



Your Reference:
Our Reference: DA19/20-003
Contact: Kelli Doyle

31 October 2019

Mr Don & Mrs Patricia Milne
25 Lark Street
LONGREACH QLD 4730

Dear Mr & Mrs Milne

DECISION NOTICE

APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 24 October 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 19/20-003

Properly Made Date: 16 September 2019

Decision Date: 24 October 2019

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

2. APPLICANT DETAILS

Name: Don & Patricia Milne

Postal Address: 25 Lark Street, LONGREACH QLD 4730

3. PROPERTY DETAILS

Street Address: 25 Lark Street, LONGREACH
Real Property Description: Lot 2 on RP813340
Local Government Area: Longreach Regional Council

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Building Work (138m² Shed)

5. CURRENCY PERIOD

The development must be substantially started within two (2) years from the date the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the development not be substantially started within this period, the approval is taken to have lapsed.

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 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.
- 14 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.

20. APPROVED PLANS AND DOCUMENTS

- 21 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
Proposed Site Plan prepared by Don and Patricia Milne	-	-	-
Shed Floor Plan and Elevations prepared by Fairdinkum Sheds	Pages 1 and 2	-	-

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.

7. ADVISORY NOTES

- 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.
- 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.
- 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.

8. STATEMENT OF REASONS

8.1 Description of Development –

The development application for a Development Permit for Building Work assessable against the Planning Scheme (138m² Shed) approved as per Decision Notice DA 19/20-003.

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"> Section 6.2.6 (Low Density Residential Zone Code) 	<i>Longreach Regional Council Planning Scheme 2015 (v2.1)</i>
<ul style="list-style-type: none"> Planning for Infrastructure (State Interest for stock route network, flood hazard area and airport facilities) 	<i>State Planning Policy July 2017</i>

8.3 Relevant Matters –

There are no relevant matters for this application.

8.4 Matters Raised in Submission

Not applicable. The development application was code assessable.

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 building work, construction of a domestic outbuilding, is consistent with the built form outcomes in the Low Density Residential Zone. The development is compatible with local character and amenity.
- (b) The structure complies with setback requirements, construction materials are non-reflective and landscaping is proposed around the site boundaries.
- (c) Off-site amenity impacts or environmental impacts are unlikely due to the small scale and low density of the development for domestic purposes, and its separation from dwellings on nearby properties.
- (d) The development complies with the other applicable assessment benchmarks of the Planning Scheme. Importantly, the development advances the overall outcomes of the Low Density Residential Zone Code, which supports the establishment of domestic outbuildings where they are subordinate to an existing residential dwelling.

9 REFERRAL AGENCIES

There were no referral agencies as part of this application.

10. FURTHER DEVELOPMENT PERMITS REQUIRED

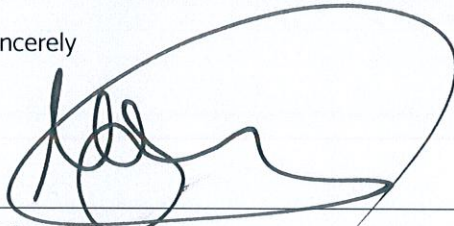
The following further development permits are required:

- Building Work; and
- Plumbing and Drainage Work.

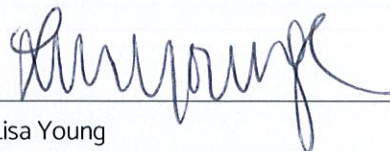
A development permit for Operational Work may be required, as per the advisory notes contained in this decision notice.

