

30th October 2022



Blackall-Tambo Regional Council

PO Box 21, Blackall QLD 4472.

Dear Sir / Madam,

Having received the Public Notice of Application for the block adjoining to ours, we have no issues with this.

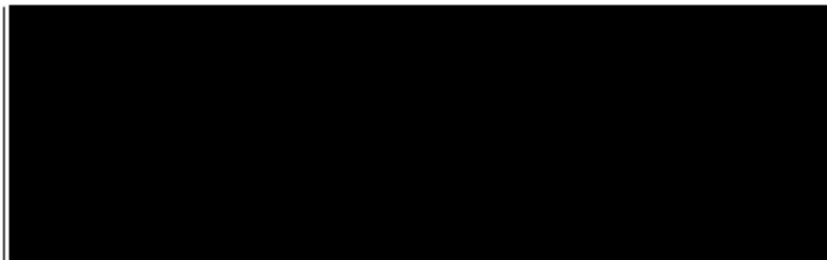
Our only concern is that we have livestock as in pet sheep. These were here prior to the block being purchased and asked that they not complain about or feed these animals or destroy the fencing.

Failing that all is fine on our behalf and thank you for the notification on 11th October 2022.

If you need to contact on



Yours sincerely,



Sent: Tuesday, 1 November 2022 5:48 PM

To: Des Howard <ceo@btrc.qld.gov.au>; Kathy Dendle <rates@btrc.qld.gov.au>

Subject: Opposing approval of Development Application - DA 05-2022-2023

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CEO / Planning- Blackall Tambo Regional Council - 1/11/2022.

We are opposing the approval of the above Development Application in what we believe, with the following points.

Detracts from services provided within the commercial precinct of the Township.
Commercial development being in Arthur Street between Barcoo and Garden Streets.

Assessment benchmarks for Township zone:

PO1 -

B. Does not compliment the existing character of the area.

C. Will have an adverse impact on adjoining residential area particularly with the barbeque joining residential properties.

D. Accommodation vacancy rate within the Tambo commercial precinct within the last 18 months has been extremely high(along with the rest of Queensland) due to the global effects, which we are now seeing to start to balance.

The previous years prior to Covid 2015-2020 showed most of the accommodation within the township struggling with occupancy.

In future this sort of development outside the commercial precinct will lead to a reduced quality of accommodation experiences.

PO3-

This is a commercial venture and without management it is no way compatible or controllable with existing residential uses. AO20 how would the control of the hours of operation be managed.

PO4 -

The adjoining residential uses will be impacted not only to privacy but to noise and lighting.

The nominated barbeque area will overlook the living areas of adjoining residential uses. AO3-2 noted shaded common barbeque area.

PO8-

With no onsite management hours of operation cannot be limited.

PO10-

I don't believe has been answered or described.

PO22-

Shows no screening for waste disposal and servicing areas.

General and in Public Interest.

The property is within the township zone.

Cabin parks are a commercial venture .

Cabin parks have late arrivals/early departing/as the application is promoting camp drafts-more street vehicles/animals/more guest visitors to Barbeque area how would this be suitable in a residential area. No employment details to the town's permanent economic improvement.

No vehicle covers as a requirement, short term accommodation, one covered space per guest room, 1 additional space per 30 sq meters of gross dining area (barbeque area) and one space per employee. Have the existing Boab trees been cleared of any cultural significance. as the overlaid plans seem to indicate some removal might be required. PO25

I do not believe PO7 has been answered correctly.

Was the site ever on the EPA register contaminated site, if so, has the clearance been provided.

There is no building code design or hydraulic design within the application.

The cost of building(as in strategic framework offer) 6 cabins as described at present market value is \$50,000 per cabin, with external works, total building works would be excess \$400,000 would not a building compliance be required or is the intent to put dongers on concrete blocks.

We see no mention of the Tambo Caravan Park for other accommodation in the Proposal which would not complement that existing service or it's intended use.

As at our Core Business being Builders /Developer's and Trade Contractors, it is in our interest not to oppose development but we have also seen development(of little detail) that is not correct and approved(if lost in appeal) generate unwanted changes to townships.

As we are transparent by nature, we have an interest in a short-term cabin site(adjacent Mill Motel and old tyre shop- 42 Arthur street) within the Commercial precinct , we had design competed 2018-2019 when constructed our intent was to hand management over to the new owners of the Mill Motel at the time, sadly Anthony passed away young and we have delayed proceeding until present considering the covid event in-between.

One of the most wanted important measures a regional council could achieve in the future is affordable residential house , not short-term accommodation in residential areas.

We believe to approve Short Term Accommodation in the Township zoning will create a president where the entire Township could be open to short term accommodation applications which is not in the Public Interest nor the intent of the current town plan.

At present there is a move in Queensland against air BnB's and short-term accommodation by councils in residential areas to help with the Housing crisis.

The applicant notes Oakwood House as an approved-existing short-term accommodation, we are not aware of that one when was it approved?

Our experience extends back to the relocation of 180 homes (the entire Amberley Airforce Base Accommodation Houses) in 1999-2000 some of which when to Tambo.

[REDACTED]