



**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**

Your Reference:  
Our Reference: DA20/21-003  
Contact: Kelli Doyle

06 August 2021

Mr. Andrew Seccombe  
C/- Wall Planning and Environmental Consulting  
PO Box 435  
Clermont QLD 4721

**Attention:** Renee Wall

Dear Renee,

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## **DECISION NOTICE APPROVAL**

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*PLANNING ACT 2016, SECTION 63*

I refer to your application and advise that on 6 August 2021, Longreach Regional Council decided to approve the application in full, subject to conditions. Details of the decision are as follows:

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### **1. APPLICATION DETAILS**

**Application Number:** DA20/21-003

**Properly Made Date:** 20 July 2020

**Decision Date:** 6 August 2021

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



## 2. APPLICANT DETAILS

**Name:** Mr Andrew Seccombe

**Postal Address:** C/- Renee Wall  
PO Box 435  
Clermont QLD 4721

**Email Address:** renee.wall@wallplanning.com.au

## 3. PROPERTY DETAILS

**Street Address:** Landsborough Highway, Longreach 4730

**Real Property Description:** Lot 30 on C22867 and Lot 32 on C22880

**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 a Tourist Park (150 caravan and camping sites)

## 5. CURRENCY PERIOD

In accordance with section 85 of the Planning Act 2016, the currency period for this development approval is six (6) years starting the day that this development approval takes 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 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 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.
- 1.5 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.
- 1.6 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.

## 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
Thomson River Caravan Park Locality Plan	-	-	19-10-2020
Thomson River Caravan Park Site Plan Proposal	-	-	07-07-2020
Cover Page	ACS-200109-SWM-01	1	02-11-2020
Stormwater Management Plan	ACS-200109-SWM-02	1	02-11-2020
Sediment and Erosion Control Plan	ACS-200109-SWM-03	1	02-11-2020
Sediment and Erosion Control Notes - Sheet 01	ACS-200109-SWM-04	1	02-11-2020



Sediment and Erosion Control Notes - Sheet 02	ACS-200109-SWM-05	1	02-11-2020
Sediment and Erosion Control Notes - Sheet 03	ACS-200109-SWM-06	1	02-11-2020
Water Supply Assessment	200109	5	10-05-2021
Flood Hazard Management Plan V2	-	-	-
Site & Soil Wastewater Evaluation Report (Lot 32 on C22880)	CWW.2342.20	1	13/08/2020
Typical Hydraulic Articulation Design	CWW 2342.20B	-	13/08/2020
Site-Soil Evaluation Report No. CWW2342.20 - Preliminary Wastewater	CWW 2342.20	-	31/07/2020
Site & Soil Wastewater Evaluation Report (Lot 30 on C22867)	CWW.2341.20	1	13/08/2020
Typical Hydraulic Articulation Design	CW2341.20B	--	13/08/2020
Site-Soil Evaluation Report No. CWW2341.20 - Preliminary Wastewater	CWW 2341.20	-	13/08/2020
Plan of Lot 11 Cancelling Lot 11 on Plan CM90	SP322810 Sheet 1 of 2	-	-

- 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.
- 2.3 Submit to and have approved in writing by Council elevation and floor plans for the Office, Kiosk, Amenities Blocks and Camp Kitchens, prior to applying for a Development Permit for Carrying Out Building Work assessable under the Building Act.
- 2.4 Submit to and have approved in writing by Council an updated Site Plan prior to or at the same time as a development application for a Development Permit for Carrying Out Operational Work being lodged to Council that shows:
- 2.4.1 The inclusion of the 'rain garden' along the southern boundary of the site as shown in drawing ACS-200109-SWM-02, Revision 1, dated 02/11/2020 in the approved Stormwater Management Plan.
- 2.4.2 The inclusion of the new road extending from the Old Winton Highway west to the site.



2.4.3 The location and dimensions of waste storage areas required by Condition 6.5 of this development approval.

### 3.0 STAGING OF DEVELOPMENT

3.1 Undertake the development in accordance with the sequencing of staging as indicated on the approved plans and documents, with stages to be developed in chronological order of each stage identified on the approved plans. Unless otherwise expressly stated, all conditions of this development approval must be read as being applicable at both stages.

**Advisory note:** The stages may be undertaken concurrently, unless otherwise specified by a condition of this development approval. It would also be necessary for any subsequent development application seeking a Development Permit for the Carrying Out of Operational Work to reflect this staging.

### 4.0 FLOODING

4.1 Implement the recommendations of the approved Flood Hazard Management Plan (Condition 2.1).


4.2 The approved Tourist Park may operate 12 months a year.

4.3 Make available to all guests a copy of the Flood Hazard Management Plan within the approved 'Office, Kiosk & Manager's Residence'. Guests must be advised upon check-in of the flood hazard affecting the site and alert and evacuation procedure in the instance of a flood event.

### 5.0 AMENITY

5.1 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, wastewater, waste products, grit, oil, dust or otherwise.