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

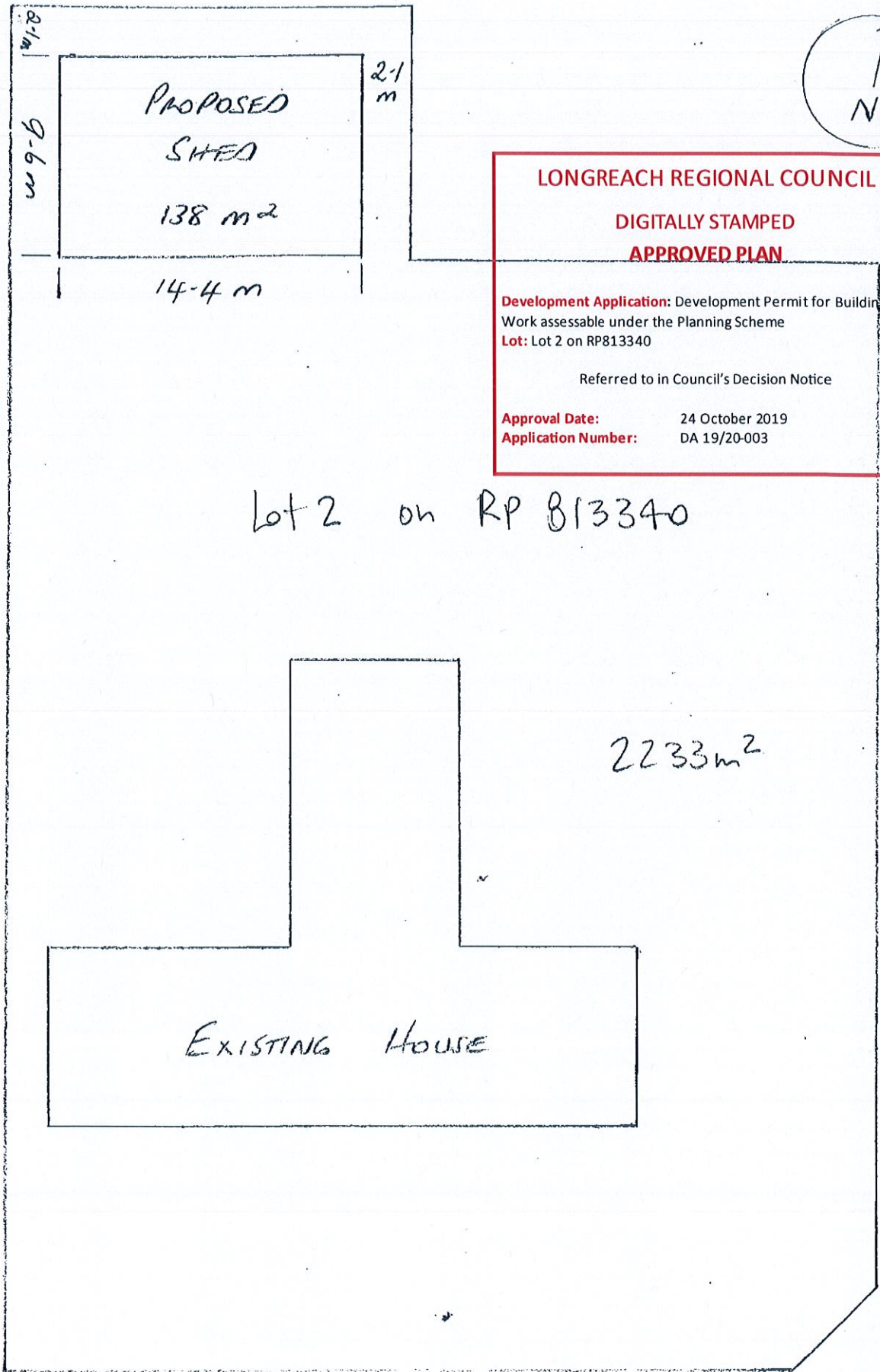


Mitchell Murphy
Chief Executive Officer



Lisa Young
Director of Community & Cultural Services

Enc.



D & P MILNE
25 LARK ST

Scale 1:25

LONGREACH REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Building Work assessable under the Planning Scheme
Lot: Lot 2 on RP813340

Referred to in Council's Decision Notice

Approval Date: 24 October 2019
Application Number: DA 19/20-003

Building for:
Marty Smith
25 Lark Street Longreach
Job Number: 12628
Price: \$23480

QUOTED → DEPOSIT PAID → ORDERED → DELIVERED → BUILT

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P: 07 4982 4057 E: andy_58@bigpond.net.au

