



27 May 2026

Diamond Gully Holdings Pty Ltd  
PO Box 350  
Longreach QLD 4370

Sent via email: [admin@aclaes.com.au](mailto:admin@aclaes.com.au)

Dear Andrew

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## **DECISION NOTICE APPROVAL**

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*PLANNING ACT 2016, SECTION 63*

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I refer to your application and advise that on 21 May 2026, Longreach Regional Council decided to approve the application in full, subject to conditions. Details of the decision are as follows:

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### **1. APPLICATION DETAILS**

**Application Number:** DA 25/26-047  
**Properly Made Date:** 07 April 2026  
**Decision Date:** 21 May 2026  
**Planning Scheme:** *Longreach Region Planning Scheme 2015 (v3)*

### **2. APPLICANT DETAILS**

**Name:** Diamond Gully Holdings Pty Ltd  
**Postal Address:** PO Box 350  
Longreach QLD 4370  
**Email Address:** [admin@aclaes.com.au](mailto:admin@aclaes.com.au)

### **3. PROPERTY DETAILS**

**Street Address:** 343 Old Winton Highway, Longreach  
**Real Property Description:** Lot 11 on SP332287 (and adjacent to)

**Local Government Area:** Longreach Regional Council

#### 4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Carrying Out Operational Work for Earthworks

#### 5. CURRENCY PERIOD

The currency period for this development approval is two (2) years. (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 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	Drawing Number	Revision	Date
Typical Section – Cut & Fill Placement	S.100	A	11/11/2025
Bored Pier Details	S.200	A	11/11/2025

Construction Notes	S.300	A	11/11/2025
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- 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 EROSION AND SEDIMENT CONTROL**

- 3.1 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/or landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.
- 3.2 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.
- 3.3 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 Region Council Planning Scheme (v3) references the Director of Infrastructure Services to undertake the assessment of the ESCP.*

### **4.0 CONSTRUCTION ACTIVITIES**

- 4.1 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.
- 4.2 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 Region Planning Scheme 2015 (v3).
- 4.3 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.

### **5.0 ENGINEERING CERTIFICATION**

- 5.1 An Engineer's Certificate of Construction must be signed and submitted to Council by a Registered Professional Engineer of Queensland verifying that all works have been carried out in accordance with the relevant standards, drawings, the development permit for Carrying Out Operational Work, and any specification that results from the submission of the engineering certification

### **ADVISORY NOTES**

1. 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.

2. 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.
3. 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 Carrying Out Operational Work for Earthworks as per Decision Notice DA 25/26-047.

### 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>• Works Code</li><li>• Flood Overlay Code</li><li>• Airport Environs Overlay Code</li></ul>	<i>Longreach Region 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 works have been designed to minimise the height and depth of works.
- b) The works generally follow the natural form of the land and will not cause adverse impacts on the visual amenity or privacy of surrounding properties.
- c) The works do not restrict access and will instead improve access to the river.
- d) The works have been designed by a Registered Professional Engineer of Queensland to reduce scour and erosion and to limit, where practicable, changes to flow paths.

- e) The development avoids adversely affecting the safety and efficiency of the airport's operational airspace.
- 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 [council@longreach.qld.gov.au](mailto:council@longreach.qld.gov.au).


#### **11. DELEGATED PERSON**

**Name:** Brett Walsh

**Signature:** 

**Date:** 27 May 2026

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



## **Attachment 1 – Approved Plans**



## **Attachment 2 – Appeal Provisions**