

09 August 2022

Our Ref: MCU2022/0010
File Ref: 4678311
Enquiries: Paul Want

Blackheath & Thornburgh College
C/- Simon Murphy
55-59 King Street
CHARTERS TOWERS QLD 4820

Sent via email: principal@btc.qld.edu.au

Dear Simon

Information Request

(Given under Section 12 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further information is required in order to decide the application.

Applicant details

Applicant name: Blackheath & Thornburgh College

Location details

Street address: 4 Macdonald Street Richmond Hill QLD 4820
Real property description: Lot 1 MPH958

Application details

Application number: MCU2022/0010
Approval sought: Development Permit
Development type: Material Change of Use
Description of development: Short Term Accommodation
Categorising instrument: Charters Towers Regional Town Plan Version 2

Information requested

General comment

1. Please provide an assessment of the proposed development against the following Planning Scheme Codes:
 - 6.2.1.1 General residential zone code
 - 8.3.1 Development works code
 - 8.3.2 Landscaping code



Water supply

1. The water supply service is to be sized to accommodate the expected demand generated by the proposed development. As the site is currently served by a 20mm water line this may be insufficient for the expected demand. Please provide a water supply analysis identifying the demand to be generated by the proposed development.

Sewer main

2. The provided plans do not show the sewer line running north internally along the front of the lot or any sewer lines connected to the manhole at the rear of the lot. If any structures are to be constructed over the sewer, appropriate protection of the sewer pipe will be required to prevent loading on the pipe. Please provide plans showing the location of all existing infrastructure with the proposed development.

Stormwater

3. It is noted that the site does not have kerb and channel along the property frontage. Please provide plans and supporting information detailing how stormwater will be discharged to a controlled lawful point of discharge.

Built form

4. Buildings should be of a design that complement the low-rise residential neighbourhood character. It is requested that consideration be given to increasing the front boundary setback to 3 metres to the outermost projection as per Table 6.2.1.1.3(b) as per the requirements for residential uses within the General residential zone.
5. Please provide elevations for all buildings as these are not provided in the application.
6. Please confirm that the decks will not be covered.

Parking

7. The proposed development is to provide on-site car parking to satisfy the anticipated requirements of the use. In accordance with the Acceptable Outcome of the Development works code, eight spaces are required. Please provide supporting information regarding the proposed reduction in on-site parking spaces or an amended plan providing eight parking spaces.

Applicant's response

The due date for providing a response is three months from the date of this information request being 8 November 2022 or a further period agreed between you the applicant, and the assessment manager.

As the assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. You may however respond by providing:

- 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.

For your assistance, you may wish to use the State Assessment Referral Agencies '*applicant response to an information request*' template found at: <https://planning.dsdmip.qld.gov.au/>.



Failure to respond

In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or a further agreed period), it will be taken as if you, the applicant, have decided not to respond to the information request and the assessment manager will continue with the assessment of your application without the information requested.

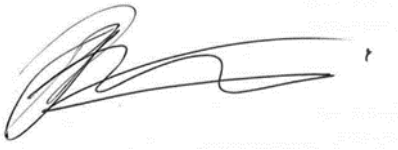
Please note that the assessment manager may give further advice to the applicant about the development application before the development application is decided.

Infrastructure charges notice

In accordance with the Infrastructure Charges Resolution (No. 3) 2020, an Infrastructure Charges Notice will be issued by Council should the proposal be approved. It is recommended that you contact Council prior to a Decision Notice being issued to understand the likely cost of this Notice.

Should you wish to discuss this matter, please contact Paul Want on (07) 4761 5300.

Yours faithfully



Paul Want
Manager Planning & Development

