

Our Ref: Z22564
Your Ref: DA/11/2024



22 July 2024

GOLD COAST | GLADSTONE

The Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

p 07 5562 2303

info@zoneplanning.com.au

zoneplanning.com.au

ABN 36 607 362 238

via email: info@gladstone.qld.gov.au

Dear Zayra,

**NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION
DEVELOPMENT ASSESSMENT RULES 2017 PART 4 S17.2
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OFFICE (EXTENSION) & WAREHOUSES (2 SHEDS)
AND OPERATIONAL WORKS – ADVERTISING DEVICE (STAGED)
15 BICENTENNIAL DRIVE, AGNES WATER QLD 4677
LOT 1 SP 130691**

We act on behalf of our client in relation to the development application made for a Development Permit for a Material Change of Use – Office (Ray White Extension) and Warehouse (2 Sheds) & an Operational Works – Advertising Device via Stages.

This application was made over land located at 15 Bicentennial Drive, Agnes Water, more formally described as Lot 1 SP 130691. The Council reference for this application is DA/11/2024.

The following public notification actions are intended to be undertaken in accordance with Section 17.1 of the *Development Assessment Rules 2017*:

- Publish a notice in the Bundaberg Today on Friday 19 July 2024;
- Place a notice on the land in the way prescribed under the Development Assessment Rules on Friday 19 July 2024; and
- Notify the owners of all lots adjoining the subject premises on Thursday 18 July 2024.

As such, we provide this written notice advising that Public Notification is to commence on 22 July 2024 in conjunction with the last action in accordance with Section 16 of the *Development Assessment Rules 2017*. The last day for submissions is 13 August 2024.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Shaunte Farrington or the undersigned on (07) 4972 3831.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Enders', written in a cursive style.

Stephen Enders | Director
ZONE PLANNING QLD

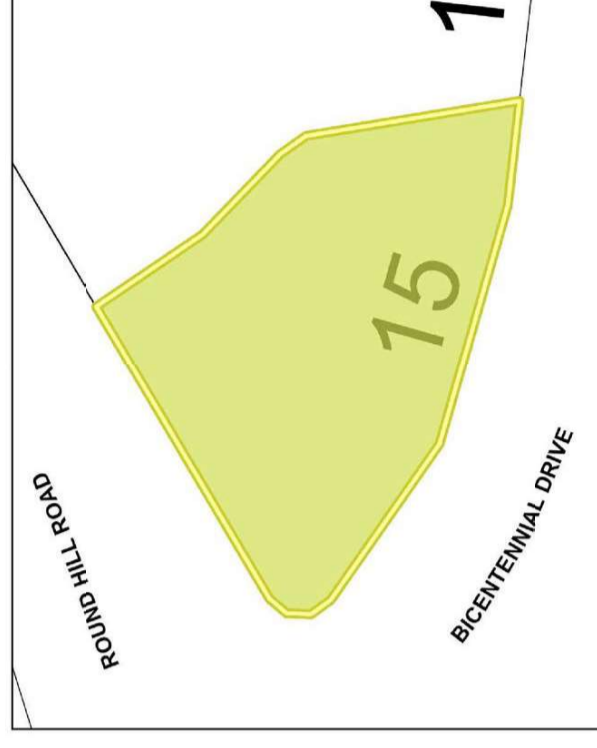
Property Address: **15 Bicentennial Drive AGNES WATER**

