

↑ North

Camp
Kitchen

3A Arthur Street

← All SEWAGE ON THIS SIDE

↑ ↓
Boundary Setback 1.5m

Vehicle Cover
Deck
Rooms

Truck Museum

Power Meter & Water Treatment

Toilet
Toilet
or
Shower

Carport 9x9m
Gable Roof
Food Van

← Underground Power

Fence

Customer Area
Fenced Area

↓ ↑
6mtr
Boundary Setback

Gate
Driveway
Footpath - Arthur Street
Gate

⊕ Power Pole

James (Jim)Beck
For, Becky's Bites & Brews
24 Edward St
TAMBO 4478
21 October 2024

CEO/Town Planner
BTRC
6 Coronation Drive
BLACKALL 4472

Dear Town Planner/CEO

We own and operate a small business called 'Becky's Bites & Brews' in Tambo under the rules that currently allow such a business to operate on a non-permanent basis from private property. In 2025 we wish to operate from our own land at 3A Arthur Street Tambo.

3A Arthur Street is located between the Council owned truck museum and the church adjacent to the Police Station.

- We propose to open 7 days a week with a planned closing time of 7:30pm or 8:00 pm and opening at 6:00am, all dependent on staffing and customer trade.
- The food business would involve a semi-permanent large food trailer with the drawbar removed, a covered waiting/dining area, separate toilet block with 2 toilets and possibly one shower for staff in the event of accidents at work. (One toilet for customers)
- 9m x 9m carport under which the toilet block would be situated along with a small cold room or cold room trailer.
- Our current plans include placing the food van/trailer under the carport with the service window facing the road.
- High quality waterproof shade sails to cover the customer area rather than solid roofing.

Having consideration for the planning requirements for the block this would place the food van/trailer 6 meters inside the front boundary with customers between the van and the front boundary.

- We plan to fence the sides and front of the block to negate the risk of children running onto the road.
- Currently Tambo has two cafes with each closing for one day a week and one closing at 2pm and one at 4pm. Also, there is one food van at the Western end of Arthur Street, a service station and 2 hotels.
- The only option from 4pm onwards is the service station and 2 hotels (*opening for evening meals only*). The other food van has varying hours due to the owner's employment elsewhere in Tambo.
- On paper it appears Tambo has abundant fast-food options, but they have limited hours. Having travelled extensively through central Australia and the eastern states by motorcycle I can see a clear need for another food business on Arthur Street Tambo.
- Ample parking is available on both sides of Arthur Street in the vicinity of 3A Arthur Street for customer parking and the location is near the Tambo Dam & Recreation Park and truck parking area. Parking is not a problem.

A secondary business we wish to operate is 'short term' & 'overnight' accommodation for a maximum of 10 people.

- Accommodation would likely be in the form of new modern buildings with a covered patio and undercover parking along the front. This would be like a mine 'donger' with each room having 1 or 2 single beds or a double bed. Each room will have its own amenities. This type of accommodation is widely used in many caravan parks and similar to a small Motel.
- The maximum vehicles on the block will be 5 cars or 10 motorcycles. (*1 x car per room or 2 motorcycles per room maximum*)
- Accommodation would primarily target increasing motorcycle tourism to the area.
- It will include a small covered 'camp kitchen' and laundry. Camp kitchen will be semi enclosed.

Our accommodation business aims are:

- We do not intend renting out rooms to long-term stays such as roadwork crews but would rent to Council employees/contractors if appropriate for short term stays only.

- We want to provide travelers with somewhere to stay where they have access to a small 'camp kitchen' & undercover parking for motorcycles as well as a well-equipped kitchen. Undercover parking and a kitchen are commonly overlooked by business and are sought after by travelers on motorcycles.
- A common complaint from motorcycle tourists is the high cost of double rooms and cabins for one person. Our plans will make it more affordable for travelers to get a self-contained room designed for one occupant at a reasonable price.
- There is currently no similar accommodation option in Tambo. We will market to capture customers who would ordinarily continue towards Blackall/Barcaldine or Charleville accommodation options.

