



Longreach Regional Council

Ilfracombe Isisford Longreach Yaraka

Address all correspondence to:
Chief Executive Officer
PO Box 144, Ilfracombe QLD 4727
Tel: (07) 4658 4111 | Fax: (07) 4658 4116
Email: assist@longreach.qld.gov.au
ABN: 16 834 804 112

Our Reference: DA 17/18-047
Contact: Kelli Doyle
Applicant Reference:

22 June 2018

Taylor Hatch Pty Ltd Trading as Wellshot Hotel
c/- Michel Group Services Pty Ltd
PO Box 2695
Nerang BC QLD 4211
Leigh.fox@mgs-gc.com.au

Attention: Leigh Fox

Dear Sir/Madam,

Decision notice - approval (with conditions)

(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to Longreach Regional Council on 29 March 2018.

Applicant details

Applicant name: Taylor Hatch Pty Ltd Trading as Wellshot Hotel c/- Michel Group Services Pty Ltd

Applicant contact details: Leigh Fox, Leigh.fox@mgs-gc.com.au

Application details

Application number: DA 17/18-047

Approval sought: Development Permit for a Material Change of Use - Non-resident workforce accommodation (4 Units)

Details of proposed development: The application seeks a development permit approval for a Material Change of Use - Non-resident workforce accommodation (4 Units) for staff accommodation for the Wellshot Hotel (work holiday visa accommodation)

Location details

Street address: 14 - 20 Main Avenue Ilfracombe QLD 4727

Real property description: Lot 604 on CP I4173 and Lot 607 on CP I4173



Decision

Date of decision: 21 June 2018

Decision details: Approved in full with conditions

Details of the approval

Development permit Development Permit for a Material Change of Use - Non-resident workforce accommodation (4 Units)

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. A Plumbing Application
2. A Building Works Application

Properly made submissions

Not applicable—No part of the application required public notification.

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are attached.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

Approved plans and specifications

Copies of the following plans are enclosed.

Drawing/report title	Prepared by	Date	Reference no.
Aspect of development: material change of use			
Site plan	Michel Group Services Pty Ltd	29/03/18	DA 17-18-047 A



Proposed floor plan	Michel Group Services Pty Ltd	29/03/18	DA 17-18-047 B
Proposed elevation plan	Michel Group Services Pty Ltd	29/03/18	DA 17-18-047 C

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

Sincerely

Ian Bodill
Chief Executive Officer

David Perry
Director of [insert here]





NOTICE ABOUT THE DECISION

(Given under section 63 (4) and (5) of the *Planning Act 2016*)

The development application described below was properly made to Longreach Regional Council on 29 March 2018.

Applicant details

Applicant name: Taylor Hatch Pty Ltd c/- Michel Group Services Pty Ltd

Applicant contact details: Leigh Fox, Leigh.fox@mgs-gc.com.au

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Real property description: Lot 604 on CP I4173
Lot 607 on CP I4173

Decision

Date of decision: 21 June 2018

Decision details: Approved in full with conditions

Statutory details

Planning legislation: Planning Act 2016

Planning scheme: Longreach Regional Planning Scheme (v2.1)

Planning locality / zone: Township zone

Applicable overlays: Transport noise corridor overlay

Level of assessment: Code assessment

Referral agencies	SARA Schedule 10, Division 4, Table 4, Item 1 Development application for material change of use of a site within 25m of a State transport corridor
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Referral agency response	No requirements
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Assessment benchmarks and compliance

Regional plan	The <i>Longreach Regional Planning Scheme 2015</i> suitably reflects the relevant aspects of the Central West Regional Plan . A separate assessment of the regional plan provisions is not required.
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State planning policy	The <i>Longreach Regional Planning Scheme 2015</i> suitably integrates all applicable State interests. A separate assessment of the State planning policy is not required.
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Temporary local planning instrument	Not applicable
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Planning scheme	The applicable benchmarks within the planning scheme include: Township zone code; Landscape code; and Works code.
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Further discussion about specific benchmarks is provided below.

