



# Blackall-Tambo Regional Council

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27 April 2021

Enquire: Kathy Dendle  
Our Ref: 25-2020-2021



Churches of Christ in Queensland  
C/- Saunders Havill Group  
9 Thompson Street  
BOWEN HILLS QLD 4006  
Sent via email to: [Jasminhutrikino@saundershavill.com](mailto:Jasminhutrikino@saundershavill.com)

Dear Jasmin,

## Information Request

### SECTION 68(1) OF THE PLANNING Act 2016

Given under section 12 of the Development Assessment Rules

Blackall-Tambo Regional Council has carried out a further review of your development application as described below.

#### Applicant details

Application Number:	25-2020-2021
Approval sought:	Development Permit for a Material Change of Use
Description of the development proposed:	Extension to <i>Residential Care Facility and Retirement Facility</i>

#### Location details

Street address:	Lot 1 Coronation Drive, Blackall
Real property description:	Lot 1 on SP318666
Local government area:	Blackall-Tambo Regional Council

#### Information Requested

Blackall-Tambo Regional Council has determined that the following additional information is needed to assess the application:

##### 1. Accommodation Density

The proposed development will result in an on-site density of one room per 193m<sup>2</sup>. It is noted that this density is alternative to AO6.2 of the Township Zone Code. Insufficient information has been provided to demonstrate that the proposed development achieves compliance with PO6 of the Township Zone Code.

The Applicant is requested to provide an assessment of the proposed development against PO6 of the Township Zone Code.

## **2. Car Parking Supply**

The proposed development includes the provision of 10 additional units on the site with no increase to on-site parking. No information has been provided to demonstrate that the existing car parking supply will be sufficient to cater for any increase in demand. The planning scheme, through Table 6.2.2.1, does not provide a specific parking rate for the use and instead the parking supply is to be sufficient to accommodate the amount of vehicle traffic likely to be generated by the particular use.

The Applicant is requested to provide further information demonstrating that the existing car parking supply is sufficient to support the demand generated by the proposed development and therefore complies with PO10 of the General Development Code. Information provided may be in the form of occupancy data for the existing car park.

## **3. Flooding**

The site is identified by the planning scheme as being subject to flooding. As per Schedule 4 of the planning scheme, the defined flood level for Blackall is 282 metres AHD. Whilst detailed plans have been provided, which show the elevation of the floor level of the new building above ground level, no information has been provided as to site levels or the height (in metres AHD or similar) of the floor. Council is therefore unable to determine whether the proposed development achieves the desired freeboard of 300mm above the defined flood level specified in AO21.2 of the General Development Code. Further information is also required to demonstrate that the expansion of the existing use on the site remains compatible with the nature of flood risk on the site.

The Applicant is requested to provide the following information in relation to flooding:

- (a) Amended proposal plans which allow for the identification of the proposed floor level of all buildings in metres AHD, in order to allow Council to ascertain the compliance (or otherwise) of the proposed development with AO21.2 of the General Development Code.
- (b) A risk assessment that demonstrates that the expansion of the use does not increase risks associated with flooding beyond a tolerable level, in compliance with AO21.1 of the General Development Code.
- (c) Detail in relation to evacuation of the site in the event of a flood event in accordance with AO21.3 of the General Development Code.
- (d) A detailed assessment of the proposed development against PO21 and/or all relevant corresponding Acceptable Outcomes of the General Development Code.

## **4. Standby Generator**

The proposal plans submitted show that the proposed development will involve the provision of a new generator near the existing car parks fronting Coronation Drive. No detail has been provided as to the appearance or scale of the generator. Further detail is required in order to allow Council to assess this aspect of the proposed development.

The Applicant is requested to provide further detail on the general size and appearance of the generator and, where appropriate, details of screening to be provided to ensure that the provision of the generator is not unsightly.

### **Further details**

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The due date for providing the requested information is three (3) months from the date of this request.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

As Blackall-Tambo Regional Council's assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Blackall-Tambo Regional Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided.

For further information please contact Kathy Dendle, Rate Administration Officer, on (07) 4621 6600 or via email [rates@btrc.qld.gov.au](mailto:rates@btrc.qld.gov.au).

Yours sincerely,



DA Howard  
**CHIEF EXECUTIVE OFFICER**