Parking on and near the property @ Nuisance from the business:

- Our current plan is to have accommodation along the eastern side of the block (*truck museum side*) facing into the block with the driveway on the opposite side. This will allow vehicles to enter the block and simply turn 90 degrees to park facing their rooms.
- The space to move vehicles safely will be larger than the average motel accommodation.
- The 'camp kitchen' will be at the rear of the block away from the church and nearby dwellings.
- A television would be in the 'kitchen' but nothing to play amplified music.
- Current metal fencing will provide a sound barrier for any noise from a 'camp kitchen'.
- There will be strict closing times for the use of the area. (*9pm is the current thinking*) The basics of the 'camp kitchen' would include, small fridge, microwave, jug, toaster, gas BBQ/stove, seating, lighting, clothes washing machine, and will be partially enclosed on 3 sides.
- The businesses are low impact by design and will not generate any increased noise in the area. Arthur Street is already noisy, seeing that it can carry type 2 road trains and it being the highway. We will not increase noise in any way.
- The business will be in the 'commercial' zone so any increase in parked vehicles should be accepted however the food business will not operate after 8pm or before 6am, therefore any nuisance from vehicles will be at respectful times and no different than a normal busy day.

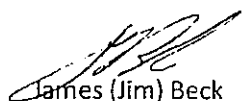
Working with neighbors:

- We have considered the Church beside the block and our business plan will include closing during funerals (*as most respectful businesses in the country do anyway*) and other memorial services.
- We will not impact the Church in any way and leading up to the service/funeral we will offer discounted drinks for those waiting for the service, then close for the service. We see this as a positive community initiative to show respect for the matter being conducted.
- The Eastern neighbor is the truck museum and not an issue for our business plans.
- We already offer all police working in Tambo for events and general duties/traffic duties a 15% discount on all sales. The same will be extended to ALL emergency services staff attending community assistance call outs (*fires, traffic crashes, SES matters*) We hope to be able to assist with delivering food to those workers when practicable and if needed or requested.
- We have spoken to some neighbors who are already customers and they have expressed support for the business.
- Fencing: we would like to erect 6 foot chain link fencing along both long boundaries dropping to 4 foot about 6 meters from the front boundary. It will be 4 feet high across the front of the property with a wide pedestrian gate (*for personal mobility vehicles/wheelchairs*). We would also like a wide driveway with 2 gates to allow sufficient room to enter.
- We will be asking the BTRC to contribute to their common boundary and we will seek permission from the church for the fence, however if they agree we may not pursue them for a contribution.
- The food business will be safely separated from the accommodation business by permanent fencing so that foot traffic is safe from vehicles entering the accommodation area.

We hope to have the block set up for the food business by Easter 2025 and the accommodation completed over the next 2 years. We will run the business as a family but hope to be successful enough to employ young staff and provide them with training and future employment opportunities.

Please see attached our development application, and site plan (*not to exact scale*). Please let us know if there is anything else that is needed for the application to be assessed. I will submit a building application for the carport as soon as possible. Please advise if that can be submitted now.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Beck', written over the printed name.

James (Jim) Beck
Becky's Bites & Brews

24 Edward Street TAMBO 4478 (Ph; 0427 468 556)



↑ North

Camp
Kitchen


3A Arthur Street

← All SEWAGE ON THIS SIDE

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2411-43244 SRA

Date: 13 December 2024



Amended in red by SARA on 13 December 2024

↑ Boundary Setback 1.5m ↓

Vehicle Cover
Deck
Rooms

Truck Museum

As per condition 2, the road access location is to be located between the Department of Transport and Main Roads chainages 0.06 and 0.07 Landsborough Highway (Road ID 13C).

