

Blackall-Tambo Regional Council
6 Coronation Street
Blackall Qld 4472

RECEIVED
26 MAY 2022

BY:

New Beginnings Church
PO Box 203
Blackall Qld 4472
26th May 2022

Your Ref: DA37-2021-2022

ATTN: DA Howard, Chief Executive Officer

Kathy Dendle, Rate Administration Officer

Further to your correspondence of the 9th of May 2022 RE Development Permit for 18 Leek Street, Blackall Lot 1 on CP900484, I address your request for additional information.

1. Assessment against the Planning Scheme

- Strategic Framework (sections highlighted in Attachment 1)
 - *Tourism Pg 10 and 11 "Developments such as short-term accommodation, which value add to those experiences and the tourism economies, are generally encouraged."* **RESPONSE: Our research has revealed a shortage of caravan parks in Blackall during the peak tourism season and a lack of diversity of what is offered. The proposal to develop caravan parks with ensuites is to offer a boutique van site which is not available at present in Blackall. The van sites offer short term accommodation for tourists.**
 - *Development in the region will result in well-serviced, well-functioning, vibrant, diverse, inclusive, accessible, safe and attractive environments. Pg 12* **RESPONSE: The boutique van site will offer a professional standard that is accessible, safe, attractive, affordable and diverse in that it provides a different option to what is presently available.**
 - *Risks from flooding, bushfires and hazardous activities are managed, so as not to increase, and where practical in fact reduce, the people, property or trunk infrastructure at risk. Pg12* **RESPONSE: Risk from flooding – Masters surveying were engaged to determine the land height/s on the property and have issued a letter to verify that it is out of the flood level (ATTACHMENT 1 AND 2). All construction will be set at the .300 above the flood level. Bushfires, the property and the area surrounding the property had accumulated over years dead dry timber and trees which we have cleared and removed and keep mowed beyond our property line. Even once the fence is established on our property line, if the neighboring race**

track owners agree, we will maintain mowing a one to two meter strip to ensure safety if a bushfire were to happen.

- *New development is serviced with key infrastructure, including water, sewerage, power and bitumen access etc. Pg 12* **RESPONSE: In previous discussions with council we spoke of the need to see the gazetted road (Thistle Street – running past Leek St to the end of lot 1) would need to be developed as a road to create the access for the van park. All the other services (Water, Sewerage, and Power) are on Leek Street and would require connection. Water presently has a 50ml pipe running to the rear of the block.**
- *Flooding Pg 14 Development in the region should not expose people or property to unacceptable risks of flood hazards. RESPONSE: As sighted earlier we have had the block surveyed with a letter verifying we are out of the flood height (ATTACHMENT one and two). As part of the development the driveways, all caravan sites, caravan annex areas and all car parking areas will be red gravel material to prevent clients from being trapped in due to heavy rains. (Attachment 3 and Pg 4 of drafted plan)*
- *Development must enhance and not compromise the stability, security or capacity of energy, water or telecommunications infrastructure. Pg 18* **RESPONSE: A water tank will be placed on site for the supply of cold water which will enhance the water supply. The electricity and telecommunications infrastructure are already available at Leek Street.**
- *Future developments will enhance and not adversely impact infrastructure assets, or provision of services by the council. Pg 18* **RESPONSE: With the Thistle Street extension it will enhance council access for provision of services such as garbage collection. There will be no adverse impact from this development as far as we can assess.**

- **Township Zone Code:** Present zoning is “Mixed Use”
- **General Development Code:** Tourism Park
- **Reconfiguring a lot code:** The present Lot 1 on CP900484 would become Lot 1a – Mixed Use for Church and Lot 1b – Tourism Park for the caravan site. All owned by New Beginnings Church.