Lot on Plan Number: **1SP130691** Area: **3667 m²**

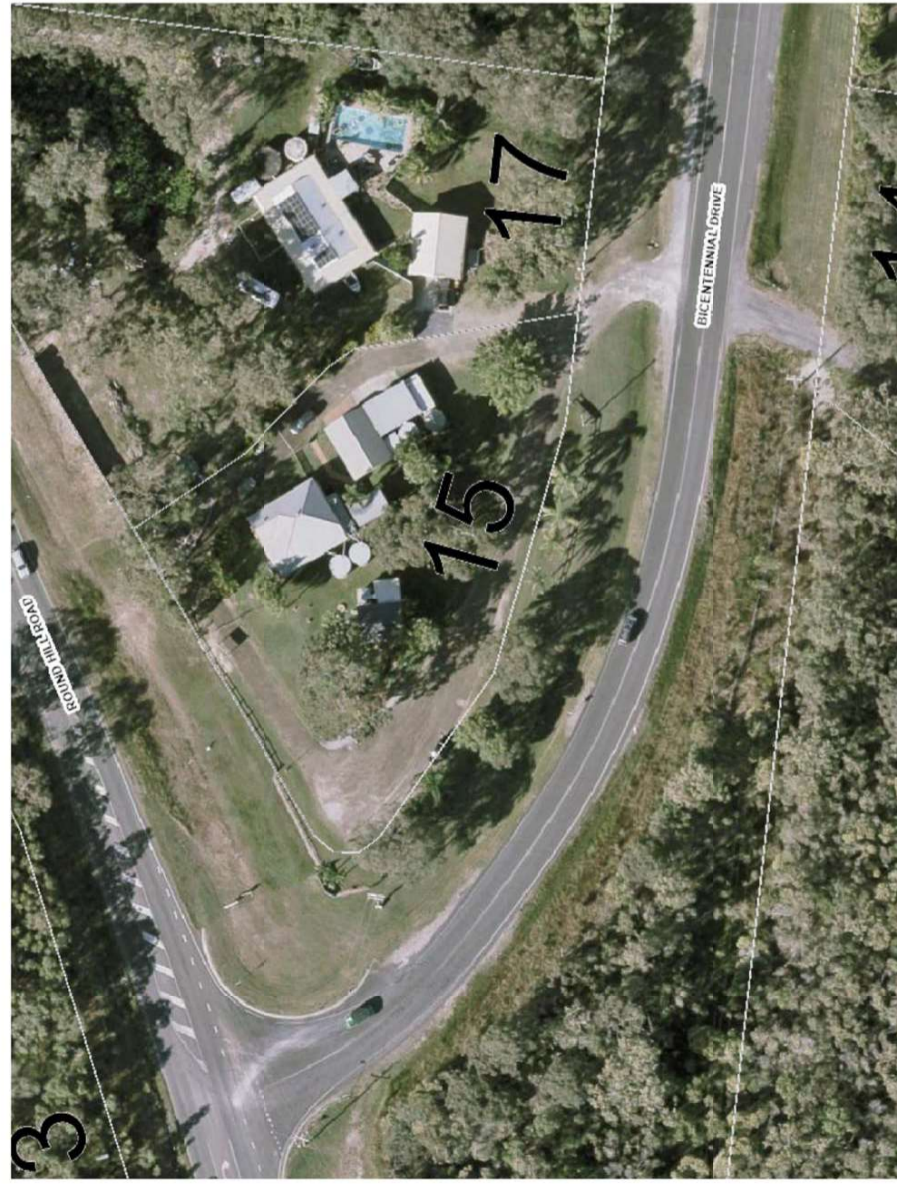
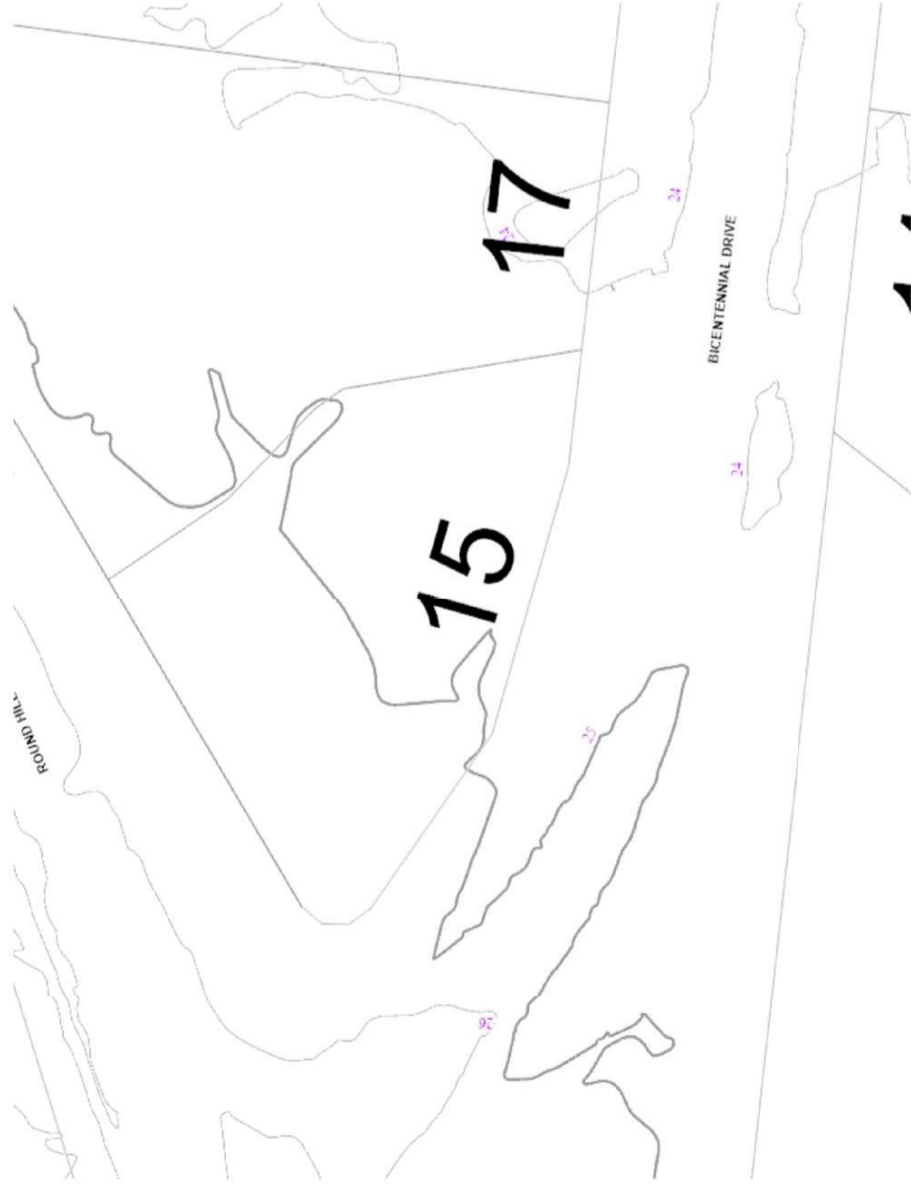
Zone: **Rural Residential** Precinct: **Bicentennial Drive Enterprise Precinct**

Affected by Overlay Codes

- [Acid Sulphate Soils](#)
- [Flood Hazard](#)
- [Agricultural Land](#)
- [Heritage](#)
- [Airport](#)
- [Historic Mine Sites](#)
- [Airport Obstacle Limitation Surface](#)
- [Mining Lease](#)
- [Airport 5m Obstacle Limitation Surface](#)
- [Regional Infrastructure](#)
- [Biodiversity](#)
- [Scenic Amenities](#)
- [Bushfire Hazard](#)
- [Steep Land](#)
- [Building Heights & Frontages](#)
- [Transport](#)
- [Coastal Hazard](#)
- [Water Resources](#)
- [Extractive Resources and Minerals](#)



This Property Report identifies Gladstone Regional Council Planning Scheme zones and overlays that may affect the property. It is intended that this Report be used as a guide only, as part of the Development Application process. The information contained in the Property Report is not a legal description of the property and should not be relied upon.



REV	DESCRIPTION	DRAWN	DATE
A	SITE SCHEMATIC	BD	26/07/23
B	CONCEPT / DA	BD	05/02/24
C	CONCEPT / DA	ZG	25/06/24

CHECKED:
BD

PROJECT:
PROPOSED COMMERCIAL DEV FOR
RAY WHITE RURAL AT
LOT 1 (F15) BICENTENNIAL DRIVE
AGNES WATER QLD 4677

CLIENT:
RAY WHITE RURAL

DRAWING NAME:
SITE PLAN INFORMATION

CONTACT:
BENJAMIN DYE
0419 786 318
ben@bkddevelopments.com.au

CONTRACTORS:
BENJAMIN DYE
0419 786 318
ben@bkddevelopments.com.au

DEVELOPMENTS
BENJAMIN DYE
0419 786 318
ben@bkddevelopments.com.au

Version: 1, Version Date: 27/06/2024

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SCALE NOT APPLICABLE



EXAMPLE OF NEW BUSINESS SIGN

PROPERTY DESCRIPTION:
 LOT: 1 on SP130691
 SUBURB: AGNESWATER
 LOCAL AUTHORITY: GLADSTONE R.C.
 OVERLAYS: NONE

SITE AREA: 3667sq.m.
AREA OF RESIDENCE: 491sq.m.
SITE COVER: 13.39%
WIND LOAD - C2
BAI - LOW

FLOOR AREAS

OFFICE	95.5 m ²
OFFICE ENTRANCE	4.5 m ²
SHED 1 FACILITIES	31.0 m ²
SHED 1	1800.0 m ²
SHED 2	2110.0 m ²
SHED 2	180.0 m ²
TOTAL	180.0 m ²
	491.0 m ²