Power Meter & Water Treatment

Toilet Toilet or Shower

Carport 9x9m Gable Roof

← Underground Power

Food Van

Customer Area
Fenced Area
Fence
Gate
6 mtr Boundary Setback

Gate
Driveway Footpath - Arthur Street

Ⓜ Power Pole

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



SARA reference: 2411-43244 SRA
 Council reference: DA23-2024-2025
 Applicant reference: -

13 December 2024

The Chief Executive Officer
 Blackall Tambo Regional Council
 PO Box 21
 Blackall QLD 4472
 ceo@btrc.qld.gov.au

Attention: Kathy Dendle

Dear Sir/Madam

SARA referral agency response—3A Arthur Street, Tambo

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 8 November 2024.

Response

Outcome:	Referral agency response – with conditions
Date of response:	13 December 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material change of use for Short-term Accommodation and Food and Drink Outlet
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) (Planning Regulation 2017)	

Development application for a material change of use within 25m of a state-controlled road

SARA reference: 2411-43244 SRA

Assessment manager: Blackall Tambo Regional Council

Street address: 3A Arthur Street, Tambo

Real property description: Lot 2 on RP619340

Applicant name: James A & Bronwyn J Beck

Applicant contact details: 24 Edward Street
Tambo QLD 4478
james.beck8@bigpond.com

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR24-044213
- Date: 6 December 2024

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at barcaldine.office@tmr.qld.gov.au.

Human Rights Act 2019 considerations: Consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc James A & Bronwyn J Beck, james.beck8@bigpond.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions
Decision – section 62A of the *Transport Infrastructure Act 1994*

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
10.9.4.2.4.1 – Material change of use of premises within 25m of a state-controlled road—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> • Site Plan received by SARA on 4 November 2024, as amended in red by SARA. 	Prior to the commencement of use and to be maintained at all times
2.	The road access location is to be located between the Department of Transport and Main Roads chainages 0.06 and 0.07 Landsborough Highway (Road ID 13C).	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.1). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.1:
 - State code 1: Development in a state-controlled road environment.
- The development complies with the assessment benchmarks of State code 1 of SDAP (version 3.1), subject to the implementation of conditions, in that the development:
 - does not adversely impact the structural integrity or physical condition of the state controlled road
 - does not adversely impact the function and efficiency of the state controlled road.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.1), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Our ref TMR24-044213
Your ref .
Enquiries Alisa Evans



6 December 2024

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number DA23-2024-2025, lodged with Blackall-Tambo Regional Council involves constructing or changing a vehicular access between Lot 2RP619340 the land the subject of the application, and Landsborough Highway (Road Id 13C) (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address James A & Bronwyn J Beck
24 Edward Street
Tambo QLD 4478

Application Details

Address of Property 3a Arthur Street, Tambo QLD 4478
Real Property Description 2RP619340
Aspect/s of Development Development Permit for Material Change of Use for Short-term Accommodation and Food and Drink Outlet

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1	The Permitted Road Access Location is in accordance with <i>Site Plan</i> prepared by <i>Applicant</i> and received 11/11/2024.	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
2.	<p>The permitted road access location for the development is:</p> <ul style="list-style-type: none"> a) the permitted road access is to be located between TMR road chainages 0.06 and 0.07 Landsborough Highway (Road ID 13C). b) Road Access Works comprising an invert crossing for the subject land must be provided at the Permitted Road Access Location and must be designed and constructed in accordance: <ul style="list-style-type: none"> i. Blackall-Tambo Regional Council standards for kerb and channel invert crossings. 	<ul style="list-style-type: none"> a) At all times. (b) Prior to commencement of use

Reasons for the decision

The reasons for this decision are as follows:

- a) To ensure the road access location to the state-controlled road Landsborough Highway (Road ID 13C) not compromise the safety and efficiency of the state-controlled road.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

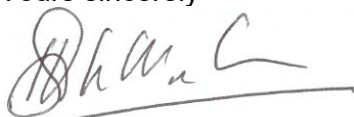
Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.
2. General advice:
 - a) To ensure the road access location to the state-controlled road Landsborough Highway (Road ID 13C) not compromise the safety and efficiency of the state-controlled road.

