



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
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ABN: 16 834 804 112

Your Reference:
Our Reference: DA19/20-001
Contact: Kelli Doyle

19 December 2019

Professor Victor Feros
Victor Feros Town Planning
195 Dornoch Terrace
Highgate Hill QLD 4101

Dear Professor Feros

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 12 December 2019, 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 19/20-001

Properly Made Date: 29 August 2019

Decision Date: 12 December 2019

Planning Scheme: *Longreach Regional Council Planning Scheme 2015 (v2.1)*

2. APPLICANT DETAILS

Name: QANTAS Founders Museum & QANTAS Foundation Memorial

Postal Address: C/- Professor Victor Feros
195 Dornoch Terrace
Highgate Hill QLD 4101

Email Address:

brisbane@ferosplanning.com.au

3. PROPERTY DETAILS

Street Address:

Lot 59 Landsborough Highway, Longreach

Real Property Description:

Lot 59 on PD158 and Lot 161 on PD158

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 *Tourist Attraction*

5. CURRENCY PERIOD

The use of the subject land must be commenced within a period of six (6) years from the date, unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

6. ASSESSMENT MANAGER CONDITIONS

10. PARAMETERS OF APPROVAL

- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 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.

- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

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	Revision	Date
Location Plan	DA1000	-	18-09-2019
Site Plan	DA1100	-	18-09-2019
Ground Floor Plan	DA1300	-	18-09-2019
Roof Plan	DA1320	-	18-09-2019
Elevation East & West	DA1500	-	18-09-2019
Elevation North & South	DA1510	-	18-09-2019
Section	DA1550	-	18-09-2019
Area Diagram	DA1900	-	18-09-2019
Projection Impacts Report	718096	-	06-08-2019
QFOM Lighting Impact Assessment	-	-	08-08-2019
QANTAS Museum – Projection Noise Impact Assessment	197401.0223.R01V02	-	08-08-2019
Traffic Engineering Assessment: Commencement of Evening Displays	6438	-	15-08-2019

- 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 unless otherwise stated.

3.0 LAND USE

- 3.1 The approved development is for *Tourist Attraction* as per the definition under the *Longreach Regional Planning Scheme 2015 (V2.1)* and is for the purpose of tours, exhibits and light and sound shows associated with the Airpark Roof Canopy.

- 3.2 The use is permitted to operate between the hours of 9am to 10.30pm, seven days a week.

Advisory Note: Any noise emissions during hours of operation must comply with the approved Noise Impact Assessment report, including no audible noise to be emitted after 10pm.

- 3.3 The Tourist Attraction must be necessarily associated and integrated with the existing Qantas Founders Museum.

Advisory Note: The Tourist Attraction has been approved on the basis that it forms part of the existing Qantas Founders Museum and relies on certain services and facilities of this development, including but not limited to vehicle access, on-site car parking, service vehicle arrangements (including for refuse collection and loading/delivery areas), refuse storage areas, constructed pedestrian walkways, amenities, potable water supply, and existing connections to reticulated water and sewer networks, and telecommunications and electricity supply.

4.0 ENVIRONMENTAL HEALTH

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

4.2 Maintain lighting to comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.

***Advisory note:** The approved Lighting Impact Assessment references compliance with AS4282 to ensure obtrusive light spill will not occur from the Airpark roof canopy.*

4.3 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.

4.4 All allotment runoff from the development must be directed to a lawful point of discharge and must not restrict, impair or change the natural flow of runoff water or cause a nuisance or worsening of runoff to surrounding land and infrastructure.

5.0 AIRPORT ENVIRONS

5.1 Except where complying with the approved documents in Condition 2.1, construct and operate the approved development such that it does not involve the following emissions or features external to the Airpark roof canopy:

5.1.1 Straight parallel lines of lighting 500m to 100m long;

5.1.2 Lighting that extends more than three (3) degrees above the horizon;

5.1.3 Flare plumes;

5.1.4 Buildings with reflective cladding;

5.1.5 Upward shining lights;

5.1.6 Flashing lights; or

5.1.7 Sodium lights.

6.0 SERVICES

6.1 The premises must be connected to Council's reticulated water and sewerage networks.

6.2 Electricity and telecommunication services must be provided to the premises in accordance with the standards and requirements of the relevant service provider.

7.0 LANDSCAPING

- 7.1 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.
- 7.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting programme as required.

8.0 CONSTRUCTION ACTIVITIES

- 8.1 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant Planning Scheme Policies under Schedule 5 of the *Longreach Region Planning Scheme 2015 (v2.1)*.
- 8.2 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.

