

Proposed Development

Make a submission from
24 February 2025 **to** 17 March 2025

Material Change of Use for Rooming Accommodation and Reconfiguring a Lot (Boundary Realignment and Access Easement)

Where: 133 Oaka Lane, GLADSTONE QLD 4680 & 200
Goondoon Street, GLADSTONE QLD 4680

On: Lot 14 RP 618731 & Lot 2 RP 602800

Approval sought: Development Permit

Application ref: DA/1/2025

You may obtain a copy of the application and make a submission to:

The Assessment Manager,
Gladstone Regional Council,
101 Goondoon Street,
PO Box 29,
GLADSTONE QLD 4680
Info@gladstone.qld.gov.au
(07) 4970 0700
www.gladstone.qld.gov.au

Public notification requirements are in accordance with the *Planning Act 2016*.

Our Ref: Q23428
Your Ref: DA/1/2025
Vanessa Gwasira

GOLD COAST | 07 5562 2303
GLADSTONE | 07 4972 3831

21 February 2025

info@zoneplanning.com.au

zoneplanning.com.au

Zone Planning QLD Pty Ltd
ABN 13 660 561 704

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

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

Dear Vanessa,

**NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION
DEVELOPMENT ASSESSMENT RULES 2017 PART 4 S17.2
DEVELOPMENT APPLICATION FOR A COMBINED DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE FOR ROOMING ACCOMMODATION
& RECONFIGURING A LOT (BOUNDARY REALIGNMENT & ACCESS EASEMENT)
133 OAKA LANE & 200 GOONDOON STREET, GLADSTONE
(LOT 14 RP618731 & LOT 2 RP602800)**

We act on behalf of our client in relation to the development application made for a combined Material Change of Use for Rooming Accommodation & Reconfiguring a Lot (Boundary Realignment & Access Easement). This application was made over land located at 133 Oaka Lane & 200 Goondoon Street, Gladstone, more formally described as Lot 14 RP618731 & Lot 2 RP602800. The Council reference for this application is DA/1/2025.

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 CQ Today on Saturday 22 February 2025;
- Place a notice on the land in the way prescribed under the Development Assessment Rules on Friday 21 February 2025; and
- Notify the owners of all lots adjoining the subject premises on Thursday 20 February 2025.

As such, we provide this written notice advising that Public Notification is to commence on 24 February 2025 in conjunction with the last action in accordance with Section 16 of the *Development Assessment Rules 2017*. The last day for submissions is 17 March 2025.

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,



Stephen Enders | Director
ZONE PLANNING QLD



- New Exit -proposed driveway
- Proposed driveway
- Setback-area 3m
- Existing driveway
- Proposed additional carpark for the 200 Goondoon St
- Existing double garage