If further information about this approval or any other related query is required to contact by email at barcaldine.office@tmr.qld.gov.au or on 07 4651 2777.

Yours sincerely



Nirianjan Seneviratne
Principal Officer (PP&CM)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- Access will be from Arthur Street known as Landsborough Highway (Road Id 13C). The subject land proposed access is located at chainages 0.06 to 0.07. The road carries an AADT of 545 vehicles per day, in a posted 50 kph speed zone.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
2411-43244 SRA — Request TA assessment (confirmation)	SARA	11/11/2024	2411-43244 SRA	-
Site Plan	James Beck	Undated	-	-
Vehicular access to state-controlled roads policy (version 1.0).	DTMR	July 2019	-	Version 1.0
Guide to Traffic Impact Assessment	DTMR	December 2018	-	-
Digital Video Recording Viewer	DTMR	-	-	5.0

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

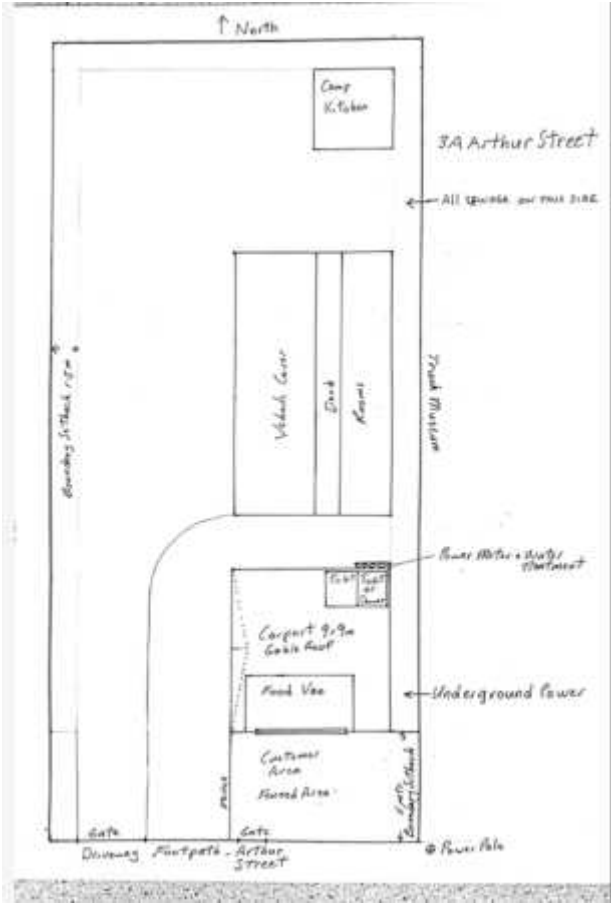
(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Attachment D
Permitted Road Access Location Plan



TO WHOM IT MAY CONCERN

Objection to Proposed Development

3A Arthur Street, Tambo

Lot 2 on RP619340

Approval Sought: Development Permit for a Material Change of Use

Short-term accommodation and Food and drink outlet

Application ref: DA23-2024-2025

Blackall/Tambo Regional Council has a duty of care to its citizens, especially those providing services and running businesses in our towns.

Accommodation and meals already available in Tambo as follows:

Royal Carrangarra Hotel

Tambo Tavern/Motel

Tambo Mill Motel & Caravan Park

Tambo Caravan Park

Max & Maple Food Van

Oakwood House Airbnb

Rosewood Cottage

Temporary accommodation development - Arthur Street - close to completion

Fanny Mae's Café

Mary and Martha's Coffee House

Tambo Roadhouse

It is imperative that the proprietors of these businesses are protected and that we, as Council and community recognise and value their contribution to our small town.

Adding more eateries and accommodation will put their businesses at risk of closure.

██████████

██████████