LEGEND

- UNDERGROUND GAS MARKER
- HYDRANT
- STORM WATER PIT
- WATER CONNECTION
- ELECTRICAL TURRET
- TELSTRA PIT
- MAN HOLE
- 100mm DOWN PIPE
- POWER POLE
- STREET LIGHT
- SITE BENCH MARK
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- STORM WATER LINE
- FENCE
- ELECTRICAL
- TELSTRA COMMUNICATIONS
- WATER LINE



PROJECT PLAN NUMBER: 280/23 | **CLIENT:** RAY WHITE RURAL | **PROJECT:** PROPOSED COMMERCIAL DEV FOR RAY WHITE RURAL AT LOT 1 (#15) BICENTENNIAL DRIVE AGNES WATER QLD 4677

BUILDERS NUMBER: | **DRAWING NAME:** SITE PLAN GENERAL

CONTRACT: BENJAMIN DYE 0419 786 378 ben@bkddevelopments.com.au | **DATE:** 26/07/23

REVISIONS:

REV	DESCRIPTION	DRAWN	DATE
A	SITE SCHEMATIC	BD	26/07/23
B	CONCEPT / DA	BD	05/02/24
C	CONCEPT / DA	ZG	25/06/24

CHECKED: | **PAGE NO:** 04 OF 13 | **SCALE:** A2 1:350

SCALE: 3.5m 7m 10.5m 17.5m

LEGEND: COPY RIGHT B.K.D. DEVELOPMENTS ALL RIGHTS RESERVED USE SCALE & RULES AS A GUIDE ONLY

Landscaping Design Schedule

PICTURE	DESCRIPTION	QUANTITY
	Garden mix soil for creation of garden beds	200mm DEEP
	Hardwood mulch wood chip for mulching gardens	100mm COVER
N/A	Sprinkler system and auto timer	
	Couch grass turf	N/A
	Sand/dirt mix underlay	N/A

Landscaping Design Schedule

PICTURE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE
	Lomandra confertifolia	Echidna Grass	300mm	1L
	Stereltzia reginae	Bird of Paradise	1500mm	1L
	Lomandra Longifolia	Mat Rush	400mm-600mm	1L
	Syzygium smithii	Lilly Pilly	Maintained @ 1200mm-1500mm	2L
	Cupaniopsis anacardioides	Tuckeroo	6 metres	20L

LANDSCAPE PLANTS

- GROUNDCOVERS, ECHIDNA GRASS OR SIMILAR, 300mm HIGH MAINTAINED, 1L POT PLANTING SIZE (10% TOTAL PLANTS)
- SCREEN PLANT, BIRD OF PARADISE OR SIMILAR, 1500mm HIGH MAINTAINED, 1L POT PLANTING SIZE (20% TOTAL PLANTS)
- GROUNDCOVERS, MAT RUSH OR SIMILAR, 400-600mm HIGH MAINTAINED, 1L POT PLANTING SIZE (60% TOTAL PLANTS)
- LANDSCAPE TREES / HEDGES, LILLY PILLY OR SIMILAR, MAINTAINED @ 1200-1500mm HIGH, 2L POT PLANTING SIZE (5% TOTAL PLANTS)
- TUCKEROO OR SIMILAR, 6m HIGH FULL GROWN, 20L POT PLANTING SIZE (5% TOTAL PLANTS)

LANDSCAPING INSTALLATION

- ALL PLANTS TO BE PLANTED EVENLY AROUND THE SITE WITH DENSE PLANTING ON THE ROAD SIDE OF THE SITE
- ALL PLANTS WITH ARE ALL FROM THE NATIVE PLANT LIST
- THE SITE PLAN SHOWS THE OUTLINE OF THE BUILDINGS IN RELATION TO THE BOUNDARIES AND THE GARDENS
- THE SITE WILL BE CLEARED OF ALL EXISTING VEGETATION
- THE MATURE HEIGHT ON THIS PAGE SHOWS THE SPECIES TYPE AND EXPECTED MATURE HEIGHT
- ALL PATHS AND PAVING ARE SHOWN ON THE SITE PLAN. ALL WILL BE HARDSTAND MATERIAL OR CONCRETE OR BITUMEN
- THE GARDENS IN ALL THE COMMON AREAS WILL HAVE AUTOMATIC SPRINKLERS ON A TIMER AND WILL BE MAINTAINED BY THE APPROPRIATE AUTHORITY

CUT/FILL QUANTITIES AS PER ENGINEERS DESIGN

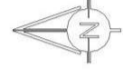
SITE COVERAGES
 SITE AREA TOTAL = 3667m² 100%
 TOTAL USED FOR DEVELOPMENT = 2066m² 56.3%
 GARDEN AREA = 3157m² 86.0%
 DRIVEWAY / CARPARK AREA = 1000.6m² 27.3%
 BUILDINGS FOOTPRINT AREA = 491.0m² 13.4%
 REMAINING SITE UNCHANGED AREA = 1601.2m² 43.7%

GARDEN	3667m ²	100%
GRASS	2066m ²	56.3%
DRIVEWAY	3157m ²	86.0%
BUILDINGS	1000.6m ²	27.3%
BUILDINGS	491.0m ²	13.4%
GREEN PLANTS - PROPOSED		
BROWN PLANTS - EXISTING AND TO REMAIN		
RED PLANTS - EXISTING AND TO BE REMOVED		

PROPERTY DESCRIPTION:
 LOT: 1 on SP130691
 SUBURB: AGNES WATER
 LOCAL AUTHORITY: GLADSTONE R.C.
 OVERLAYS: NONE

SITE AREA: 3667sq.m.
 AREA OF RESIDENCE: 491sq.m.
 SITE COVER: 13.39%
 WIND LOAD - C2
 BAL - LOW

ROUND HILL ROAD



DIMENSIONS IN MILLIMETRES

FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

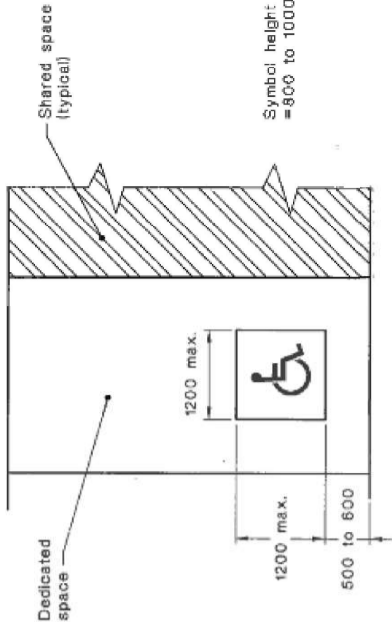
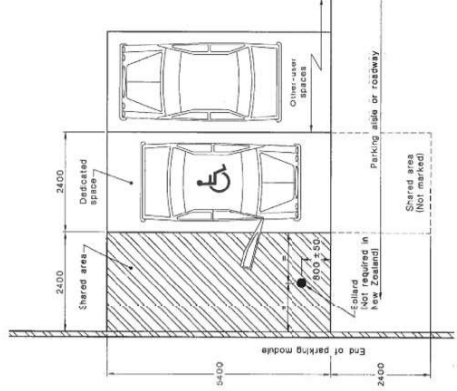


