



Blackall-Tambo Regional Council

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7 September 2021

Mr Matthew James Adams
11 Woodbine Street
Blackall QLD 4472



Sent via email: mjadamswelding@gmail.com

Dear Matthew,

Information Request

Given under section 12 of the Development Assessment Rules

The Blackall-Tambo Regional Council has commenced its assessment of your development application for the following premises.

Applicant details

Application Number:	DA 07-2021-2022
Approval sought:	Development Permit for a Material Change of Use
Description of the development proposed:	Low Impact Industry and Hardware and Trade Supplies

Location details

Street address:	23 Violet Street, Blackall
Real property description:	Lot 28 on SP210376

Information requested

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

1. Completion of DA Form

DA Form 1 is incomplete. Please complete the DA Form by filling out Part 3, sections 8.1 and 8.2 (Describe the proposed material change of use), and Part 4, sections 15 and 16 (Assessment manager details).

2. Plan of Workshop Shed

The application provided a site plan of the overall development, and a floor plan and elevations of the proposed storage shed. Plans for the proposed workshop shed do not appear to have been submitted.

Please provide a floor plan layout and elevations of the proposed workshop shed.

3. Staff and amenities

Please confirm anticipated staff numbers to be employed by your business at the site.

Please show the location of amenities (bathroom, toilets etc.) on the proposed site plan or on the proposed floor plan for the workshop shed.

How to respond (Information Request)

The due date for providing the requested information is 3 months from the date of this request or a further period agreed.

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 the Blackall-Tambo Regional Council will continue the assessment of your application without the information requested.

Further Advice

Given under section 35 of the Development Assessment Rules

Further to the additional information required to assess your application (set out above), Blackall-Tambo Regional Council has identified other matters regarding your application you may wish to consider.

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Further advice

Blackall-Tambo Regional Council offers the following advice for your consideration and, if required, the opportunity to change your application

1. Inclusion of DA Form 2

Included with your application for Material Change of Use is a related Building Work (DA Form 2). The building work aspects of the proposed development only require assessment against

the building assessment provisions under the *Building Act 1975*. The building work aspects do not also trigger assessment against the Planning Scheme.

You may wish to wait until the application for Material Change of Use is decided before proceeding with making an application for building work, to Blackall-Tambo Regional Council, in its capacity as building certifier.

More detailed design drawings and structural engineering plans for the built structures, as well as an associated plumbing application, will be required to support the building work application.

For these reasons, a fee notice for the building application has not been issued to you for payment. Issuing the fee notice and assessment of the building application will therefore not be undertaken by Council unless otherwise instructed by yourself after considering the above advice.

It is noted that under the Building Act, a development permit for building work cannot be issued until all other required development permits are in place (for example, for Material Change of Use, Operational Work and Plumbing and Drainage Work).

2. Use definition for 'Low Impact Industry'

Your application for Material Change of Use is for 'Low Impact Industry' use. By definition, this means your proposed welding and manufacturing activities cannot exceed the relevant Industry Thresholds prescribed under Schedule 1.3 of the Planning Scheme for a Low Impact Industry use.

The Industry Threshold relevant to your proposed activities is:

*Assembling or fabricating products from sheet metal or welding steel, producing **less than 10 tonnes a year** and **not including spray painting***

Please confirm your proposed welding and manufacturing activities will not exceed this Industry Threshold for a Low Impact Industry use.

Where exceeding 10 tonnes of steel product manufactured in a year, and/or if your activities involve spray painting, then it would be more appropriate to define your activities as a 'Medium Impact Industry' use, as opposed to a 'Low Impact Industry' use.

Please contact Council or your planning consultant for advice on how the inclusion of a Medium Impact Industry use would affect the development assessment process.


How to respond (Further advice)

There is no due date for taking action in response to further advice.

It is recommended that you consider the advice provided and determine whether it is appropriate for you to make changes to your current application. It is in your interests to do this in a timely manner, as the giving of further advice does not pause or change process timeframes under the Development Assessment Rules. It does however provide you with an opportunity to make changes to your application, if appropriate, before it is assessed and decided.

For further information please contact Blackall-Tambo Regional Council on (07) 4621 6600
or via email rates@btrc.qld.gov.au

Yours sincerely,

 DA Howard
CHIEF EXECUTIVE OFFICER