1	PROJECT NUMBER 2306 - 03
DATE : APRIL 2023	PLAN SIZE: A3	SHEET 03 OF 07 SHEETS
CAD FILE : 2306 MYLREA	REVISION	1



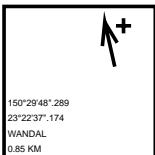
STANDARD MAP NUMBER
8951-22111



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	2/RP604962
Lot/Plan	2/RP604962
Area/Volume	668m ²
Tenure	FREEHOLD
Local Government	ROCKHAMPTON REGIONAL
Locality	THE RANGE
Segment/Parcel	39095/71

CLIENT SERVICE STANDARDS

PRINTED 30/04/2024
DCDB 29/04/2024
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.
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Queensland
Government
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(Department of Resources) 2024.



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 30183102	Search Date: 30/04/2024 12:42
Date Title Created: 07/03/1938	Request No: 47855573
Previous Title: 30089218	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 604962
Local Government: ROCKHAMPTON

REGISTERED OWNER

Dealing No: 722367339 23/03/2023

SASHA ANNE MYLREA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10059053 (ALLOT 9 SEC 1)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



29 May 2024

S A Mylrea
C/- Capricorn Survey Group (Cq) Pty Ltd
PO BOX 1391
ROCKHAMPTON QLD 4700

Rockhampton Office
232 Bolsover St, Rockhampton
Gracemere Office
1 Ranger St, Gracemere
Mount Morgan Office
32 Hall St, Mount Morgan

Our Reference: D/45-2024
Enquiries: Sophie Muggeridge
Telephone: 07 4936 8099

Dear Sir/Madam

DEVELOPMENT APPLICATION D/45-2024 FOR A BUILDING WORKS ASSESSABLE AGAINST PLANNING SCHEME FOR DEMOLITION OF EXISTING DWELLING WITHIN CHARACTER OVERLAY – SITUATED AT 7 TALFORD STREET, THE RANGE – DESCRIBED AS LOT 2 ON RP604962,

Council refers to your development application lodged with Council on 30 April 2024. Council has determined that an Information Request is not required, and you may now proceed to the next stage under the Development Assessment Rules.

You are further advised that once Part 3: Information Request ends, Part 4: Public Notification starts. Public notification must be undertaken in accordance with the *Planning Act 2016* and as described in the Development Assessment Rules.

Should you have any queries in relation to the above, please contact the Development Advice Centre via email developmentadvice@rrc.qld.gov.au or telephone (07) 4936 8099.

Yours faithfully

A handwritten signature in black ink, appearing to read "SM", is positioned above the typed name of the signatory.

Sophie Muggeridge
Planning Officer
Planning and Regulatory Services

Notice of intention to commence public notification
Section 17.2 of the Development Assessment Rules

D/128-2022	[application reference number]
S A Mylrea	[applicant name]
C/- Capricorn Survey Group (CQ) Pty Ltd – PO Box 1391, Rockhampton QLD 4700 reception@csgcq.com.au	[contact address/email address]
(07) 4927 5199	[contact number]
5 th June 2024	[notice date]
Sophie Muggeridge	[assessment manager's name]
Rockhampton Regional Council PO Box 1860, Rockhampton QLD 4700	[assessment manager's address]

RE: Application for:

[details of proposed development]

Preliminary Approval for Building Works assessable against the Planning Scheme for Demolition of Existing Dwelling within Character Overlay

[street address]

7 Talford Street, The Range

[real property description]

Lot 2 on RP604962

Dear

[sir/madam/name]

Sophie

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

[insert intended date of commencement]

6th June 2024

At this time, I can advise that I intend to: [provide details below if known]

Publish a notice in:

[insert name of the newspaper]

CQ Today

on

[intended date for publishing]

5th June 2024

and

Place notice on the premises in the way prescribed under the Development Assessment Rules

[intended date notice to be erected]

5th June 2024

and

Notify the owners of all lots adjoining the premises the subject of the application

[intended date owners to be notified]

4th June 2024

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

[applicant name, signature and date]

Madison Day



5th June 2024