



Your Reference:  
Our Reference: DA19/20-008  
Contact: Kelli Doyle

23 September 2020

Longreach Properties Pty Ltd  
307 High Street  
Golden Square VIC 3550

**Attention: Ivar Hunt**

Dear Ivar

## **DECISION NOTICE APPROVAL**

*PLANNING ACT 2016, SECTION 63*

I refer to your application and advise that on 17 September 2020, 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 19/20-008  
Properly Made Date: 16 July 2020  
Decision Date: 17 September 2020  
Planning Scheme: *Longreach Regional Planning Scheme 2015 (v2.1)*

### **2. APPLICANT DETAILS**

Name: Longreach Properties Pty Ltd  
Postal Address: Mr Ivar Hunt  
307 High Street  
Golden Square VIC 3550  
Email Address: [ivar@unitedkingdomhotel.com.au](mailto:ivar@unitedkingdomhotel.com.au)



### 3. PROPERTY DETAILS

Street Address: 45 Ilfracombe Road, Longreach

Real Property Description: Lot 1 on SP190919

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 (Additional 17 Motel Rooms)

### 5. CURRENCY PERIOD

In accordance with section 85 (1) (a) (ii) of the *Planning Act 2016*, this development approval lapses if the first change of use does not happen within six (6) years after the approval starts to have effect.

### 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 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, unless otherwise stated.
- 1.4 The cost of all works associated with the 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.
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.

## 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 in red or by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Date
Site Plan	Sheet 5 of 6	June 2020
Existing Plan	Sheet 1 of 6	June 2020
Alteration Plan	Sheet 2 of 6	June 2020
Plan of Alteration to Outdoor Bar & Plan of Old Laundry and Linen Area	Sheet 3 of 6	June 2020
Elevations	Sheet 4 of 6	June 2020
Parking for New Rooms	Sheet 6 of 6	June 2020


- 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 ACCESS AND PARKING WORKS

- 3.1 Provide on-site car parking spaces in accordance with the approved plans. All car parking spaces must be clearly delineated by either line-marking or signage.
- 3.2 Design, construct and maintain sealed car parking spaces and vehicle manoeuvring areas associated with the approved development to the satisfaction of Council, except for the 'Proposed All Weather Road' shown on the Site Plan.
- 3.3 Design, construct and maintain the 'Proposed All Weather Road' shown on the Site Plan to an all-weather standard, suitable for a two-wheel drive car.
- 3.4 Design, construct and maintain all car parking and access works generally in accordance with the approved plans, *Australian Standard AS2890 "Parking Facilities"* (Parts 1 to 6), *Manual of Uniform Traffic Control Devices (Queensland)*, and *Planning Scheme Policy 1 – Works*.
- 3.5 The 'Alternative Access Point' shown on the Site Plan must be constructed and maintained in accordance with the *Institute of Public Works Engineering Australia Standard Drawing No. RS-049* as it relates to a Type 4 development (Double garage or carport on property boundary).

## 4.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 4.1 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.



**Advisory Note:** Stormwater run-off from new sealed access and parking areas must not be concentrated to a single point of discharge and rather will likely need to sheet-flow to garden and grassed areas.

## 5.0 SITE WORKS

- 5.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 5.2 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the *Best Practice Erosion and Sediment Control* (BPESC) document, for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.

## 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 Maintain outdoor lighting to comply with *AS4282 - 1997 "Control of Obstructive Effects of Outdoor Lighting"*.
- 6.3 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 SERVICES

- 7.1 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*.
- 7.2 Maintain electricity and telecommunication services to the premises in accordance with the standards and requirements of the relevant service provider.



## 8.0 ASSET MANAGEMENT

- 8.1 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.

## 9.0 LANDSCAPING

- 9.1 Establish and retain all landscaping generally in accordance with the approved plans. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.
- 9.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting programme as required.

<b>7. ADVISORY NOTES</b>
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1. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work and plumbing and drainage work, as required under relevant legislation for this work.
2. Development Permits for Operational Work (if required) and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
3. 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.
4. 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.
5. 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 Short Term Accommodation approved as per Decision Notice DA 19/20-008.

### 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"><li>• Section 6.2.4 (Tourism Zone Code)</li><li>• Section 7.2.1 (Airport Environs 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>
<ul style="list-style-type: none"><li>• Planning for Infrastructure (State Interest for transport infrastructure and airport facilities)</li></ul>	<i>State Planning Policy July 2017</i>
<ul style="list-style-type: none"><li>• Part D – Regional activity centres network</li><li>• Part E – Regional policies and land use strategies</li></ul>	<i>Central West Regional Plan 2009</i>
<ul style="list-style-type: none"><li>• State Code 6: Protection of State Transport Networks</li></ul>	<i>State Development Assessment Provisions (v2.6)</i>

### 8.3 Relevant Matters –

There are no relevant matters for this application.

### 8.4 Matters Raised in Submission

Public notification was not required for this development application.

### 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:

- (a) The proposal is consistent with the intent of the Tourism Zone Code, which supports short-term accommodation uses at the scale proposed.
- (b) The development is well designed to provide a safe, accessible and landscaped environment. It will not compromise the character of the site or the existing level of amenity in the surrounding locality.
- (c) The development complies with the other relevant assessment benchmarks of the Planning Scheme. Importantly, the development will maintain the existing servicing arrangements for reticulated water and sewerage, telecommunications and electricity and stormwater management.
- (d) The development does not compromise the relevant elements of the Central West Regional Plan and State Planning Policy.

9 REFERRAL AGENCIES

PLANNING REGULATION 2017	NAME OF AGENCY	STATUS	ADDRESS
Material change of use of premises near a State transport corridor			
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1	The Chief Executive  Queensland Treasury	Concurrence Agency	Queensland Treasury  Fitzroy and Central Regional Office PO Box 113 Rockhampton QLD 4700 Email: <a href="mailto:rockhamptonSARA@dsgmip.qld.gov.au">rockhamptonSARA@dsgmip.qld.gov.au</a>  MyDAS2 online referrals: <a href="https://prod2.dev-assess.qld.gov.au/suite/">https://prod2.dev-assess.qld.gov.au/suite/</a>

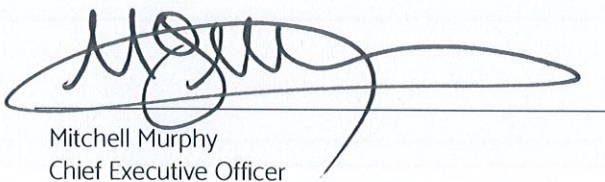
10. FURTHER DEVELOPMENT PERMITS REQUIRED

The following further development permits are required:

- Operational Work;
- Plumbing and Drainage Work; and
- Building Work.

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

Sincerely



Mitchell Murphy  
Chief Executive Officer



Lisa Young  
Director of Community & Cultural Services

Encl: Attachment 1 – Approved Plans  
Attachment 2 – Referral Agency Response  
Attachment 3 – Appeal Rights