FIGURE 3.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY - DIMENSIONS FOR AUSTRALIA ONLY



REV	DESCRIPTION	DRAWN	DATE
A	SITE SCHEMATIC	BD	26/07/23
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C	CONCEPT / DA	ZG	25/06/24

PROJECT: PROPOSED COMMERCIAL DEV FOR RAY WHITE RURAL AT LOT 1 (#15) BICENTENNIAL DRIVE AGNES WATER QLD 4677

CHECKED: BD
PAGE NO: 05 OF 13
SCALE: A2 1:100

CLIENT: RAY WHITE RURAL

CONTRACT: BENJAMIN DYE
 0419 786 318
 ben@bkddevelopments.com.au

BUILDERS NUMBER: 6032764
DRAWING NAME: SITE PLAN LANDSCAPE

ABN: 24 212 057 781
QRCC LIC: 728975

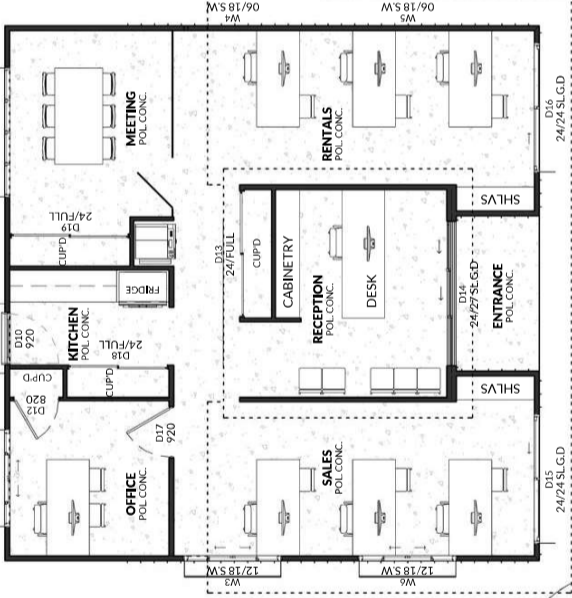
Version: 1, Version Date: 27/06/2024



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 0m 5 1m 5 2m 5 3m 5 4m 5 5m

FLOORAREAS

OFFICE	95.5 m ²
OFFICE ENTRANCE	4.5 m ²
OFFICE ENTRANCE	100.0 m ²
SHED 1	
FACILITIES	31.0 m ²
SHED 1	180.0 m ²
SHED 1	211.0 m ²
SHED 2	
SHED 2	180.0 m ²
SHED 2	180.0 m ²
TOTAL	491.0 m ²



WINDOW SCHEDULE

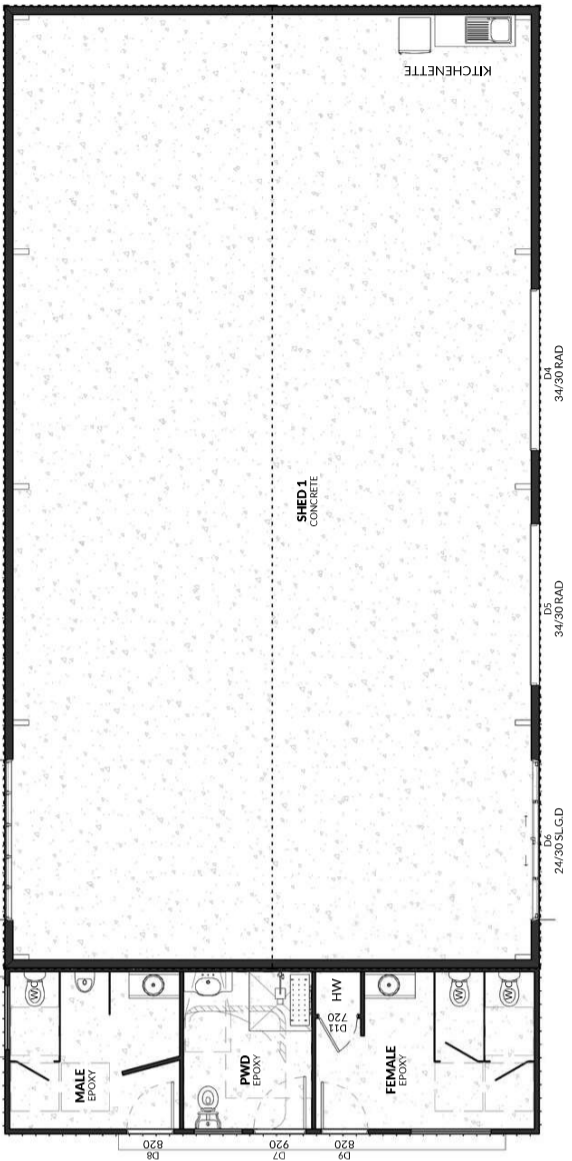
BUILDING	MARK	SIZE	DESCRIPTION	PANEL
SHED 2	W1	2400 x 3000	ALUMI. FRAMED FIXED GLASS	000000
SHED 1	W2	2400 x 3000	ALUMI. FRAMED FIXED GLASS	000000
OFFICE	W3	1200 x 1800	ALUMI. FRAMED SLIDING WINDOW	0XX0
OFFICE	W4	600 x 1800	ALUMI. FRAMED SLIDING WINDOW	0XX0
OFFICE	W5	600 x 1800	ALUMI. FRAMED SLIDING WINDOW	0XX0
OFFICE	W6	1200 x 1800	ALUMI. FRAMED SLIDING WINDOW	0XX0
OFFICE	W7	2400 x 2400	ALUMI. FRAMED FIXED GLASS	0000
OFFICE	W8	1200 x 1800	ALUMI. FRAMED SLIDING WINDOW	0XX0

