



21 August 2026

Longreach Tourist Park Pty Ltd
12 Thrush Road
Longreach QLD 4730

Sent via email: savvas.koletas@hpg.au

Dear Savvas

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 20 August 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 26/27-002
Properly Made Date: 22 July 2026
Decision Date: 20 August 2026
Planning Scheme: *Longreach Regional Planning Scheme 2015 (v3)*

2. APPLICANT DETAILS

Name: Longreach Tourist Park Pty Ltd
Postal Address: 12 Thrush Road
Longreach QLD 4730
Email Address: savvas.koletas@hpg.au

3. PROPERTY DETAILS

Street Address: 12 Thrush Road, Longreach
Real Property Description: Lot 1 on SP204935

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for a Material Change of Use for an Extension to a Tourist Park (3 glamping domes)

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.

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	Plan/Document Number	Revision	Date
Plan 1	DA01	-	1-6-2026
Plan 2	DA02	-	1-6-2026

- 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 three (3) glamping domes associated with the existing Tourist Park.

4.0 VEHICLE ACCESS AND PARKING

- 4.1 Construct internal access to the glamping domes generally in the accordance with the location shown on the approved plans.
- 4.2 Provide and maintain a minimum of three (3) additional car parking spaces on-site. All car parking spaces must be clearly delineated by either line-marking or signage.
- 4.2 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 glamping tents must be connected to existing services in accordance with standards and requirements of the relevant service provider.

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 “Control of Obstructive Effects of Outdoor Lighting”.

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- 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 (v3) 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. 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. 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 an Extension to a Tourist Park (3 glamping domes) as per Decision Notice DA 26/27-002.

7.2 Assessment Benchmarks

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

Benchmark applying for the development	Benchmark reference
• Tourism Zone Code • Airport Environs Overlay 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) A Tourist Park is a consistent use in the Tourism Zone.
- b) The glamping domes are associated with the existing use of the land and therefore will be appropriately managed and maintained.
- c) The proposal can be serviced by all necessary urban services.
- d) The proposal effectively responds to the low flood risk of the site by not filling any watercourses.

- e) Guests can evacuate to the north and east via paths and roads that will not be impacted by flooding in a defined flood event.
- 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

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.

11. DELEGATED PERSON

Name: Brett Walsh

Signature: 

Date: 21 August 2026

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



Attachment A – Approved Plans



Attachment B – Appeal Provisions