



# Longreach Regional Council

Ilfracombe Isisford Longreach Yaraka

Address all correspondence to:  
Chief Executive Officer  
PO Box 472, Longreach QLD 4730  
Tel: (07) 4658 4111  
Email: [council@longreach.qld.gov.au](mailto:council@longreach.qld.gov.au)  
ABN: 16 834 804 112

26 November 2024

Amplitel Pty Ltd  
PO Box 430  
Toowong QLD 4066

Sent via email: [ben.mcdonnell@bmmgroup.com.au](mailto:ben.mcdonnell@bmmgroup.com.au)

Dear Ben,

## DECISION NOTICE REFUSAL

*PLANNING ACT 2016, SECTION 63*

I refer to your application and regret to inform you that on 21 November 2024, Longreach Regional Council decided to refuse the application. Details of the decision are as follows:

### 1. APPLICATION DETAILS

**Application Number:** DA 24/25-003

**Properly Made Date:** 02 August 2024

**Decision Date:** 21 November 2024

**Planning Scheme:** *Longreach Regional Planning Scheme 2015 (v3)*

### 2. APPLICANT DETAILS

**Name:** Amplitel Pty Ltd

**Postal Address:** PO Box 430  
Toowong QLD 4066

**Email Address:** [ben.mcdonnell@bmmgroup.com.au](mailto:ben.mcdonnell@bmmgroup.com.au)

### 3. PROPERTY DETAILS

**Street Address:** Ilfracombe Road, Longreach

**Real Property Description:** Lot 172 on PD191

**Local Government Area:** Longreach Regional Council

## 4. REASONS FOR REFUSALS

At the General Council Meeting of 21 November 2024, the application was refused by the Council for the following reasons:

- Aesthetics - it is located at the back of Longreach's iconic tourist attraction – the Australian Stockman's Hall of Fame. Also, nearby residents will have an interrupted view of the surroundings.
- Future development – the plans indicate that further development could occur at the site without planning approval.
- Health concerns – electromagnetic radiation to neighbouring properties creating health issues.
- Alternative sites – why has the applicant not been able to find an alternative site for the development?

The above reasons relate to the following specific sections of the Longreach Region Planning Scheme 2015 version 3:

1. The proposed development does not comply with the Strategic Framework of the Longreach Region Planning Scheme 2015 version 3 in the following aspects:
  - (a) The proposed development does not comply with the Our towns theme in the following aspects:
    - (i) Strategic outcome 3.3.1 (6), as the proposed development does not protect and strengthen the lifestyle, character and amenity of Longreach.
    - (ii) Strategic outcome 3.3.1 (14) and Specific outcome 3.3.2.1 (23), as the proposed development may limit the continued operation and potential expansion of the Australian Stockman's Hall of Fame.
2. The proposed development does not comply with the Tourism zone code of the Longreach Region Planning Scheme 2015 version 3 in the following aspects:
  - (a) The proposed development does not comply with the Purpose of the Tourism zone code in the following aspect:
    - (i) Section 6.2.11.2 (1), as the proposed development is not for a tourist facility.
  - (b) The proposed development does not comply with the Overall outcomes of the Tourism zone code in the following aspects:
    - (i) Overall outcome 6.2.11.2 (3) (c), as the proposed development may limit the continued operation and potential expansion of the Australian Stockman's Hall of Fame.
    - (ii) Overall outcome 6.2.11.2 (3) (e), as the proposed development does not protect the amenity of surrounding land uses.
  - (c) The proposed development does not comply with PO2, as it has not been demonstrated that the proposal will minimise impacts on surrounding land and that it provides for an appropriate level of amenity, in particular visual impacts, emissions, privacy and outlook.

(d) The proposed development does not comply with PO5, as it the proposal includes a structure that is 36.3m in height and is inconsistent with the height and scale of surrounding buildings. The proposed development does not include features that contribute to an attractive streetscape.