DOOR SCHEDULE

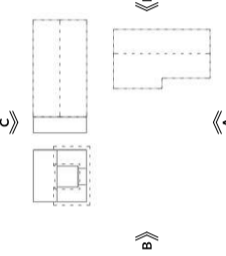
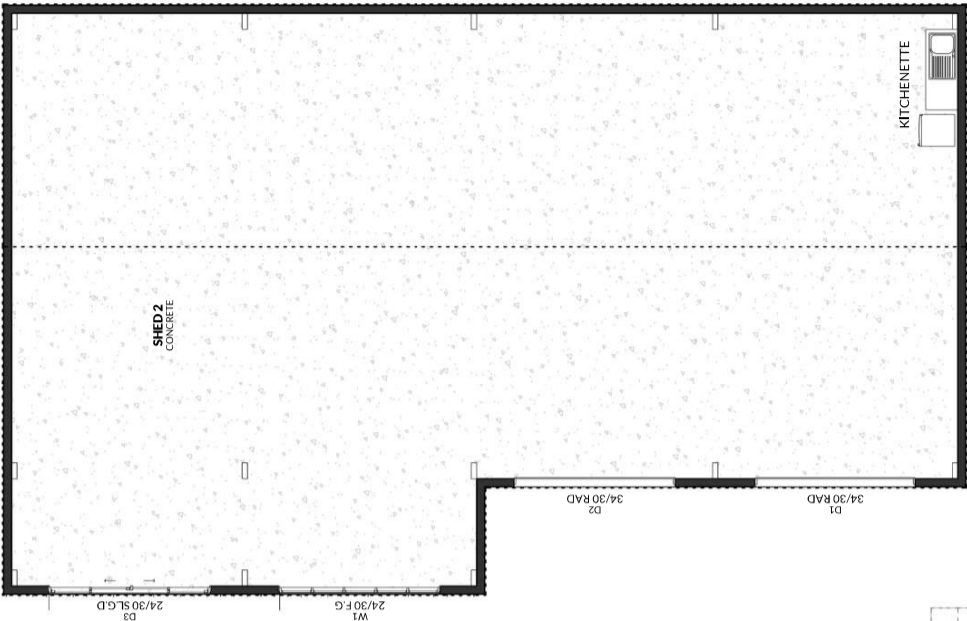
BUILDING	MARK	SIZE	DOOR TYPE	DESCRIPTION
SHED 2	D1	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHED 2	D2	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHED 2	D3	2400 x 3000	ALUMI. FRAMED SLIDING GLASS DOOR	0XX0
SHED 1	D4	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHED 1	D5	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHED 1	D6	2400 x 3000	ALUMI. FRAMED SLIDING GLASS DOOR	0XX0
SHED 1	D7	2040 x 920	SOLID CORE SWING	SINGLE SWING
SHED 1	D8	2040 x 820	SOLID CORE SWING	SINGLE SWING
SHED 1	D9	2040 x 820	SOLID CORE SWING	SINGLE SWING
SHED 1	D11	2040 x 720	HOLLOW CORE SWING	SINGLE SWING
OFFICE	D10	2340 x 920	GLASS ENTRY DOOR	SINGLE SWING
OFFICE	D12	2340 x 820	HOLLOW CORE SWING	SINGLE SWING
OFFICE	D13	2400 x FULL	CUSTOM ROBE WINDOW MANU.	2 DOOR XX
OFFICE	D14	2400 x 2700	ALUMI. FRAMED SLIDING GLASS DOOR	XXO STACKER
OFFICE	D15	2400 x 2400	ALUMI. FRAMED SLIDING GLASS DOOR	OX
OFFICE	D16	2400 x 2400	ALUMI. FRAMED SLIDING GLASS DOOR	OX
OFFICE	D17	2340 x 920	HOLLOW CORE SWING	SINGLE SWING
OFFICE	D18	2400 x FULL	CUSTOM ROBE WINDOW MANU.	2 DOOR XX
OFFICE	D19	2400 x FULL	CUSTOM ROBE WINDOW MANU.	2 DOOR XX

LEGEND

- A AMINING WINDOW
- B D BOLD DOORS
- C CASHEMENT WINDOW
- D H U DOUBLE HUNG WINDOW
- F G FIXED GLASS WINDOW
- H L HIGHLIGHT
- L U LOUVRE WINDOW
- M V MECHANICAL VENT
- SK L SKYLIGHT
- SL SIDELIGHT
- SLGD SLIDING GLASS DOOR
- SW SLIDING WINDOW
- * FLOOR WASTE
- ⊕ GAS BOTTLES
- + HOSE COCK
- HOT WATER
- ELEC M/BOX
- SMOKE ALARM



SHED 2 CONCRETE



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C	CONCEPT / DA	ZG	25/06/24

CHECKED: BD
 PAGE NO: 06 OF 13
 SCALE: A2 1:100

PROJECT: PROPOSED COMMERCIAL DEV FOR RAY WHITE RURAL LOT 1 (#15) BICENTENNIAL DRIVE AGNES WATER QLD 4677

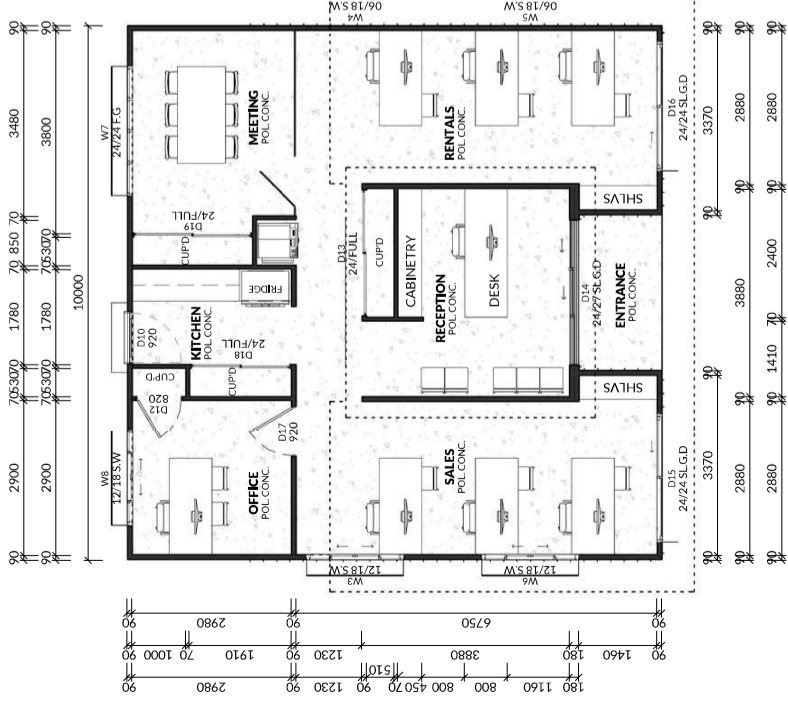
CLIENT: RAY WHITE RURAL
 DRAWING NAME: FLOOR PLAN

PROJECT PLAN NUMBER: 280/23
 BUILDERS NUMBER: 6037164

CONTACT: BENJAMIN DYE
 0419 786 318
 ben@bkddevelopments.com.au
 ABN: 24 212 057 781
 QBCC LIC: 728975