Specific benchmarks requiring a performance assessment

Township code	<p>Performance outcome 1 (PO9)</p> <p>PO9 of the Township code requires that non-resident workforce accommodation occurs where it is limited in scale and is directly related to rural activities or a natural resource related activity on the site or an adjacent site. The proposed non-resident workforce accommodation is not directly related to rural activities or a natural resource related activity on the site or an adjacent site. However, the type of accommodation provided is suitable when considering the overall outcomes because:</p> <p>The use is directly associated with to the Wellshot Hotel and will aid in its continued operation; and</p> <ul style="list-style-type: none"> • The use is located on the same site as the Wellshot Hotel; • The development is located behind the Wellshot Hotel and well setback from all lot boundaries. It is difficult to see from an adjoining
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area;

The use is approximately 69m² in size, which is significantly less than the primary use of the site (Hotel); and

The development provides for a small number of units (4) and the use is clearly ancillary to the Wellshot Hotel.

Township code

Performance outcome 10 (PO10)

PO10 of the Township code requires private open space is provided to each unit to a standard which permits a range of uses suiting the local lifestyle. The proposed private space is suitable based on the following:

Each unit is provided with a 6.12m² veranda (3.6m wide and 1.7m deep) that can be used as private open space.

Workers will be able to access the grassed garden area at the rear of the hotel.

Several open space areas that could be used by workers of the Wellshot Hotel are within close proximity including:

the Bi-centenary Park (public parkland directly adjacent to the Wellshot Hotel);

Ilfracombe Memorial Park, Swimming Pool and Spa (approximately 250m west of the subject site); and

the open space area provided within the Hotel precinct (refer Figure 3).

It is recommended that Council not pursue this matter further and that the combination of existing private open space of the Hotel and the nearby public open space is sufficient for residents of the proposed development.

Works code

Performance outcome 3 (PO3)

PO3 for the Works code requires that development is provided with suitable stormwater infrastructure.

Conditions have been added to ensure connection to stormwater is provided in accordance with Council's standards.

Works Code

Performance outcome 9 (PO9)

PO9 for the Works code requires that development is provided with a stormwater management system that retains natural waterway corridors and drainage paths and maximises the use of natural channel design in constructed components.

Stormwater management is appropriately conditioned to ensure water



flows to a lawful point of discharge.

Works code

Performance outcome 28 (PO28)

PO18 of the Works code requires that refuse collection vehicles are able to safely access on-site refuse collection facilities. The applicant has not provided sufficient evidence to demonstrate that the location, size and capacity of existing refuse areas is able to comply with the relevant provisions of Planning scheme policy 1 – Works.

Consequently, a condition will be imposed, for certainty, to ensure that appropriate and adequate waste containers are provided to contain the volume and type of waste and recyclable matter generated by the development.

Matters raised in submissions

Not applicable

Matters prescribed by regulation

Not applicable

Statement of reasons

The proposal demonstrates compliance with the Longreach Regional Council Planning Scheme (v2.1) based on the following:

1. **The development complies with the Township zone code because:**
 - a. the use directly supports the continued operation of the Wellshot Hotel, servicing hotel staff. The use is not an attractor in its own right and will therefore not detract from the ongoing development of Longreach as the major centre of the region.
 - b. the use provides alternative residential options for hotel staff with on-site, purpose built, single room accommodation. It delivers private open space and the potential for social integration with the Wellshot Hotel and is within proximity to a number of recreational uses including Bi-centenary Park and Ilfracombe Memorial Park, which will allow workers to share in the town's facilities and integrate with the local community (by using these spaces).
 - c. the use is located behind the Wellshot Hotel and is well setback from the road frontage. This ensures the development protects the prominence of the Wellshot Hotel along Main Avenue and ensures the local character and street amenity will be maintained.
 - d. the use is small in bulk and scale, with a building footprint of 69.12m² and maximum building height of 1 storey (2.5m). Consequently, the use is well integrated and compatible with the low density nature of the area and protects community amenity and local identity.
 - e. the use will involve a pre-fabricated building which is to be situated within the middle of the site. A shade structure will be erected over the building to provide passive climate control through shading. Each unit will have a veranda, roof overhang and windows to facilitate cross ventilation.
 - f. the use has clearly identifiable and legible pedestrian entry points and adequate car parking available to accommodate the use. The use also has easy, direct and walkable access to the main street and other community facilities in Ilfracombe.
 - g. the use does not adjoin agricultural land and is contained and consolidated within the township, preserving the integrity of surrounding agricultural areas, grass lands and outback landscapes.

h. There is no bushfire risk on or around the site.

