



Your Reference:
Our Reference:
Contact: Kelli Doyle

26 November 2020

Mr Samuel Nibset
C/- Wall Planning & Environmental Consulting
PO Box 435
CLERMONT QLD 4721

Attention: Renee Wall

Dear Renee

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 19 November 2020, Longreach Regional Council decided to approve the application in full, subject to conditions. Details of the decision are as follows:

1. APPLICATION DETAILS

Application Number: DA 20/21-005
Properly Made Date: 4 November 2020
Decision Date: 19 November 2020
Planning Scheme: *Longreach Regional Planning Scheme 2015 (v2.1)*

2. APPLICANT DETAILS

Name: Samuel Nibset
Postal Address: C/- Wall Planning & Environmental Consulting
PO Box 435
CLERMONT QLD 4721
Email Address: mail@wallplanning.com.au



3. PROPERTY DETAILS

Street Address: 44 Lark Street, Longreach
Real Property Description: Lot 28 on L35712
Local Government Area: Longreach Regional Council

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Operational Work (Access and Parking Works, Reticulated Water Supply Connection, Earthworks and Stormwater Works)

5. CURRENCY PERIOD

In accordance with section 85 (1) (c) (ii) of the *Planning Act 2016*, this development approval lapses if the development does not substantially start within 2 years after the approval starts to take effect.

6. ASSESSMENT MANAGER CONDITIONS

1.0 PARAMETERS OF APPROVAL

- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to “Council” in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- 1.4 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed by Council to create a hazard to the community, it must be repaired immediately.
- 1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the works and to Council’s satisfaction, and to be maintained at all times thereafter, unless otherwise stated.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this approval:

Plan/Document Name	Drawing Number	Revision	Date
Locality Plan & Drawing Index	200235-1/01	B	28-10-2020
Layout Plan & Typical Cross Section	200235-1/02	A	01-10-2020
Working Plan & Setout Table	200235-1/03	A	01-10-2020
Driveway Setout & Carpark Details	200235-1/04	A	01-10-2020
Earthworks/ Stormwater Management	200235-1/05	B	28-10-2020
Driveway 1 Cross Sections 1 of 2	200235-1/06	A	01-10-2020
Driveway 1 Cross Sections 2 of 2	200235-1/07	A	01-10-2020
Vehicle Path	200235-1/08	A	01-10-2020

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval prevail.

3.0 EROSION AND SEDIMENT CONTROL

3.1 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time as all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted and/or landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.

3.2 The Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with the Best Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.

3.3 Where any component of the works is to be undertaken during the wet season (October to May), the Erosion and Sediment Control Plan must be submitted to Council for approval, prior to commencement of the works.

Advisory note: Schedule 5.1.2.5 of the Longreach Regional Council Planning Scheme (v2.1) references the Director of Infrastructure Services to undertake the assessment of the ESCP.

4.0 CONSTRUCTION ACTIVITIES

4.1 Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

4.2 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the relevant provisions of Planning Scheme Policy No. 1 – Works Planning Scheme Policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v2.1).

4.3 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.



5.0 RETICULATED WATER CONNECTION

- 5.1** A reticulated water connection is to be provided to each lot, prior to the first change of use on the lot, in accordance with Table SC5.1.2.6 – Water and Sewer Standards in the *Longreach Regional Planning Scheme 2015* (v2.1).
- 5.2** Provide to Council for approval, prior to the commencement of the works, a plan showing the location of the reticulated water connection for each lot.
- 5.3** Provide to Council, prior to the commencement of the works, certification from a Registered Professional Engineer of Queensland that the design is consistent with the standards prescribed by Condition 5.1.

6.0 ENGINEERING CERTIFICATION

- 6.1** An Engineer's Certificate of Construction must be signed and submitted to Council by a Registered Professional Engineer of Queensland verifying that all works have been carried out in accordance with the relevant standards, drawings, the development permit for Carrying Out Operational Work, and any specification that results from the submission of the engineering certification.

7. ADVISORY NOTES

- 1. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
- 2. General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
- 3. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

8. REFERRAL AGENCIES

Nil.

9. FURTHER DEVELOPMENT PERMITS REQUIRED
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Nil.

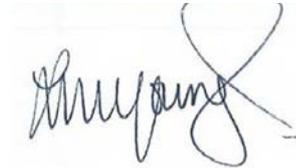


Should you require further assistance in relation to this matter, please do not hesitate to contact Kelli Doyle, Support Services Officer, on (07) 4658 4111.

Sincerely



Mitchell Murphy
Chief Executive Officer



Lisa Young
Director of Community & Cultural Services

Encl: Attachment 1 – Approved Plans
Attachment 2 – Appeal Rights