(e) The proposed development does not comply with PO7, as the proposal has not been designed to provide appropriate protection for community safety and health, and to avoid unacceptable risk to life and property.

(3) The proposed development does not comply with the Telecommunications facilities code of the Longreach Region Planning Scheme 2015 version 3 in the following aspects:

(a) The proposed development does not comply with the Purpose of the Telecommunications facilities code in the following aspects:

- (i) Section 8.2.1.2 (1), as the proposed development will not be located, designed and managed to be compatible with the locality in which they are established.
- (ii) Section 8.2.1.2 (2)(b), as the proposed development has not demonstrated that it will not unreasonably impact on the character and amenity of the locality.
- (iii) Section 8.2.1.2 (2)(c), as the proposed development has not demonstrated risks to public health and safety are minimised and contained to acceptable levels.
- (iv) Section 8.2.1.2 (2)(d), as the proposed development has not been co-located with existing infrastructure.

(b) The proposed development does not comply with PO1, as the proposed development does not protect visual amenity, health and safety of residents as is it located in close proximity to sensitive land uses.

(c) The proposed development does not comply with PO2, as the proposed development is visually dominant when viewed from public vantage points and adjoining lots, having regard to scale, height, bulk, materials and colour and aesthetic appearance.

(d) The proposed development does not comply with PO3, as the proposed development has not demonstrated that it will minimise impacts on adjoining land as a result of noise, glare, overshadowing and loss of privacy.

(e) The proposed development does not comply with PO4, as the proposed development has not demonstrated that it will be established, operated and maintained in a way to minimise the risk to public health and safety from electromagnetic emissions.

## 7. REFERRAL AGENCIES

The development application required referral to the State Assessment and Referral Agency (SARA). SARA issued a referral agency response on 9 August 2024 (ref: 2408-41760 SRA).

## 8. MATTERS RAISED IN SUBMISSIONS

Matter raised in submission	Response to matter raised
Concerns raised about potential health impacts caused by the facility.	Noted. The application has been refused.

Concerns raised about potential ecological impacts caused by the facility.	
Concerns raised about potential visual impacts on residential areas.	Noted. The application has been refused.
The tower should be located on a different site that doesn't impact on town residents.	Noted. The application has been refused.
<p>The tower will detract from views to the Australian Stockman's Hall of Fame.</p> <p>The tower is in close proximity to two key tourist attractions and the tower will impact their appearance.</p>	Noted. The application has been refused.
The tower may impact further tourism attractions being planned for the site.	Noted. The application has been refused.

## 9. PROPERLY MADE SUBMISSIONS

The following is a list of people that made properly made submissions:

Jenny Milson  
PO Box 443  
123 Wompo Road  
Longreach QLD 4730  
[jamilson@bigpond.com](mailto:jamilson@bigpond.com)

Bill and Mary-Ann Ringrose  
PO Box 481  
Longreach QLD 4730  
[maryringrose@bigpond.com](mailto:maryringrose@bigpond.com)

Michael and Susan Pratt  
PO Box 281  
Longreach QLD 4730  
[waroonapastoral@westnet.com.au](mailto:waroonapastoral@westnet.com.au)

Susan McDarra  
1 Kestrel Street  
Longreach QLD 4730  
[suzie@motherearthmassage.com.au](mailto:suzie@motherearthmassage.com.au)

## 10. OTHER DETAILS

If you find any inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Longreach Regional Council on (07) 4658 4111 or via email [council@longreach.qld.gov.au](mailto:council@longreach.qld.gov.au).

**11. DELEGATED PERSON**

**Name:** Brett Walsh    **Signature:**   
Chief Executive Officer

**Date:** 26 November 2024

**Encl:** Attachment 1 – Appeal Rights  
Attachment 2 – SARA Referral Agency Response



## **Attachment A – Appeal Rights**



## **Attachment B – SARA Referral Agency Response**