2. The development complies with the Landscape code because:

A condition has been included requiring the applicant to provide landscaping buffers in accordance with DA 17-18-047 B. This condition is consistent with PO3 of the Landscape code and will soften the built form of the development, create visual screening to adjoining properties, and provide passive climate control and cooling through shading.

3. The development complies with the Works code because:

- a. The development is able to be connected to all urban services, which is the intent for development within this location;
- b. Council's Engineering assessment internal referral team has determined that the additional demand created by the proposed development will be small and connection to all services will be adequate for the generated demand;
- c. The development of the site will be within the normal sequence of a developing area and will not impact on the expansion of infrastructure in the future;
- d. Conditions of approval can ensure infrastructure and works provide for the efficient and effective expansion of infrastructure
- e. The site is not located in close proximity to any watercourses or wetlands and therefore will have a negligible effect on environmental health or water quality of any nearby hydraulic processes.
- f. Conditions of approval can ensure storm water from the building will be captured and reused on site to minimise excessive runoff external to the site;
- g. The building has been designed to prevent openings from facing sensitive uses, minimising acoustic and amenity impacts on sensitive uses.

4. Council considers that the development can comply with all of the applicable assessment benchmarks.

Decision

After considering the proposal, the relevant provisions of the Planning Act 2016, the assessment benchmarks, Council has *approved* the development application in full with conditions.

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

Sincerely

Ian Bodill
Chief Executive Officer

David Perry
Director of [insert here]

Longreach Regional Council – Standard Conditions for use in Development Assessment

Standard Conditions – Material Change of Use

1. NATURE OF DECISION

1.1 Approval is granted for a development permit for a Material change of use for Non-resident workforce accommodation (4 Units) located at 14 – 20 Main Avenue Ilfracombe (Lots 604 and Lot 607 on CP I4173).

Relevant Period

1.2 The relevant currency period for this approval is in accordance with Section 85 of the *Planning Act 2016*.

Compliance Timing

1.3 Comply with all conditions of this development approval at no cost to Council and prior to the commencement of the use, unless otherwise stated in a specific condition.

Notification of Commencement of Use

1.4 The applicant must give Council a written notice of commencement for the development which contains the following:

- a. application number;
- b. site address;
- c. name and telephone number (work and after hours) of a suitable contact person to arrange a site inspection;
- d. the commencement date for the use.

Timing

The notification is to be sent directly to Council's Planning Department and must be provided within 1 week of the use commencing.

2. APPROVED DOCUMENTS

2.1 The development of the site must be carried out generally in accordance with the following approved plans and documents; except as altered by other conditions of this development approval:

Plan / Document Title	Drawing Number	Date	Prepared by
Site plan	DA 17-18-047 A	29/03/18	Michel Group Services Pty Ltd
Proposed floor plan	DA 17-18-047 B	29/03/18	Michel Group Services Pty Ltd
Proposed elevation plan	DA 17-18-047 C	29/03/18	Michel Group Services Pty Ltd

TIMING

Decision notice and approved plans/drawings to be submitted with subsequent application(s)

2.2 A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any operational works or building works application relating to or arising from this development approval.

As indicated within the wording of the condition.

Decision notice and approved plans/drawings to be retained on site

2.3 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision

Timing

At all times.

	TIMING
notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.	
3 USE	
3.1 The proposed Non-resident workforce accommodation (4 Units) is for the exclusive use of staff of the Wellshot Hotel only and is not to be used by hotel patrons or the general public.	At all times once use has commenced.
4 AMENITY	
Location of equipment and ventilation units 4.1 All service equipment associated with the use of the premises must be installed, located and screened to the satisfaction of the Chief Executive Officer and must not cause nuisance or disturbance to persons outside the boundaries of the premises.	At all times once use has commenced.
No nuisance from lighting 4.2 All external lighting devices provided as part of the approved development must: a. be positioned on the premises and shielded so as not to cause glare or other nuisance to surrounding residents and motorists; and b. not exceed 8.0 lux at 1.5 meters beyond the boundary of the site.	At all times.
Roof to be non-reflective 4.3 The roof must be constructed with non-reflective finishes so as not to cause glare or other nuisance to surrounding residents, to the satisfaction of the Chief Executive Officer.	At all times.
Noise 4.4 Noise from any activities approved on the site must not cause environmental nuisance by exceeding the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.	At all times.
5 CAR PARKING, LOADING & UNLOADING	
Freely accessible car parking 5.1 All existing car parking spaces must be freely accessible to employees and visitors for the time the use is open for business.	At all times the use is open for business.
5.2 All existing car parking spaces must be freely accessible to employees at all times.	At all times.
5.3 Car parking spaces for employees and visitors must have no gateways, doors or similar devices which restrict vehicular access.	At all times.
6 ACCESS, KERB & CHANNEL, FOOTPATHS	
Alterations in the road reserve 6.1 Any alterations in the road reserve must provide for equitable access, including satisfaction of the requirements of AS1428	Prior to the commencement of the use.

