



25 August 2023

Tanya Anne Johnson  
89 Crane Street  
Longreach QLD 4730

Sent via email: [nbr02@live.com](mailto:nbr02@live.com)

Dear Tanya

## DECISION NOTICE APPROVAL

*PLANNING ACT 2016, SECTION 63*

I refer to your application and advise that on 17 August 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 22/23-011  
**Properly Made Date:** 1 June 2023  
**Decision Date:** 17 August 2023  
**Planning Scheme:** *Longreach Regional Planning Scheme 2015 (v2.1)*

### 2. APPLICANT DETAILS

**Name:** Tanya Anne Johnson  
**Postal Address:** 89 Crane Street  
Longreach QLD 4730  
**Email Address:** [nbr02@live.com](mailto:nbr02@live.com)

### 3. PROPERTY DETAILS

**Street Address:** 22 Wompoo Road, Longreach  
**Real Property Description:** Lot 26 on L35729  
**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 Short-term accommodation (up to 6 guests)

#### 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
Site Plan	SK1	-	31 May 2023 (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 prevail.

### 3.0 LIMITATIONS OF USE

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

3.2 The total number of guests at any one time must not exceed six (6).

3.3 A minimum of one (1) onsite car space is to be available at all times to guests.

### 4.0 SITE MANAGEMENT PLAN

4.1 Maintain and implement a Site Management Plan for the Short-term accommodation. The site management plan is to include measures to manage operational aspects of the development including, but not limited to, hours of operation, noise management, site care and maintenance, complaints management and refuse management.

Provide a copy of the Site Management Plan to Council before the commencement of the use.

### 5.0 SERVICES

5.1 Maintain all reticulated water and sewerage connections to the premises in accordance with the standards prescribed in Table SC5.1.2.6 (Water and Sewer Standards) of *Planning Scheme Policy 1 – Works*.

5.2 Maintain electricity and telecommunication services to the premises in accordance with the standards and requirements of the relevant service provider.

### 6.0 ENVIRONMENTAL HEALTH

6.1 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, dust, vibration, odour, fumes, smoke, vapour, steam soot, ash, waste water, waste products, oil or otherwise

6.2 In accordance with the Environmental Protection (Waste Management) Regulations, all waste storage areas must be kept in a clean, tidy condition, and sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site. Waste must be removed to a lawful landfill.

## 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. 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 Material Change of Use for Short-term accommodation (up to 6 guests) as per Decision Notice DA 22/23-011.

### 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 Zone Code)</li><li>• Part 3 (Strategic Framework)</li><li>• Section 7.2.1 (Airport Environs Overlay Code)</li><li>• Section 7.2.2 (Flood Overlay Code)</li><li>• Section 8.3.2 (Works Code)</li><li>• Section 8.3.3 (Landscape 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 required, however no properly made submissions were received.

#### 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 proposal involves the reuse of an existing dwelling house, therefore the built form and scale will continue to complement the surrounding development form.
- (b) The proposal is considered to be small scale and can be managed appropriately through conditions.
- (c) The existing building is connected to all necessary urban services.
- (d) The development complies or can be conditioned to comply, with the relevant assessment benchmarks of the Planning Scheme.
- (e) The development does not compromise the relevant elements of the Central West Regional Plan or 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.

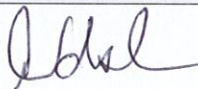
#### 10. OTHER DETAILS

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: 25 August 2022

Encl: Attachment 1 – Approved Plan  
Attachment 2 – Appeal Rights



**Attachment A – Approved Plan**





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