5.2 Maintain outdoor lighting to comply with AS4282 - 1997 "Control of Obstructive Effects of Outdoor Lighting".

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- 5.3 Lighting with a height of more than 4.0 metres above ground level is developed in accordance with AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, or as updated from time to time.
  - 5.4 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.
  - 5.5 Store all waste within waste storage areas. Waste storage areas must be:
    - 5.1.1 Designed and located not to cause nuisance to neighbouring properties.
    - 5.1.2 Screened from any road frontage or adjoining property.
    - 5.1.3 Of a sufficient size to accommodate commercial type waste bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning.

## **6.0 ENGINEERING CERTIFICATION**

- 6.1 Prior to commencement of any engineering works, a Development Permit for Carrying Out Operational Work must be obtained, where required, for the following engineering works:
  - 6.1.1 Internal road network and parking
  - 6.1.2 External road works
  - 6.1.3 Reticulated water supply works
  - 6.1.4 Stormwater works
  - 6.1.5 Filling and excavation

For the submission, detailed design documentation must be provided and a Registered Professional Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.

- 6.2 An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the Development Permit for Carrying Out Operational Work, and any specifications that result from the submission for engineering certification.



## **7.0 INTERNAL ROAD NETWORK AND PARKING**


- 7.1 Design, construct and maintain all on-site vehicle parking and manoeuvring areas, except for the nominated camping sites, to an all-weather standard suitable for two-wheel drive vehicles.
- 7.2 Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.
- 7.3 Provide a dedicated visitor car parking area capable of accommodating a minimum of 15 car parking spaces. Signage is to be provided to clearly identify all visitor car parking.
- 7.4 All internal car parking and manoeuvring areas are to be designed in accordance with AS/NZS 2890 Parking facilities - Off-street car parking.

## **8.0 EXTERNAL ROAD WORKS**

- 8.1 Design and construct a typical two lane rural carriageway within the 'new ROAD rd' as shown on the approved Survey Plan (Condition 2.1) and through to its intersection with the formed carriageway of Old Winton Highway in accordance with Planning Scheme Policy 1 - Works (Attachment A - Typical Road Sections) and the provisions of a Development Permit for Carrying Out Operational Work. The two lane rural carriageway may be gravel or bitumen surface treatment and must be maintained to an all-weather standard suitable for a two-wheel drive vehicle, except as varied by condition 8.2.
- 8.2 The intersection of the road required by Condition 9.2 and Old Winton Highway must have a minimum surface treatment of a two-coat bitumen seal that extends west from the intersection within 'new ROAD rd' for a minimum distance of 25 metres. The intersection of the newly formed road and Old Winton Highway must be tapered to accommodate the turning of the maximum design vehicle such that vehicles do not exit the carriageway.

## **9.0 SERVICES**

- 9.1 Design, construct and maintain an on-site effluent disposal system in accordance with Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 - Works and the approved Site & Soil Wastewater Evaluation Report.
- 9.2 Install and maintain sewage backflow prevention/s to the on-site effluent disposal system to ensure no raw sewage is capable of being released during a flood event.

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- 9.3 Provide a 100mm diameter reticulated water connection from the existing Council reticulated water main (150mm) located to the east of the site ('the Cramsie line') in accordance with Table SC5.1.2.6 (Water and Sewer Standards) of Planning Scheme Policy 1 – Works and the provisions of a Development Permit for Carrying Out Operational Work.
  - 9.4 Design and construct a booster pump station along the existing Council reticulated water main (150mm diameter) located to the east of the site ('the Cramsie line') at approximately chainage 0m and in accordance with the approved Water Supply Assessment and provisions of a Development Permit for Carrying Out Operational Work. The booster pump must ensure the approved development, once fully established, does not result in a net reduction in water pressure in Council's reticulated potable water network.
  - 9.5 The booster pump station, including electrical elements, must be located above the Defined Flood Level.
  - 9.6 Design, construct and maintain electricity and telecommunication services to the premises in accordance with standards and requirements of the relevant service provider.


#### **10.0 STORMWATER WORKS**

- 10.1 Design, construct and maintain all stormwater drainage works for the development generally in accordance with the approved plans, Queensland Urban Drainage Manual and the provisions of a Development Permit for Carrying Out Operational Work.
- 10.2 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

#### **11.0 EROSION AND SEDIMENT CONTROL**

- 11.1 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted, and landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.
- 11.2 The Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with the Best Practice Erosion and Sediment Control document from the International Erosion Control Association, as updated from time to time.



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- 11.3 During the wet season, the Erosion and Sediment Control Plan must be to the satisfaction of Council.

## **12.0 LANDSCAPING AND FENCING**

- 12.1 Establish landscaped areas with an appropriately installed irrigation system. Ensure landscaping (including the turfed surfaces of the sites) is subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting programme as required. The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.
- 12.2 Boundary fencing must be installed along each boundary of the site, except where allowance must be made for the vehicle access from road reserve at the eastern property boundary.