2. Proposed Development – Insufficient detail

- *The number of sites* - 16 Caravan sites only
- *Sites for caravans or tents* - Caravans only
- *Number of car spaces* - 16 next to caravan site + 6 extra (Marked Visitors on Drafting plan Pg 4 making a total of 22 car spaces

- *Proposed material used for treatment of access and circulation areas – red gravel road base*
- *Location of refuse areas, including proposed screening – It will be located across the driveway from the office & managers house. A timber fence / screen will be built to screen the area.*
- *Proposed fencing – 1.8 meter on the external fencing, 1.5 between van park and church and around the caretaker’s residence. All fencing to be galvanized posts and chain wire.*
- *Proposed landscaping – Landscaping to include the 2 meter buffer zone around the van site areas, a BBQ area complete with outdoor table and seating, a fire pit that will be safe in containing the fire, photography area for taking sunset photos and finally the areas around the ensuite units will be grassed and have garden beds. (Refer ATTACHMENT 3 and Pg 4 of Drafting Plan)) As we have done with landscaping the front of the church area, we will consult with local plant suppliers to ensure all plants are suited to the local conditions. It will be trees, shrubs and grassed areas.*
- *How the proposal will be serviced including water and sewerage arrangements – The services are presently at Leek Street and a connection line will be run underground on the newly formed footpath when the Thistle Street is formed. All ensuites will be plumbed into the sewerage and water. There will be an external connection point on all ensuites to connect the caravans for waste water and connection of water supply.*
- *Details of proposed dwelling will be used. An integrated caretaker’s accommodation and office will be developed to provide on site support and help to our clients.*
- *Please confirm the proposal includes the reconfiguration of the lot. New Beginnings church is seeking approval to operate as a church and run a social enterprise called a caravan park to make the church more financially sustainable and in a position to support the local community through welfare. The advice we have been given is this will require the reconfiguration of the lot. We are not looking to lease the caravan park out, it will be under the ownership and management of the church. I don’t think the church needs to lease it to itself. As stated earlier - The present Lot 1 on CP900484 would become : Lot 1a – Mixed Use for Church and Lot 1b – Tourism Park for the caravan site. All owned by New Beginnings Church. (Refer Pg3 of Drafting Plan)*

3. Car Parking – Tourist Park

- *Car parking – 1 extra space for every 3 sites – Please refer to new layout incorporating the extra parking spaces. (Refer Pg4 of Drafting Plan)*
-

4 Car Parking - Existing Church

- *Church Car Parking – Will the reconfiguration impact on the church, will there be sufficient spaces to accommodate vehicle traffic – The amount of land and space for church traffic is more than enough to accommodate the parking. As we have redesigned the church landscaping, we have drawn up the new design and location of car parks. (Refer Pg2 of Drafting Plan)*

4. Flooding – The site is identified as being in the flood zone.

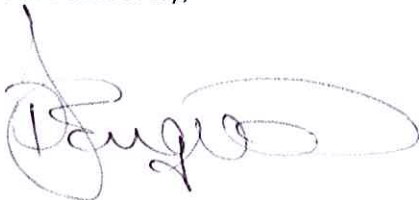
- *The site identified by the planning scheme as being subject to flooding. This issue has been raised a number of times. When I first inquired at Council regarding your flood mapping, I was informed that the council maps were only a mud map and that we had to engage a surveyor to establish the height. We have done this and the results are in the Attachments 1 & 2 which place the block above the flood height of 282 meters. Plus the plans have allowed for a minimum freeboard of 300mm. The survey shows the lowest point on our block is 282.52 and according to your requirements we need to be above 282.3. Our lowest point exceeds your requirements by 220 mm.*

Details in relation to the evacuation of the site in the event of a flood.

As pointed out above we have a good clearance from flood waters. In the unlikely event this van park is in danger of flooding, the caretaker will ensure that clients / residents are well informed of any impending danger and will cooperate with local authorities in ensuring van park residents are safely relocated. In rainy periods the caravan park manager will maintain constant communication with the local authorities to monitor if there is any flood threat.

I trust this has satisfied your questions, please don't hesitate to contact me further if you have any questions.

Yours Sincerely,



Bob Engwicht

Pastor of New Beginnings Church Blackall.

PS. Please find attached new drafting plans to replace the ones originally given.