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 0m 5m 1m 2m 3m 4m 5m



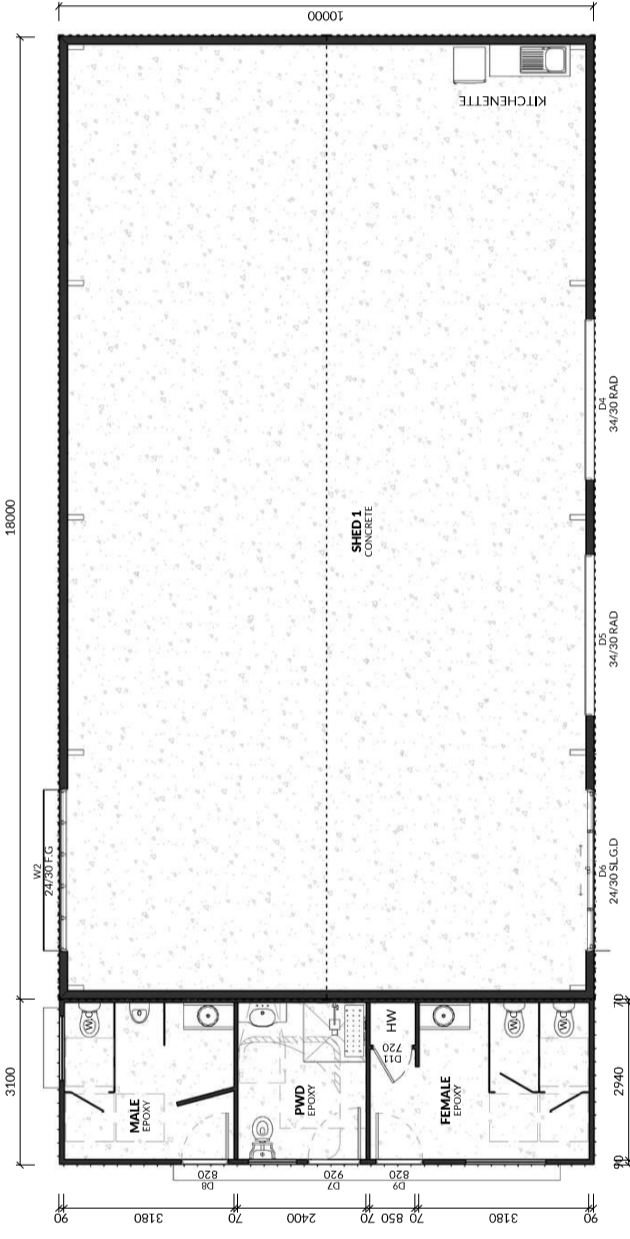
OFFICE

FLOORAREAS

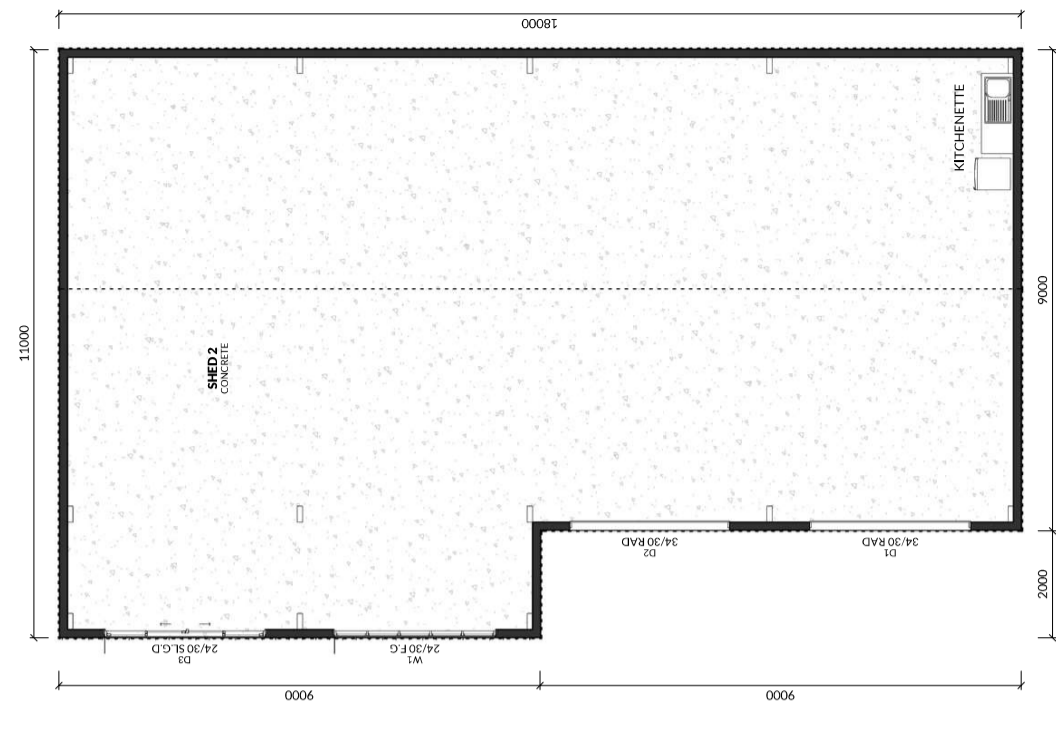
OFFICE	95.5 m ²
OFFICE ENTRANCE	4.5 m ²
OFFICE ENTRANCE	100.0 m ²
SHELF 1	31.0 m ²
SHELF 2	180.0 m ²
SHELF 3	211.0 m ²
SHELF 4	180.0 m ²
SHELF 5	180.0 m ²
TOTAL	497.0 m ²

LEGEND

- A AMINING WINDOW
- B BOLD DOORS
- C CASHEMENT WINDOW
- D HU DOUBLE HUNG WINDOW
- F G FIXED GLASS WINDOW
- H L HIGHLIGHT
- LU LOUVRE WINDOW
- M V MECHANICAL VENT
- SKL SKYLIGHT
- SL SIDELIGHT
- SL.G.D SLIDING GLASS DOOR
- SW SLIDING WINDOW
- * FLOOR WASTE
- ⊕ GAS BOTTLES
- + HOSE COCK
- HOT WATER
- ELEC M/BOX
- SMOKE ALARM