TIMING

Design for access and mobility as if they applied to the road reserve.

Cross-over maintenance

6.2 The existing vehicular crossing (driveway entry within the road reserve) must be maintained (at no cost to Council) in accordance with the Institute of Public Works Engineering Australia Standard Drawing RS-051.

Prior to the commencement of the use.

Reconstruction of kerb and channel/footpath

6.3 Where a kerb and channel/ footpath is removed or damaged, the applicant must reconstruct the kerb and channel/footpath for the full frontage of the development site, at no cost to Council. Refer to Institute of Public Works Engineering Australia Standard Drawings RS-065 and RS-080.

Prior to the commencement of the use.

7 LANDSCAPING

Landscaping

7.1 A landscaped garden bed at least 1 metre wide must be planted and maintained in accordance with 'landscape buffers' area marked in green on plan *DA 17-18-047 B*.

Prior to the commencement of the use and at all times after.

Use of quality landscape materials

7.1 All plants, materials, hardscape and watering systems proposed in accordance with condition 3.1 must be of acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer, prior to the commencement of the use.

At all times.

8 EROSION AND SEDIMENT CONTROL

Erosion and sediment control

8.1 Erosion and sediment control:

- a. Erosion, sediment and dust control measures must be implemented in accordance with the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).

At all times while works are occurring.

a.

(ii) WASTE

Design of waste storage facilities

- a. Sufficient waste storage including general waste, recyclable waste and other development-specific waste types are to be provided within the site.
- b. Waste and recycling storage facilities must be provided in accordance with the following provisions:
 - a. Adequate waste containers must be provided to contain the volume and type of waste and recyclable matter generated by the development;
 - b. Waste storage area must be designed and constructed so it can be easily cleaned whilst ensuring that no waste or recyclable matter is released to the stormwater system or any

Prior to the commencement of the use.

TIMING

waterway;

- c. The applicant must enter into a contract/agreement with a private waste collector, if using skip bins;
- d. General waste in wheelie bins must be brought to the kerbside for collection;
- e. The applicant must contact Council for the supply of wheelie bins, at their cost.

(iii) CONSTRUCTION ACTIVITY AND NOISE**Management of construction activity**

At all times while works are occurring.

- a. Construction activity must be limited to the hours of 6.30am to 6.30pm Monday to Saturdays, with no work to occur on Sundays or Public Holidays.
- b. The release of dust and particulate matter from construction activities must not cause an environmental nuisance.

Noise management

At all times while works are occurring.

- c. Noise from construction activities must not cause an environmental nuisance.

(iv) ENGINEERING**General – Engineering standard**

As indicated within the wording of the condition

- a. Construct all works in accordance with the approved plans of development and in accordance with Council's adopted standards.
- b. The cost of carrying out works and providing services to the proposed development, as required by the conditions of approval, shall be at the expense of the applicant.

Rectification

At all times

- c. Be responsible for the full cost of any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

Stormwater Quantity - Design

Prior to the commencement of the use.

