



Your Reference:
Our Reference: DA21/22-018
Contact: Kelli Doyle

13 July 2022

Andrew and Louise Seccombe
90 Crane Street
Longreach QLD 4730

Attention: Andrew and Louise Seccombe

Dear Andrew and Louise,

**DECISION NOTICE
APPROVAL (MINOR
CHANGE)**

PLANNING ACT 2016, SECTION 83

I refer to your application and advise that on 13 July 2022, 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 21/22-018
Properly Made Date:	17 June 2022
Decision Date for previous Development Application (Change Application):	18 November 2021
Decision Date for Change Application:	13 July 2022
Planning Scheme:	<i>Longreach Regional Planning Scheme 2015 (v2.1)</i>

2. APPLICANT DETAILS

Name: Andrew and Louise Seccombe

Postal Address: 90 Crane Street
Longreach QLD 4730

Email Address: admin@muddyduck.com.au

3. PROPERTY DETAILS

Street Address: Landsborough Highway, Longreach

Real Property Description: Lot 30 C22867, Lot 32 C22880 and Lot 11 on SP332287

Local Government Area: Longreach Regional Council

4. DECISION DETAILS

The following type of approval has been amended on 13 July 2022:

- Development Permit for Carrying Out Operational Work (External Road Works, Internal Road Works and Parking, Earthworks, Stormwater and Drainage Works and Water Supply Connection)

5. CURRENCY PERIOD

In accordance with section 85 (1) (c) (ii) of the *Planning Act 2016*, this development approval lapses if the development does not substantially start within 2 years after the approval starts to take effect.

6. NATURE OF THE CHANGES

The nature of the changes are:

- Amendment to Condition 2.1 (Approved Plans and Documents)

Changes are summarised as follows:

- Inclusion of Lot 11 on SP332287
- Relocation of approved access driveway to the south.

7. 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 conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the works for each stage 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 permit:

Plan/Document Name	Drawing Number	Revision	Date
Thomson River Caravan Park - Locality Plan	- (as amended in red on 08/07/22)	-	19/10/20
Cover Sheet	ACS-200109-GEN-01	A	23/08/21
Notes & Details	ACS-200109-GEN-02	A	23/08/21
General Layout Plan	ACS-200109-GEN-03 (as amended in red on 08/07/22)	A	23/08/21
Access Road Layout Plan	ACS-200109-GEN-04	A	23/08/21
Proposed Changes	OPWMC1	-	27/04/22 (Received date)
Access Road Longitudinal Section	ACS-200109-GEN-05	A	23/08/21
Bulk Earthworks Layout Plan	ACS-200109-GEN-06 (as amended in red on 08/07/22)	A	23/08/21
Site Sections	ACS-200109-GEN-07	A	23/08/21
Erosion & Sediment Control Notes	ACS-200109-GEN-08	A	23/08/21
Erosion & Sediment Control Notes & Details	ACS-200109-GEN-09	A	23/08/21
Erosion & Sediment Control Layout Plan	ACS-200109-GEN-10 (as amended in red on 08/07/22)	A	23/08/21
Stormwater & Drainage Management Plan	ACS-200109-GEN-11 (as amended in red on 08/07/22)	A	23/08/21

Water Reticulation Layout Plan	ACS-200109-GEN-12 (as amended in red on 08/07/22)	A	23/08/21
Pump Station Layout Plan and Details	ACS-200109-GEN-13	A	23/08/21
Construction Notes Sheet 1	S1.1	A	19/08/21
Construction Notes Sheet 2	S1.2	A	19/08/21
Pump Platform Plans	S2.1	A	19/08/21
Pump Platform Sections and Details	S2.2	A	19/08/21

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 must prevail.

3.0 DEVELOPMENT STAGES

3.1 Development is to be undertaken in two (2) stages, generally in accordance with the approved 'Thomson River Caravan Park – Locality Plan' (Condition 2.1).

3.2 The two (2) stages must be undertaken and completed in chronological order unless the stages are undertaken at the same time.

3.3 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 EROSION AND SEDIMENT CONTROL

4.1 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.

4.2 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.

4.3 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.

5.0 CONSTRUCTION ACTIVITIES

- 5.1 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.
- 5.2 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 (v2.1).
- 5.3 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.

6.0 ENGINEERING CERTIFICATION

- 6.1 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. The booster pump station is approved as it relates to carrying out operational work for the water supply infrastructure. An application for a development permit for building work will likely be required to assess the building work for the booster pump station against the building assessment provisions.
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").

8. STATEMENT OF REASONS

8.1 Description of Development

The development application is for a Development Permit for Material Change of Use for Carrying out Operational Works (External Road Works, Internal Road Works and Parking, Earthworks, Stormwater and Drainage Works, Water Supply Connection)

8.2 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">Section 7.2.1 (Airport Environs Overlay Code)Section 8.3.2 (Works Code)	<i>Longreach Regional Planning Scheme 2015 (v2.1)</i>

8.3 Relevant Matters

There are no relevant matters for this application.

8.4 Matters Raised in Submission

Public notification of the application was not required.

8.5 Reason for Decision

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

- The works are necessary to support the future development of the subject site as intended by the Planning Scheme and the related DA20/21-003 Development Permit for Material Change of Use for a Tourist Park (150 caravan and camping sites);
- The works will be designed and constructed generally in accordance with Planning Scheme Policy 1 – Works; and
- The works do not conflict with applicable assessment benchmarks, being the Works Code, Airport Environs Overlay Code and State planning instruments.

9. REFERRAL AGENCIES

Nil.

10. FURTHER DEVELOPMENT PERMITS REQUIRED

Nil.

Should you require further assistance in relation to this matter, please do not hesitate to contact Kelli Doyle, Support Services Officer, on (07) 4658 4111.

Sincerely



Dirk Dowling
Chief Executive Officer



Lisa Young
Director of Community & Cultural Services