



# Longreach Regional Council

Ilfracombe Isisford Longreach Yaraka

**Address all correspondence to:**  
**Chief Executive Officer**  
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06 February 2026

Macdonald Sunshine Pty Ltd ATF Macdonald Superfund  
C/- Wendy Macdonald  
21 Tailslide Crescent  
Bokarina QLD 4575

Sent via email: [wendy@propertysuperstars.com.au](mailto:wendy@propertysuperstars.com.au)

Dear Wendy

## DECISION NOTICE APPROVAL

*PLANNING ACT 2016, SECTION 63*

I refer to your application and advise that on 06 February 2026, 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 25/26-036

**Properly Made Date:** 19 December 2025

**Decision Date:** 06 February 2026

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

### 2. APPLICANT DETAILS

**Name:** Macdonald Sunshine Pty Ltd ATF Macdonald Superfund

**Postal Address:** 21 Tailslide Crescent  
Bokarina QLD 4575

**Email Address:** [wendy@propertysuperstars.com.au](mailto:wendy@propertysuperstars.com.au)

### 3. PROPERTY DETAILS

**Street Address:** 141 Galah Street, Longreach  
**Real Property Description:** Lot 23 on L3571  
**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 six (6) Short Term Accommodation 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 by Council 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 the use and to Council's satisfaction, and to be maintained at all times thereafter, 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
Site Plan as amended in red	DA01	A	18/12/2025
Elevations	DA02	A	18/12/2025
Elevations	DA03	A	18/12/2025

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 LAND USE CONTROLS**

3.1 The approved use is for six (6) Short-term accommodation units.

3.2 Guests of the Short-term accommodation are limited to a maximum stay of three (3) consecutive months at any one time.

3.3 Prepare, maintain and implement a Site Management Plan for the site. The Site Management Plan is to include measures to manage operational aspects of the development including, but not limited to, managing bookings, hours of operation, noise management, site care and maintenance, complaints management and refuse management.

Prior to the commencement of use provide a copy of the Site Management Plan to Council at [council@longreach.qld.gov.au](mailto:council@longreach.qld.gov.au).

### **4.0 VEHICLE ACCESS AND PARKING**

4.1 Construct a vehicle crossover to Galah Street generally in the accordance with the location shown on the approved plans.

4.2 Provide and maintain a minimum of six (6) car parking spaces on-site, including a minimum of one (1) car parking space for people with disabilities. All car parking spaces must be clearly delineated by either line-marking or signage.

4.3 Design, construct and maintain all access, parking and manoeuvring areas 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)*.

### **5.0 ROOF AND ALLOTMENT DRAINAGE WORKS**

5.1 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.

5.2 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.

## 6.0 SERVICES

6.1 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.*

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

## 7.0 LANDSCAPING

7.1 Establish and retain all landscaping generally in accordance with the locations shown on the approved plans. In addition, provide a minimum 1m wide landscape strip to the southern boundary of the site. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.

7.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and ongoing maintenance and replanting as required.

## 8.0 ENVIRONMENTAL HEALTH

8.1 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.

8.2 Maintain outdoor lighting to comply with AS4282 "Control of Obstructive Effects of Outdoor Lighting".

8.3 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.

## 9.0 EROSION AND SEDIMENT CONTROL

9.1 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.

9.2 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.

9.3 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 (v3) references the Director of Infrastructure Services to undertake the assessment of the ESCP.*

## **10.0 CONSTRUCTION ACTIVITIES**

- 10.1 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.
- 10.2 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).
- 10.3 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.

## **11.0 ASSET MANAGEMENT**

- 11.1 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 any buildings being transported through Longreach or being placed on the subject site the applicant must comply with Policy 6.1 – Removal of Building Policy, prepared by Longreach Regional Council and dated 14 December 2023.
2. 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.
3. 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.
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 six (6) Short Term accommodation units as per Decision Notice DA 25/26-036.

## 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"> <li>• Medium Density Residential Zone Code</li> <li>• Airport Enviros Overlay Code</li> <li>• Works Code</li> <li>• Landscape 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) Short-term accommodation is a consistent use in the Medium Density Residential Zone.
- b) The proposal incorporates a compliant building height, suitable setbacks and a compliant site cover.
- c) The site will be provided with landscaping which will enhance the appearance of the development. Conditions have been included to ensure landscaping is established and maintained.
- d) The proposal can be serviced by all necessary urban services.
- e) The development complies with all applicable assessment benchmarks of the Planning Scheme.
- f) 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 [assist@longreach.qld.gov.au](mailto:assist@longreach.qld.gov.au).

**11. DELEGATED PERSON**

**Name:** Brett Walsh

**Signature:**



**Date:** 06 February 2026

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



## **Attachment B – Appeal Provisions**