- a. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM) and the applicable planning scheme. Where there is any inconsistency, the applicable planning scheme takes precedence.
- b. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

Stormwater Quantity - Lawful Point of Discharge

Prior to the commencement of

	TIMING
<p>a. Lawful point of discharge for the development is kerb and channel in Flinders Street.</p> <p>b. Discharge all storm flows up to Q100 ARI that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).</p>	the use.
(ii) SEWERAGE/WASTE WATER INFRASTRUCTURE	
Wastewater	Prior to the commencement of the use.
<p>a. Connect the development to Council's wastewater reticulation system via internal reticulation works, at the applicant's cost</p> <p>b. A Plumbing Application must be submitted to Council.</p>	
(iii) WATER SUPPLY RETICULATION	
<p>a. Connect the development to Council's water reticulation system via internal reticulation works, at the applicant's cost.</p> <p>b. A Plumbing Application must be submitted to Council.</p>	Prior to the commencement of the use.
(iv) ELECTRICITY AND TELECOMMUNICATIONS	
Electricity and Telecommunications - General	Prior to the commencement of the use.
<p>a. Provide electricity supply and telecommunications to the development via internal reticulation works, at the applicant's cost.</p>	
ADVICE	
(a) When an Application Lapses	For your information
<p>Should the development not be completed within the relevant period, this approval will lapse. A new application will need to be made to Council, unless an approval has been obtained for an extension of this period.</p>	
(b) Changes requiring further approval	For your information
<p>Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the <i>Planning Act 2016</i>.</p> <p>The <i>Planning Act 2016</i> sets out the procedures for changing approvals where the change can be classified as a minor or other change.</p>	
(c) Appeals	Timeframes associated with appeals are set out in attached information.
<p>Included is a table of appeal rights under the <i>Planning Act 2016</i> advising you of appeal rights to the Planning and Environment Court or a tribunal.</p>	
(d) Applicant's responsibilities	For your information
<p>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>Nothing in this decision notice alleviates the need for the applicant to</p>	

TIMING

comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for:

- a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;
- b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environmental Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity');
- c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval);
- d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes;
- i) Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds \$80,000. Acceptable proof of payment is a Q.Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational Works. This is a requirement of section 77(1) of the *Building and Construction Industry (Portable Long Service Leave) Act 1991*; and
- ii) Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.

(e) Aboriginal Cultural Heritage Act

The *Aboriginal Cultural Heritage Act 2003* ('AHCA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The AHCA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- a. Is not negated by the issuing of this development approval;
- b. Applies on all land and water, including freehold land;
- c. Lies with the person or entity conducting an activity; and
- d. If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty

For your information

TIMING

of care.

Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the AHCA.


The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the AHCA.



Planning Act 2016 – Appeal rights


Section 228 Appeals to tribunal or P&E Court

- (1) Schedule 1 states –
 - (a) matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person –
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is–
 - (a) for an appeal by a building advisory agency–10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal–at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises–20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice–20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given–30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal–20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note– See the P&E Court Act for the court’s power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

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- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
 - (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

Section 229 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (ca) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (d) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (ca); and
 - (e) for an appeal to the P&E Court—the chief executive; and
 - (f) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The service period is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).