SHED 1



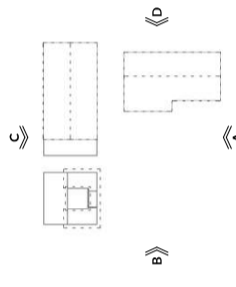
SHED 2

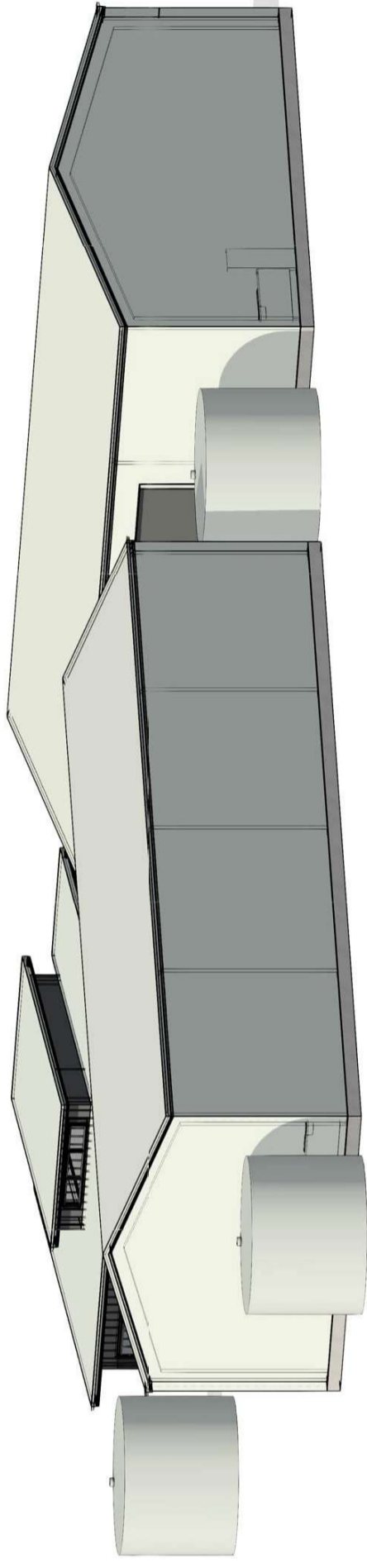
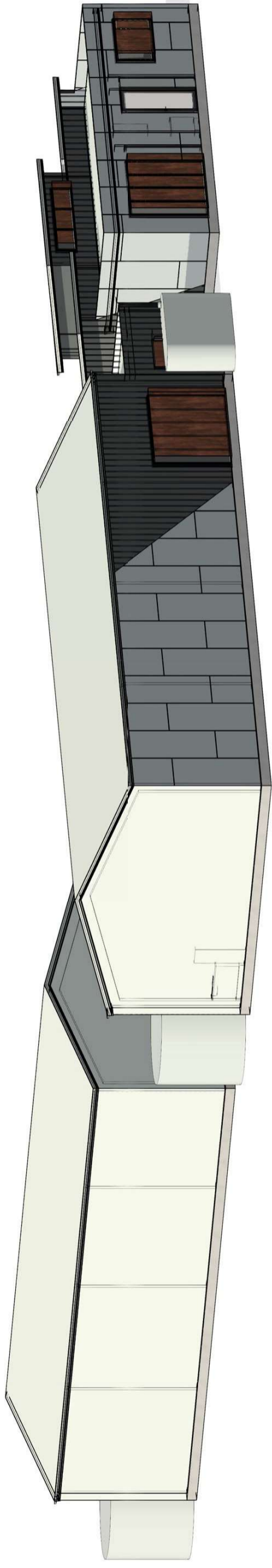
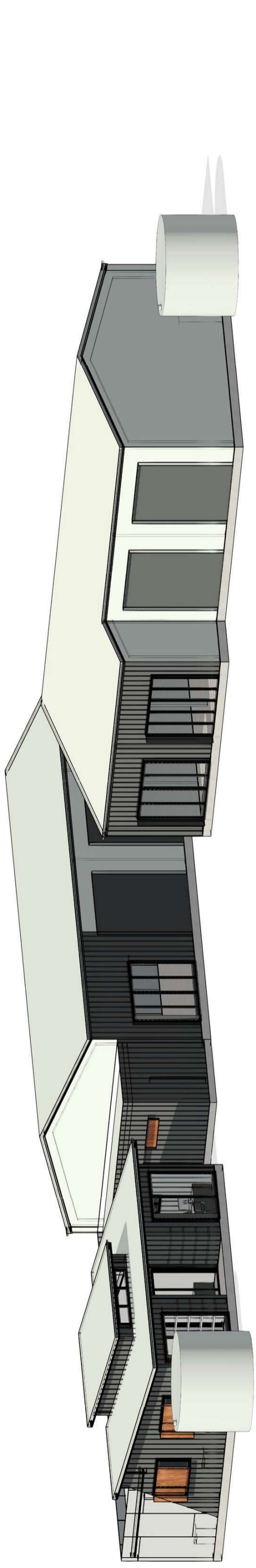
DOOR SCHEDULE

BUILDING	MARK	SIZE	DOOR TYPE	DESCRIPTION
SHELF 2	D1	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHELF 2	D2	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHELF 2	D3	2400 x 3000	ALUM. FRAMED SLIDING GLASS DOOR	OXO
SHELF 1	D4	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHELF 1	D5	3400 x 3000	ROLL - A - DOOR	ROLLER DOOR
SHELF 1	D6	2400 x 3000	ALUM. FRAMED SLIDING GLASS DOOR	OXO
SHELF 1	D7	2040 x 920	SOLID CORE SWING	SINGLE SWING
SHELF 1	D8	2040 x 820	SOLID CORE SWING	SINGLE SWING
SHELF 1	D9	2040 x 820	SOLID CORE SWING	SINGLE SWING
SHELF 1	D11	2040 x 720	HOLLOW CORE SWING	SINGLE SWING
OFFICE	D10	2340 x 920	GLASS ENTRY DOOR	SINGLE SWING
OFFICE	D12	2340 x 820	HOLLOW CORE SWING	SINGLE SWING
OFFICE	D13	2400 x FULL	CUSTOM ROBE WINDOW MANU.	2 DOOR XX
OFFICE	D14	2400 x 2700	ALUM. FRAMED SLIDING GLASS DOOR	XXO STACKER
OFFICE	D15	2400 x 2600	ALUM. FRAMED SLIDING GLASS DOOR	OX
OFFICE	D16	2400 x 2400	ALUM. FRAMED SLIDING GLASS DOOR	OX
OFFICE	D17	2340 x 920	HOLLOW CORE SWING	SINGLE SWING
OFFICE	D18	2400 x FULL	CUSTOM ROBE WINDOW MANU.	2 DOOR XX
OFFICE	D19	2400 x FULL	CUSTOM ROBE WINDOW MANU.	2 DOOR XX