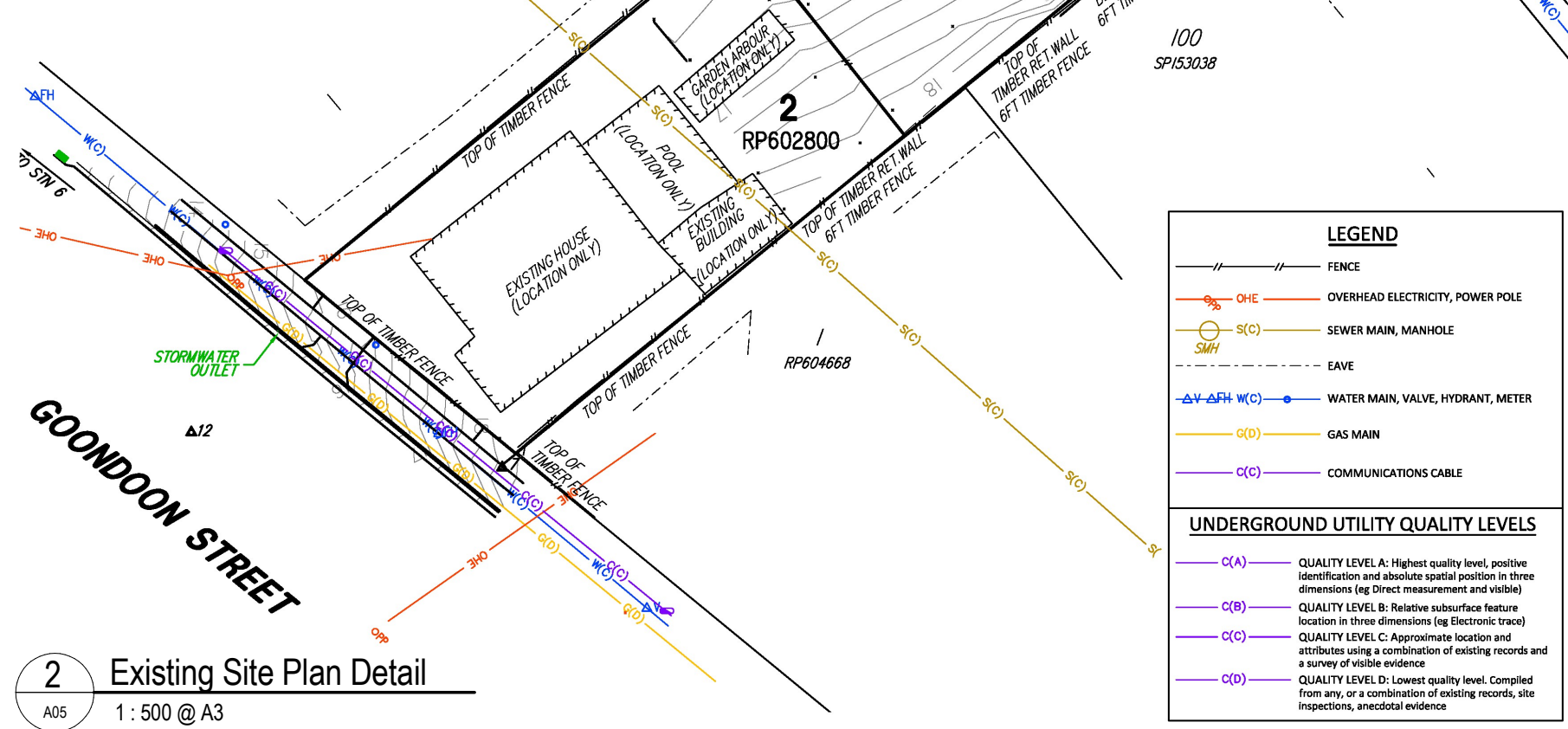
1 Overall Site Plan
A05 1 : 500 @ A3



Existing double garage and entry at 200 Goondoon Street



Corner of 133 -131 Oaka Ln



2 Existing Site Plan Detail
A05 1 : 500 @ A3

LEGEND	
— — — — —	FENCE
— — — — —	OHE OVERHEAD ELECTRICITY, POWER POLE
— — — — —	S(C) SEWER MAIN, MANHOLE
— — — — —	SMH
— — — — —	EAVE
— — — — —	W(C) WATER MAIN, VALVE, HYDRANT, METER
— — — — —	GAS MAIN
— — — — —	C(C) COMMUNICATIONS CABLE

UNDERGROUND UTILITY QUALITY LEVELS	
C(A)	QUALITY LEVEL A: Highest quality level, positive identification and absolute spatial position in three dimensions (eg Direct measurement and visible)
C(B)	QUALITY LEVEL B: Relative subsurface feature location in three dimensions (eg Electronic trace)
C(C)	QUALITY LEVEL C: Approximate location and attributes using a combination of existing records and a survey of visible evidence
C(D)	QUALITY LEVEL D: Lowest quality level. Compiled from any, or a combination of existing records, site inspections, anecdotal evidence

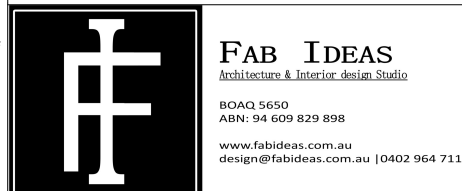
PRELIMINARY SKETCH PLANS:
If the drawings are labelled and issued 'CONCEPT', 'PRELIMINARY', they are not suitable for Building Application, tender or construction purposes! The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.

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NEVER SCALE OF DRAWINGS, IF IN DOUBT, ASK!

Issue for: **RFI 01- DA**



client: **Central Park Inn Gladstone**
project: **Rooming Accommodation**

project address
133 Oaka Ln and 200 Goondoon St, Gladstone QLD 4680

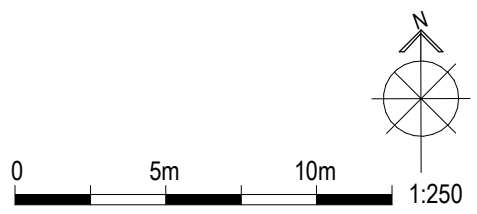
USE SCALE & RULER AS A GUIDE ONLY
- All Dimensions, Details, Site Levels And Finished Floor Levels To Be Confirmed By Contractor Before Commencement Of Any Construction And Responsible People Notified Of Any Discrepancies

Page Name
Overall Site Plan

page no: **A02** scale @A3: As indicated job no: **FA23034**

date: **2025.02.10** Rev: **DD7** designed: **E.E**

Revision Number	DESCRIPTION	DATE
DD3	Development Application	2024.11.25
DD4	Development Application	2024.11.26
DD6	RFI 01- DA Review	2025.02.06
DD7	RFI 01- DA	2025.02.10





1 3D View From Oaka Ln
@ A3

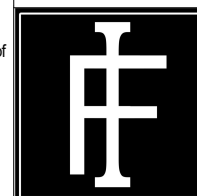
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Issue for: **RFI 01- DA**



FAB IDEAS
Architecture & Interior design Studio

BOAQ 5650
ABN: 94 609 829 898
www.fabideas.com.au
design@fabideas.com.au | 0402 964 711

client:
Central Park Inn Gladstone
project:
Rooming Accommodation

project address
133 Oaka Ln and 200 Goondoon St, Gladstone QLD 4680

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Page Name
3D views 1

page no: A07	scale @A3	job no: FA23034
date 2025.02.10	Rev. DD7	designed E.E

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DD3	Development Application	2024.11.25
DD4	Development Application	2024.11.26
DD6	RFI 01- DA Review	2025.02.06
DD7	RFI 01- DA	2025.02.10



3D view 01- Photo Montage - Oaka Lane



3D view 02 - Photo Montage - Oaka Lane

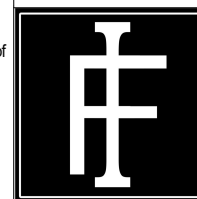
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RFI 01- DA



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Page Name
3D views Photo Montage

page no: A08	scale @A3	job no: FA23034
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date 2025.02.10	Rev. DD7	designed E.E
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