



11 Raleigh Road, SILVER SPUR, QLD 4385

Vacant Land with Hillside Views – Silver Spur, QLD

1,012.00 square metres,

Escape to the quiet charm of Silver Spur, a peaceful rural community just outside Texas, QLD. This generous 1,012m² block offers the perfect balance of space, privacy, and natural beauty.

Located just a short drive from Texas, this block is a rare opportunity to secure land in a scenic, rural location.

Refer to Goondiwindi Council re building

- Land Area 1,012.00 square metre

TYPE: For Sale

INTERNET ID: 53P1234

SALE DETAILS

\$30,000

CONTACT DETAILS

**Elders Real Estate
Warwick**

139 Palmerin Street
WARWICK, QLD
07 4667 8200

Andrew Williams
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Q: Why will I need Town Planning Approval?

A: As the zoning is Rural a Building application received for a dwelling house will be considered, provided it meets the **Goondwindi Regional Council Planning Scheme's** accepted development benchmarks which include²⁶:

- A habitable dwelling must be connected to services e.g. Water, Electricity, Sewerage & Stormwater. As there are no services in this location, the application will need to satisfactorily address these.
- Note: In accordance with Queensland Plumbing & Wastewater Code Guidelines, chemical, composting and incinerating toilets are not approved by the Chief Executive nor does the GWSR code cover their design or installation. Dwellings must be connected to an on-site sewerage system designed by a qualified designer and the size of the block may restrict the capacity and location of the unit. Plumbing & Drainage approval is required. Council's current fee to lodge a Plumbing and Drainage application is \$380.00; plus a fee of \$75.00 per fixture (minimum 3 fixtures).
- Council's current Building application fee for a new dwelling is \$1,510.00.
- All buildings and structures including a dwelling house in the Rural Zone must meet the boundary setback requirements which are 20 metres from all road frontages and 15 metres from all side and rear boundaries.
- A driveway crossover from a formed road into the property is constructed to Council Standards. The minimum standard would be gravel to the property boundary with 1.5m of bitumen seal from the edge of a sealed road, or gravel from a formed gravel road. In the cases where there is an unmade road, the applicant may be required to construct a new road in accordance with Council's

10m2 cannot be constructed prior to a dwelling. Council's current Building application fee for a class 10a domestic shed or carport is \$575.00.

Q: Can I build a habitable shed here?

A: Yes, if it meets the accepted development criteria of a dwelling house for Planning, Building and Plumbing purposes. Application and lodgement fees for a dwelling house apply.

Q: What is the minimum size dwelling I can build? Can I build a "tiny house"?

A: Council currently has no minimum dwelling size requirements. Building, Plumbing & Drainage applications and approvals are required.

Q: Can I bring a caravan, camper trailer or a tent to camp on my property?

A: This would be considered temporary or short-term accommodation. Town Planning approval may be required for providing short-term accommodation or even be considered a Tourist operation.

Should you wish to live on the property whilst building or renovating your dwelling you can apply for temporary dwelling approval. Council's current Temporary Dwelling application fee is \$445.00. The application must be lodged prior to or at the same time as the building application and an approval may be granted for a maximum of 18 months, provided the temporary accommodation is connected to services and progress of construction is evident.