WINDOW SCHEDULE

BUILDING	MARK	SIZE	DESCRIPTION	PANEL
SHELF 2	W1	2400 x 3000	ALUM. FRAMED FIXED GLASS	OOOOO
SHELF 2	W2	2400 x 3000	ALUM. FRAMED FIXED GLASS	OOOOO
OFFICE	W3	1200 x 1800	ALUM. FRAMED SLIDING WINDOW	OXO
OFFICE	W4	600 x 1800	ALUM. FRAMED SLIDING WINDOW	OXO
OFFICE	W5	600 x 1800	ALUM. FRAMED SLIDING WINDOW	OXO
OFFICE	W6	1200 x 1800	ALUM. FRAMED SLIDING WINDOW	OXO
OFFICE	W7	2400 x 2400	ALUM. FRAMED FIXED GLASS	OOOO
OFFICE	W8	1200 x 1800	ALUM. FRAMED SLIDING WINDOW	OXO





CONTACT:
BENJAMIN DYE
0419 786 318
ben@bkddevelopments.com.au

PROJECT PLAN NUMBER: 280/23
CLIENT: RAY WHITE RURAL

PROJECT:
PROPOSED COMMERCIAL DEV FOR
RAY WHITE RURAL AT
LOT 1 (#15) BICENTENNIAL DRIVE
AGNES WATER QLD 4677

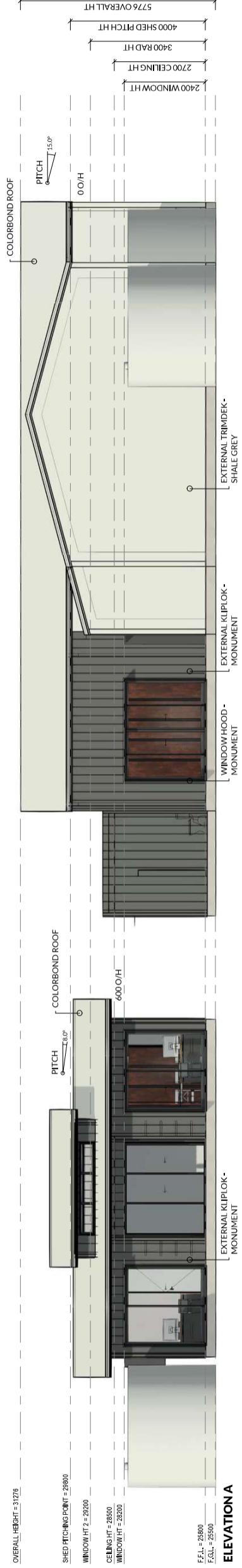
CHECKED:
BD

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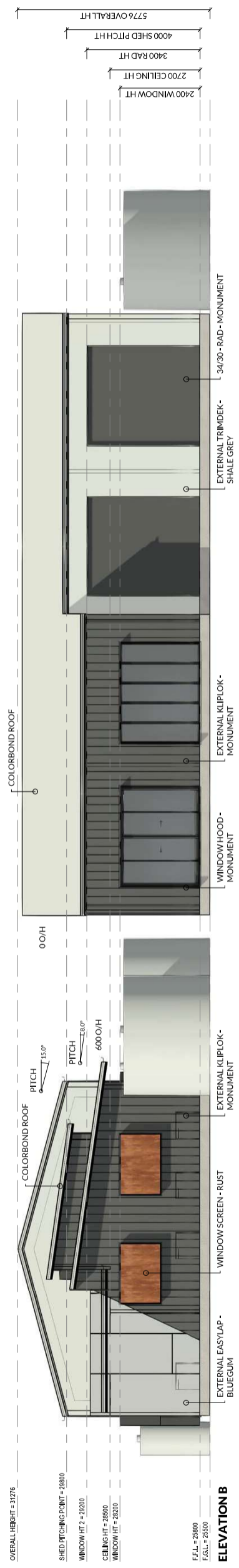
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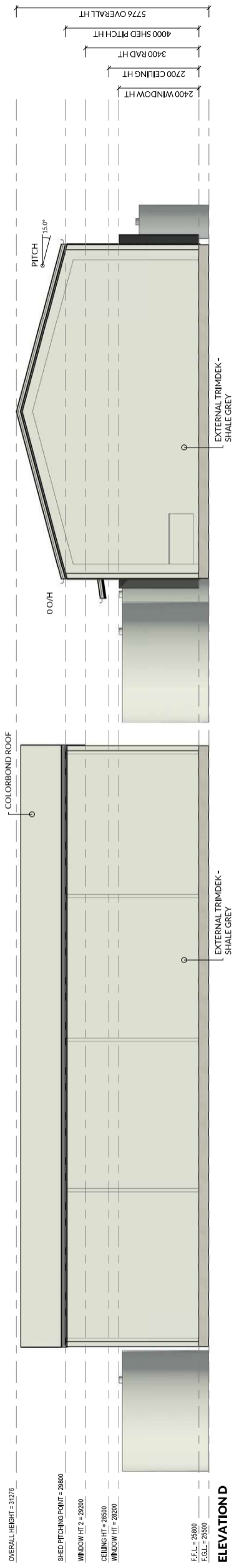
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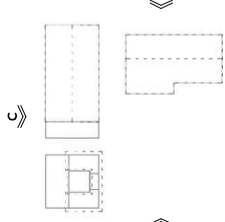
ELEVATION B



ELEVATION C



ELEVATION D



BK D DEVELOPMENTS
 Version: 1, Version Date: 27/06/2024

CONTACT: BENJAMIN DYE
 0419 786 318
 ben@bkdevelopments.com.au

PROJECT: PROPOSED COMMERCIAL DEV FOR RAY WHITE RURAL LOT 1 (#15) BICENTENNIAL DRIVE AGNES WATER QLD 4677

CLIENT: RAY WHITE RURAL

PROJECT PLAN NUMBER: 280/23

BUILDERS NUMBER: 728975

DRAWING NAME: ELEVATIONS

CHECKED: BD
 DATE: 26/07/23

PAGE NO: 09 OF 13

SCALE: A2 1:100

REV	DESCRIPTION	DRAWN	DATE
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0m 5 1m 5 2m 5 3m 5 4m 5 5m