



4 July 2023

Mark and Suzann Kinsey  
PO Box 530  
Longreach QLD 4730

Sent via email: [kinsey@bigpond.net.au](mailto:kinsey@bigpond.net.au)

Dear Mark

## DECISION NOTICE APPROVAL

*PLANNING ACT 2016, SECTION 63*

I refer to your application and advise that on 22 June 2023, 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 22/23-010  
**Properly Made Date:** 25 May 2023  
**Decision Date:** 22 June 2023  
**Planning Scheme:** *Longreach Regional Planning Scheme 2015 (v2.1)*

### 2. APPLICANT DETAILS

**Name:** Mark and Suzann Kinsey  
**Postal Address:** PO Box 530  
Longreach QLD 4730  
**Email Address:** [kinsey@bigpond.net.au](mailto:kinsey@bigpond.net.au)

### 3. PROPERTY DETAILS

**Street Address:** 30-36 Thrush Road, Longreach  
**Real Property Description:** Lot 34 and 35 on L35712  
**Local Government Area:** Longreach Regional Council

#### 4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Building Work for a Shed

#### 5. CURRENCY PERIOD

The currency period for this development approval is two (2) 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 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 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	Plan/Document Number	Issue	Date
Site Plan	P1	-	12/06/23
Shed Extension	P2	-	04/05/23 (Received date)
Shed Extension	P3	-	04/05/23 (Received date)
Shed Layout	P4	-	04/05/23 (Received date)
Shed Elevations	P5	-	04/05/23 (Received date)



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 ROOF AND ALLOTMENT DRAINAGE WORKS**

3.1 All roof and allotment drainage must be discharged 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.

3.2 All stormwater must drain to the 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.

### **4.0 AMENITY**

4.1 Any proposed outdoor lighting must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.

### **5.0 EROSION AND SEDIMENT CONTROL**

5.1 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.

5.2 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.

### **6.0 CONSTRUCTION ACTIVITIES**

6.1 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.

6.2 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 Policies No. 1 – Works Planning Scheme policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v2.1).

6.3 All construction materials, waste, waste skips and machinery must be located and stored or parked within the development site, unless otherwise approved in writing by Council.

### **7.0 ASSET MANAGEMENT**

7.1 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. Permits and approvals for building work, plumbing and any other related works should be obtained prior to commencement of the building works authorised by this permit.
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 a Shed as per Decision Notice DA 22/23-010.

### 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>• Section 6.2.6 (Low Density Residential Code)</li> </ul>	<i>Longreach Regional Planning Scheme 2015 (v2.1)</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 development is a consistent development in the Low Density Residential Zone
- (b) The shed extension will not detract from the residential amenity and character of the neighbourhood
- (c) The development complies with all applicable assessment benchmarks of the Planning Scheme

(d) 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.

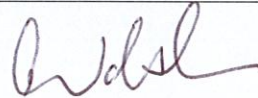
**10. OTHER DETAILS**

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:** 4 July 2023

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



**Attachment A – Approved Plans**



**Attachment B** – Extract of Appeal Provisions (Chapter 6, Part 1 of the *Planning Act 2016*)