## **13.0 AIRPORT ENVIRONS**

- 13.1 Construct and operate the approved development such that it does not involve:
- 13.1.1 Straight parallel lines of lighting 500m to 100m long;
  - 13.1.2 Lighting that extends more than three (3) degrees above the horizon;
  - 13.1.3 Flare plumes;
  - 13.1.4 Buildings with reflective cladding;
  - 13.1.5 Upward shining lights;
  - 13.1.6 Flashing lights; or
  - 13.1.7 Sodium lights.

## **14.0 CONSTRUCTION ACTIVITIES**

- 14.1 Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.
- 14.2 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the relevant provisions of Planning Scheme Policies No. 1 – Works Planning Scheme policy under Schedule 5 of the Longreach Regional Planning Scheme 2015 (v2.1).

14.3 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.

**15.0 ASSET MANAGEMENT**

15.1 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.

**7. ADVISORY NOTES**

1. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for operational work, building work and plumbing and drainage work, as required under relevant legislation for this work.
2. Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
3. The Old Winton Highway forms part of the stock route network. The operation of the approved development must not compromise the function of the stock route network.
4. The State Assessment and Referral Agency (Fitzroy and Central Office) has advised Council that the proposed sewerage infrastructure is highly likely to constitute an Environmentally Relevant Activity, regardless of separate sewage treatment systems proposed on each lot. It is recommended that the developer contact the regulating authority, the Department of Environment and Science, to ensure the appropriate permit is in place for this infrastructure.
5. 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.
6. 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.

7. 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**

**1. Description of Development**

The development application is for a Development Permit for Material Change of Use for a *Tourist Park* (150 caravan and camping sites) approved as per Decision Notice DA20/21-003.

**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>• Strategic Framework (Part 3)</li> <li>• Local Government Infrastructure Plan (Part 4)</li> <li>• Rural Zone Code (section 6.2.9)</li> <li>• Airport Environs Overlay Code (section 7.2.1)</li> <li>• Flood Overlay Code (section 7.2.2)</li> <li>• Works Code (section 8.3.2)</li> <li>• Landscape Code (section 8.3.3)</li> </ul>	<p><i>Longreach Regional Planning Scheme 2015 (v2.1)</i></p>
<ul style="list-style-type: none"> <li>• Planning for the Environment and Heritage (State Interest for biodiversity)</li> <li>• Planning for Safety and Resilience to Hazards (State Interest for natural hazards, risk and resilience)</li> <li>• Planning for Infrastructure (State Interest for transport infrastructure and airport facilities)</li> </ul>	<p><i>State Planning Policy July 2017</i></p>
<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>	<p><i>Central West Regional Plan 2009</i></p>
<ul style="list-style-type: none"> <li>• State Code 1: Development in a state-controlled road environment</li> </ul>	<p><i>State Development Assessment Provisions (v2.6)</i></p>

**3. Relevant Matters**

There are no relevant matters for this application.



#### 4. Matters Raised in Submission

No submissions were received for this development application.

#### 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 Rural Zone Code, which supports tourism-related uses where directly associated with landscape amenity in the immediate vicinity, in this instance being the interface between rural land surrounding the site and the Thomson River.
- (b) The development will not significantly alter the overall availability of productive rural land in the region and will not create a land use conflict with grazing activities on adjoining land.
- (c) The Flood Hazard Management Plan sets out a number of controls to minimise the flood hazard risk of the proposal.
- (d) Technical reporting and plans demonstrate the appropriate delivery of services external and internal to the site. An Infrastructure Agreement will deal with construction and maintenance obligations for the reticulated water works and road works.
- (e) The development is well designed to provide an accessible and high amenity environment. It will enhance the tourism assets of Longreach.
- (f) 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
<b>State transport infrastructure generally</b>			
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1	The Chief Executive  Department of State Development, Tourism and	Concurrence Agency	Department of State Development, Tourism and Innovation  Fitzroy and Central Regional Office PO Box 113 Rockhampton QLD 4700 Email:

	Innovation		<a href="mailto:rockhamptonSARA@dsmip.qld.gov.au">rockhamptonSARA@dsmip.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>
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**10. FURTHER DEVELOPMENT PERMITS REQUIRED**

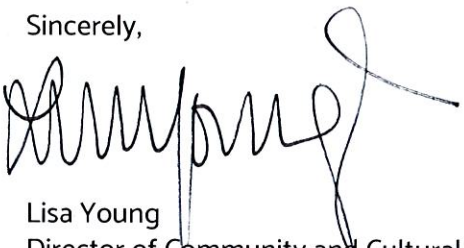
The following further development permits are required:

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

**11. OTHER DETAILS**

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

Sincerely,



Lisa Young  
 Director of Community and Cultural Services  
 on behalf of Mitchell Murphy, Chief Executive Officer

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