



# 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

25 June 2025

Lockheed Martin Australia Pty Ltd  
c/- MasterPlan SA Pty Ltd  
14 Sunshine Cove Way  
Maroochydore QLD 4558

Sent via email: [peters@masterplan.com.au](mailto:peters@masterplan.com.au)

Dear Peter

## DECISION NOTICE APPROVAL

*PLANNING ACT 2016, SECTION 63*

I refer to your application and advise that on 17 June 2025, 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 24/25-007

**Properly Made Date:** 20 March 2025

**Decision Date:** 17 June 2025

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

### 2. APPLICANT DETAILS

**Name:** Lockheed Martin Australia Pty Ltd c/- MasterPlan SA Pty Ltd

**Postal Address:** 14 Sunshine Cove Way  
Maroochydore QLD 4558

**Email Address:** [peters@masterplan.com.au](mailto:peters@masterplan.com.au)

### 3. PROPERTY DETAILS

**Street Address:** Landsborough Hwy, Longreach Qld 4730  
**Real Property Description:** Lot 59 and 161 on PD158  
**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 Telecommunication Facility

#### **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 development conditions contained in this development approval about infrastructure under Chapter 4 of the Planning Act 2016 (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.
- 1.6 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 PLANS**

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
Site Plan Proposed	S2-3A	-	Dec 2024
Site Enlargement Plan	SE1-3A	-	Dec 2024
Elevation Plan West Elevation	E1-3A	-	Dec 2024
Elevation Plan South Elevation	E1-3B	-	Dec 2024
Elevation Plan GRS Antenna Detail	E1-3C	-	Dec 2024
Elevation Plan GRS Antenna Detail	E1-3D	-	Dec 2024
Elevation Plan Isometric View	E1-3E	-	Dec 2024

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 Appropriate access is to be provided to the site for construction and maintenance purposes.

3.2 Design, construct and maintain all access works generally in accordance with the requirements included in SC5.1 Planning Scheme Policy No. 1 – Works Planning Scheme Policy contained within the *Longreach Regional Planning Scheme 2015 (version 3)*.

### **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 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 ENVIRONMENTAL HEALTH**

5.1 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.

5.2 Maintain outdoor lighting to comply with AS4282 – “Control of Obstructive Effects of Outdoor Lighting”. All lighting is to be provided to ensure it does not impact airport operations.

5.3 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.

## 6.0 SERVICES

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

## 7.0 EROSION AND SEDIMENT CONTROL

7.1 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.

7.2 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.

7.3 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.

## 8.0 CONSTRUCTION ACTIVITIES

8.1 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.

8.2 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).

8.3 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.

## 9.0 ASSET MANAGEMENT

9.1 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. Prior to commencing any construction activities, the applicant/developer may be required to obtain further development permits for operational work (for example, for

the relocation of the sewer line if this is required), building work, and plumbing and drainage work, as required under relevant legislation for this work.

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. Compliance must be achieved with any relevant Civil Aviation Safety Authority requirements. The development and operation of the use must not conflict with or adversely impact the operational requirements of the Longreach Airport.
4. 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.
5. 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 Telecommunication Facility as per Decision Notice DA 24/25-007.

### **7.2 Assessment Benchmarks**

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

<b>Benchmark applying for the development</b>	<b>Benchmark reference</b>
<ul style="list-style-type: none"><li>• Community Facilities Zone Code</li><li>• Works Code</li><li>• Landscape Code</li><li>• Airport Enviros Overlay Code</li></ul>	<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 proposed new buildings are limited to one storey and approximately 3.4m in height and well below the permitted 8.5m maximum building height
- b) The facility will be setback a significant distance from the Highway and other buildings and structures on the site
- c) The facility is setback a significant distance from residential uses to the west to protect the safety and amenity of existing and future residents and site users
- d) The proposed facility is subordinate to the primary use of the land
- e) The proposal does not prejudice the ongoing operation and possible expansion of the existing Longreach Airport and the Qantas Founders Museum, which are located on the site
- f) The development complies with all applicable assessment benchmarks of the Planning Scheme
- g) The development does not compromise the relevant elements of the Central West Regional Plan and State Planning Policy.

## **8. REFERRAL AGENCIES**

The development application required referral to the State Assessment and Referral Agency (SARA). SARA issued a referral agency response on 13 May 2025 (ref: 2503-45225 SRA).

## **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](mailto:council@longreach.qld.gov.au).

## **11. DELEGATED PERSON**

**Name:** Brett Walsh  
Chief Executive Officer

**Signature:**



**Date:** 25 June 2025

**Encl:** Attachment A – Approved Plans  
Attachment B – SARA Referral Agency Response  
Attachment C – Appeal Provisions



## **Attachment A – Approved Plans**





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





## **Attachment C – Appeal Provisions**

