

Address all communications to  
The Chief Executive Officer  
Enquiries to:

Planning Department

Your reference:

M2240

Our reference:

MCU23/0016

PO Box 974, Ayr Qld 4807  
T (07) 4783 9800 | F (07) 4783 9999  
planning@burdekin.qld.gov.au

4 December 2023  
Quang Hung Do  
C/- Milford Planning  
PO Box 5463  
Townsville QLD 4810  
Via Email: infor@milfordplanning.com.au  
Attention: Matteo Sandona

Dear Matteo,  
Information Request  
Planning Act 2016

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

Application Details  
Application No:

MCU23/0016

Proposal:

Material Change of Use – Non-Resident Workforce Accommodation

Street Address:

182 and 213 Homestead Road, Fredericksfield

Real Property Description:

Lots 17 and 20 on SP149529

Planning Scheme:

Burdekin Shire Council Planning Scheme December 2022

INFORMATION REQUIRED

1.

Use and Design

The use applied for is 'Non-Resident Workforce Accommodation', with accommodation proposed to be provided using caravans.

Non-Resident Workforce Accommodation is a residential building use that has a Class 3 classification under the National Construction Code (NCC). Caravans are not a building that can be

classified under the NCC and are not permitted for use to provide Non-Resident Workforce Accommodation. Only a 'tourist park' development approval would permit the use of caravans to provide holiday accommodation only.

Please submit a proposal including professionally prepared, comprehensive proposal plans, for a NonResident Workforce Accommodation facility that provides a safe and functional living environment for its occupants, including but not limited to:

a. structures that can demonstrate compliance with the NCC, providing suitable residential accommodation facilities including laundry, kitchen and bathroom facilities (toilets, showers and hand basins);

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b. suitable amenity and privacy provisions including suitable communal and private open space provisions;  
c. adequate infrastructure provision and servicing arrangements on site including potable water supply, waste water (grey and black water) treatment, waste management, carparking provisions and electricity supply.  
d. Planning Report addressing all triggered Planning Scheme Overlays (Regional Infrastructure Overlay Code - major Electricity Distribution Lines (Ergon)).

2.

#### Flood Hazard

Portions of the site are mapped as being subject to flood hazard.

Please provide reporting from a suitably qualified professional demonstrating a no worsening effect and mitigation of flood hazards for the development, its occupants and buildings and outside the subject site, is achieved.

3.

#### Traffic

Provide a statement from a suitably qualified person stating the proposed increase in the class and quantity of vehicles entering and exiting the site.

4.

#### Easement

Provide copies of the easement documents for the existing easements that are located over the proposed access for the proposed Non - Resident Workforce Accommodation.

5.

#### Environmental and Health

Please provide details of the following:

- a. Total number of caravans or complementary accommodation onsite;
- b. Potable water supply;
- c. Waste water disposal point for grey water;
- d. Waste water disposal for black water;
- e. Laundry facilities;
- f. Kitchen facilities;
- g. Bathroom facilities including toilets, showers and hand basins;
- h. Supply of bed linen;
- i. Waste disposal facilities;
- j. Provisions to enable the tie-down of caravans or other structures in the event of heavy winds;
- k. Any caretaker accommodation that will be onsite.

Provide a site layout plan for the proposed site detailing each site and all facilities.

#### End of Information Request

Under the provisions of the Development Assessment Rules 2017, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

(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 any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.



Please be aware that under the Development Assessment Rules 2017, the applicant is to respond to any Information Request within 3 months of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested. Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly. Should you have any further queries in relation to the above, please do not hesitate to contact Council.  
Yours faithfully

Kellie Galletta  
Manager Planning and Development

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