7. ADVISORY NOTES

1. Prior to commencing any construction activities, the applicant/developer may be required to obtain further development permits for 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. Compliance must be achieved with any relevant Civil Aviation Safety Authority requirements. The development and operation of the Tourist Attraction must not conflict with or adversely impact the operational requirements of the Longreach Airport.
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 for a Development Permit for Material Change of Use for *Tourist Attraction* approved as per Decision Notice DA 19/20-001

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">Part 3 Strategic FrameworkPart 4 Local Government Infrastructure PlanSection 6.2.2 (Community Facilities Zone Code)Section 7.2.1 (Airport Environs Overlay Code)Section 8.3.2 (Works Code)Section 8.3.3 (Landscape Code)	<i>Longreach Regional Council Planning Scheme 2015 (v2.1)</i>
<ul style="list-style-type: none">Planning for Infrastructure (State Interest for airport facilities)	<i>State Planning Policy July 2017</i>
<ul style="list-style-type: none">Part D – Regional activity centres networkPart E – Regional policies and land use strategies	<i>Central West Regional Plan 2009</i>
<ul style="list-style-type: none">State Code 2: Development in a railway environmentState Code 6: Protection of state transport networks	<i>State Development Assessment Provisions (v2.3)</i>

8.3 Relevant Matters –

There are no relevant matters for this application.

8.4 Matters Raised in Submission

No submissions were received during public notification of the 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:

- The development advances the Strategic Framework intent for the Qantas Museum, which is designated as a Tourism Facility and is intended for continued operation and expansion as an important tourist attraction;
- The proposal is consistent with the intent of the Community Facilities Zone Code, which identifies the Qantas Museum as one of the highest level community related activities in the zone. The continued operation and expansion of the facility is supported;
- Based on the approved technical reports, the light and sound shows can be controlled in a safe and efficient manner such that impacts are within acceptable limits and will not compromise the operation of the Longreach Airport and will not adversely affect local amenity;

- (d) The development is well designed to provide an accessible, attractive, landscaped and pedestrian-friendly environment. It will enhance the character of the site as a landmark tourism attraction in Longreach;
- (e) The development complies with the other relevant assessment benchmarks of the Planning Scheme. Importantly, the Qantas Museum has adequate services and facilities to support the development; and
- (f) The development does not compromise the relevant elements of the Central West Regional Plan and State Planning Policy.

9.0 REFERRAL AGENCIES

PLANNING REGULATION 2017	NAME OF AGENCY	STATUS	ADDRESS
Material change of use of premises near a substation or subject to an easement			
Schedule 10, Part 9, Division 2, Table 2	The Chief Executive Ergon Energy	Advice Agency	Town Planning Ergon Energy GPO Box 1461 Brisbane QLD 4001 Email: townplanning@ergon.com.au
State transport infrastructure generally – aspect of development stated in schedule 20			
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1	The Chief Executive Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence Agency	Department of State Development, Manufacturing, Infrastructure and Planning Fitzroy and Central Regional Office PO Box 113 Rockhampton QLD 4700 Email: rockhamptonSARA@dsgdmip.qld.gov.au MyDAS2 online referrals: https://prod2.dev-assess.qld.gov.au/suite/
Material change of use of premises near a State transport corridor			
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	The Chief Executive Department of State Development, Manufacturing, Infrastructure and	Concurrence Agency	Department of State Development, Manufacturing, Infrastructure and Planning Fitzroy and Central Regional Office PO Box 113 Rockhampton QLD 4700

	Planning		Email: rockhamptonSARA@dsdmip.qld.gov.au
			MyDAS2 online referrals: https://prod2.dev-assess.qld.gov.au/suite/

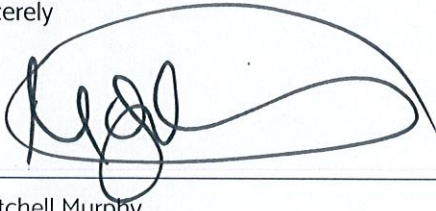
10. FURTHER DEVELOPMENT PERMITS REQUIRED

The following further development permits are required:

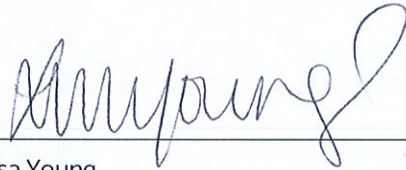
- Building Work; and
- Plumbing and Drainage Work.

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 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 Responses
Attachment 3 – Appeal Rights