



Longreach Regional Council

Ilfracombe Isisford Longreach Yaraka

Address all correspondence to:
Chief Executive Officer
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ABN: 16 834 804 112

27 November 2024

B T Hunt Building Pty Ltd
85 Crane Street
Longreach QLD 4730

Sent via email: BENHUNT0035@gmail.com

Dear Ben

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 21 November 2024, 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 24/25-006

Properly Made Date: 25 September 2024

Decision Date: 21 November 2024

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

2. APPLICANT DETAILS

Name: B T Hunt Building Pty Ltd

Postal Address: 85 Crane Street
Longreach QLD 4730

Email Address: BENHUNT0035@gmail.com

3. PROPERTY DETAILS

Street Address: 85 Crane Street, Longreach

Real Property Description: Lot 16 on L3573

Local Government Area: Longreach Regional Council

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for a Multiple dwelling (3 units)

5. CURRENCY PERIOD

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the Planning Act 2016.)

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 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 use and to Council's satisfaction, unless otherwise stated.

2.0 APPROVED PLAN

- 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	Plan/Document Number	Revision	Date
Proposed Site Plan	TP1	A	01/09/24
Proposed Ground Floor	TP2	A	01/09/24
Proposed Roof Plan	TP3	A	01/09/24
Elevations	TP4	A	01/09/24

Elevations	TP5	A	01/09/24
Elevations	TP6	A	01/09/24

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 VEHICLE ACCESS AND PARKING

3.1 Provide and maintain a minimum of two (2) car spaces for each new dwelling.

3.2 Design, construct and maintain all car parking and access works generally in accordance with the approved plans, *Australian Standard AS2890 “Parking Facilities”* (Parts 1 to 6) and *Manual of Uniform Traffic Control Devices (Queensland)*.

3.4 Construct and maintain two (2) vehicular accesses to Parrot Lane in accordance with the *Institute of Public Works Engineering Australia Standard Drawing No. RS-049 (vehicle low density residential) Plan 1 and 2*.

Advisory Note: In accordance with section 5.7 and specifically Table 5.7.1 (Operational Work) of the Planning Scheme, Operational Work for a driveway crossover is prescribed as ‘Accepted subject to requirements.’ The requirements are the Works Code of the Planning Scheme.

4.0 ROOF AND ALLOTMENT DRAINAGE WORKS

4.1 Discharge all roof and allotment drainage such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure from the pre- to the post-development condition.

4.2 All roof water must be discharged to the open drain at the rear of the property. Alternatively, roof water may be captured in rainwater tanks for use on-site.

4.3 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5.0 SERVICES

5.1 The premises must be connected to Council’s reticulated water and sewerage networks in accordance with the standards prescribed in Table SC5.1.2.6 (Water and Sewer Standards) of *Planning Scheme Policy 1 – Works*.

Advisory Note: In accordance with section 5.7 and specifically Table 5.7.1 (Operational Work) of the Planning Scheme, Operational Work for water and sewerage connections are prescribed as ‘Accepted subject to requirements.’ The requirements are the Works Code of the Planning Scheme.

5.2 Electricity and telecommunication services must be provided to the premises in accordance with the standards and requirements of the relevant service provider.

6.0 LANDSCAPING



- 6.1 Establish and retain all landscaping generally in accordance with the approved plans. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.
- 6.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and ongoing maintenance and replanting as required.

7.0 ENVIRONMENTAL HEALTH

- 7.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, odour, wastewater, waste products, dust or otherwise.
- 7.2 Maintain outdoor lighting to comply with AS4282 – 1997 “Control of Obstructive Effects of Outdoor Lighting”.
- 7.3 All waste storage areas must be kept in a clean, tidy condition, and must be screened from view. Sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site.

8.0 EROSION AND SEDIMENT CONTROL

- 8.1 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 landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.
- 8.2 The Erosion and Sediment Control Plan 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.
- 8.3 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.

9.0 CONSTRUCTION ACTIVITIES

- 9.1 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.
- 9.2 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 (v3).
- 9.3 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.

10.0 ASSET MANAGEMENT

10.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

ADVISORY NOTES

1. Permits and approvals for building work, plumbing and any other related works should be obtained prior to commencement of the building works authorised by this permit.
2. 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.
3. 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.
4. 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”).

7. STATEMENT OF REASONS

7.1 Description of Development

- Development Permit for a Material Change of Use for a Multiple dwelling (3 units) as per Decision Notice DA 24/25-006.

7.2 Assessment Benchmarks

The following are the benchmarks that are applicable to this development:

Benchmark applying for the development	Benchmark reference
<ul style="list-style-type: none">• Medium Density Residential Zone Code• Works Code• Landscape Code	<i>Longreach Regional Planning Scheme 2015 (v3)</i>

7.3 Relevant Matters

There are no relevant matters for this application.

7.4 Matters Raised in Submission

Public notification of the application was not required.

7.5 Reason for Decision

The development application is approved and the reasons for the decision are based on findings on material questions of fact:

- a) The proposal incorporates a compliant building height, compliant setbacks and a compliant site cover.
- b) The proposal can be serviced by all necessary urban services.
- c) The development complies with all applicable assessment benchmarks of the Planning Scheme.
- d) The development does not compromise the relevant elements of the Central West Regional Plan and State Planning Policy.

8. REFERRAL AGENCIES

Nil

9. FURTHER DEVELOPMENT PERMITS REQUIRED

Where required, permits and approvals for building work, plumbing and any other related works should be obtained prior to commencement of the works authorised by this permit.

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.

11. DELEGATED PERSON

Name: Brett Walsh
Chief Executive Officer

Signature: 

Date: 27 November 2024

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



Attachment A – Approved Plans





Attachment B – Appeal Provisions