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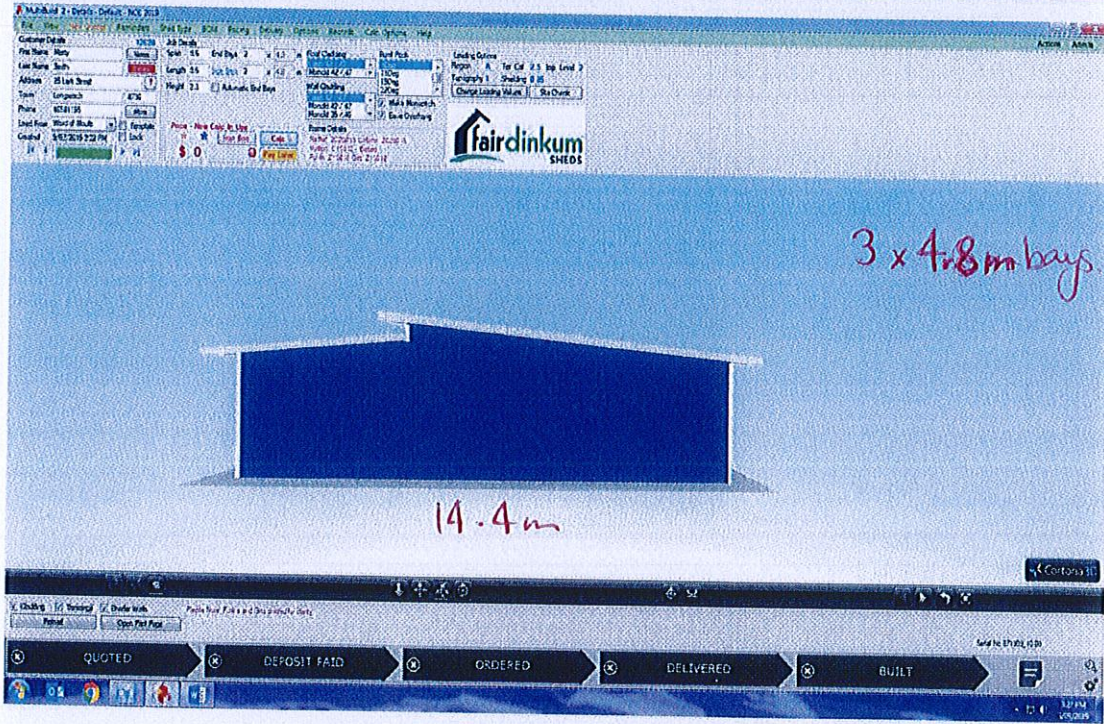
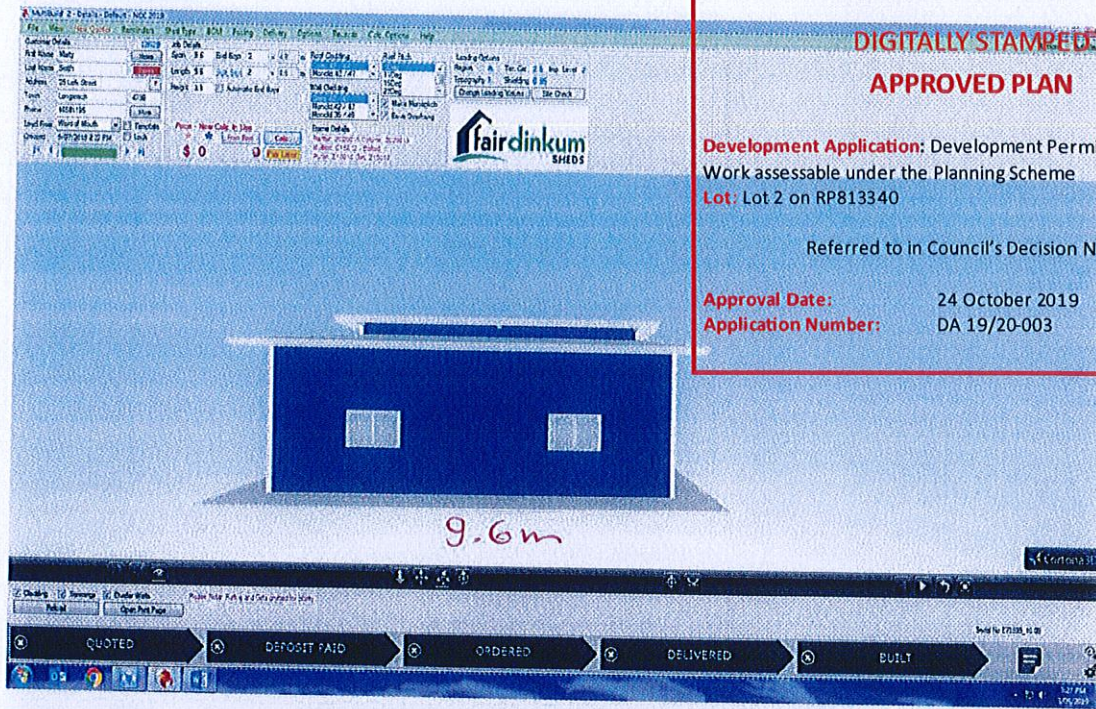
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