(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person

SITE PLAN



DA 17-18-047 A - Site Plan

LANDSCAPE

WELLSHOT HOTEL

Landscape buffers

15.8m

EXISTING
SHED

PROPOSED
SHADE STRUCTURE

PROPOSED
EXTENSION

EXISTING
CARPORT

LANDSDOROUGH HIGHWAY

11m

18000

9000

6000

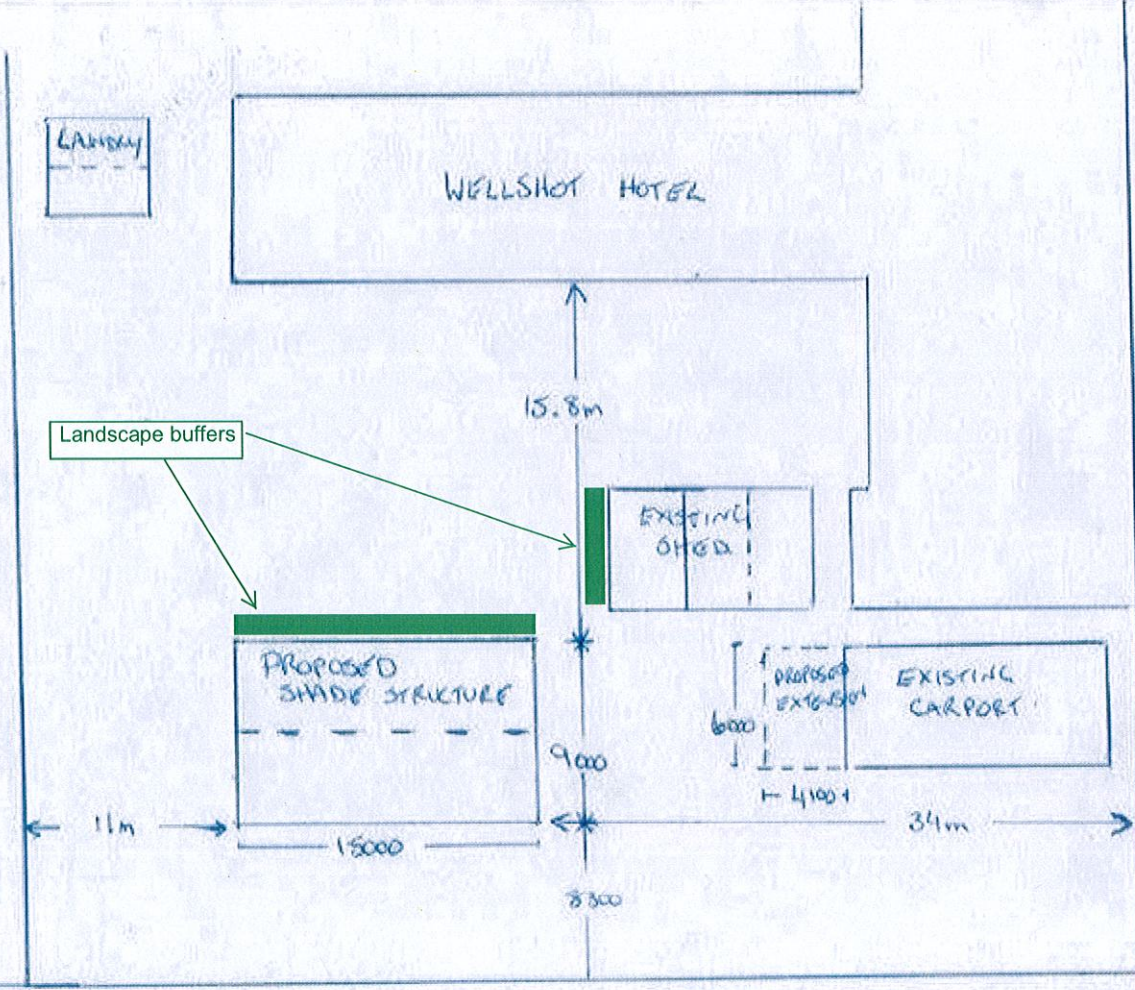
4100+

34m

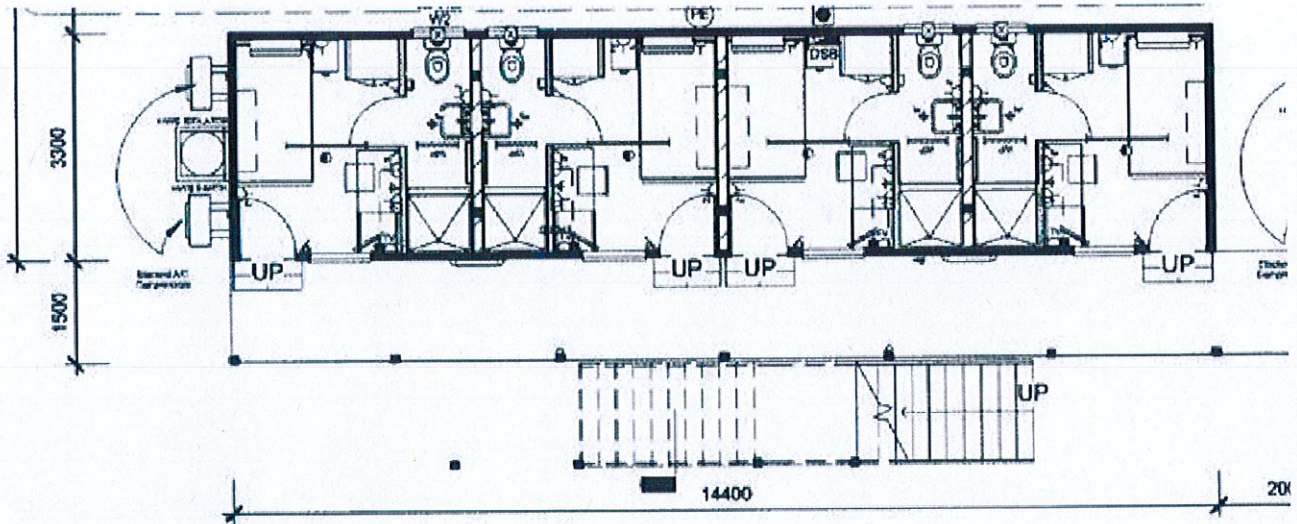
8300

DA 17-18-047 B - Proposed Floor Plan

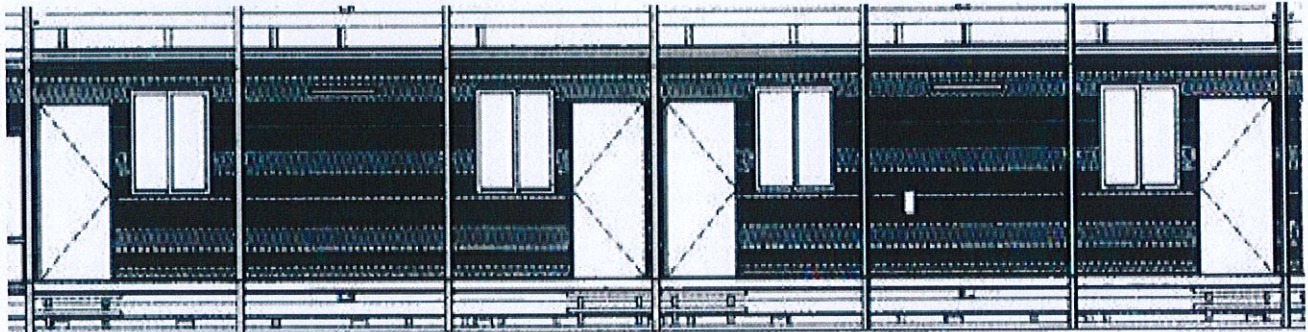
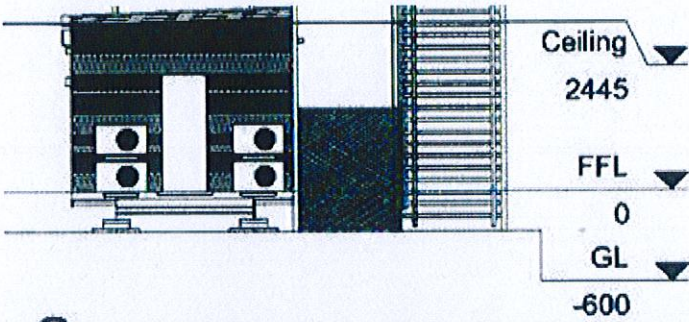
CARAVAN PARK



FLOOR PLAN



ELEVATION PLANS



NOT TO SCALE

NOTE: Plans are indicative only.



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: 1804-4886 SRA
 Your reference: DA 17/18-047

15 May 2018

The Chief Executive Officer
 Longreach Regional Council
 PO Box 144
 Ilfracombe Qld 4727
 assist@longreach.qld.gov.au

Attention: Kelli Doyle

Dear Sir/Madam

Referral agency response—no requirements

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 27 April 2018.

Applicant details

Applicant name: Taylor Hatch Pty Ltd trading as Wellshot Hotel
 c/- Michel Group Services Pty Ltd

Applicant contact details: PO Box 2695
 Nerang BC QLD 4211
 leigh.fox@mgs-gc.com.au

Location details

Street address: 16 Main Avenue, Ilfracombe; 13-15 Flinders Street, Ilfracombe

Real property description: Lot 604 on I4173; Lot 607 on I4173

Local government area: Longreach Regional Council

Application details

Development permit: Material change of use for non-resident workforce accommodation (four units)

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

No requirements

Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

A copy of this response has been sent to the applicant for their information.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dsgmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Walsh', is positioned above the typed name.

Anthony Walsh
Manager Planning

cc Taylor Hatch Pty Ltd trading as Wellshot Hotel, c/o Michel Group Services Pty Ltd
leigh.fox@mgs-gc.com.au