



**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: 412249
Contact: Kelli Doyle

26 August 2021

Mr Garry Edwards
AAM Investment Group Pty Ltd
GPO Box 352
Brisbane QLD 4001
Sent via e-mail: garry.edwards@aamig.com.au

Dear Garry

**DECISION NOTICE
APPROVAL (MINOR
CHANGE)**

PLANNING ACT 2016, SECTION 83

I refer to your application and advise that on 26 August 2021, 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: DA20/21-008

Properly Made Date: 12 March 2021

Decision Date for
Original Development
Application: 25 February 2016



Decision Date for
Change Application: 26 August 2021

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

2. APPLICANT DETAILS

Name: AAM Investment Group Pty Ltd

Postal Address: C/- Mr Garry Edwards
AAM Investment Group Pty Ltd
GPO Box 352
Brisbane QLD 4001

Email Address: garry.edwards@aamig.com.au

3. PROPERTY DETAILS

Street Address: Cramsie-Muttaburra Road, Longreach

Real Property Description: Lot 1 on SP303323

Local Government Area: Longreach Regional Council

4. DECISION DETAILS

The following type of approval has been amended on 26 August 2021:

- Development Permit DA15/16-034 for Operational Works (Stormwater Management, Drainage & Road Works)

5. CURRENCY PERIOD

In accordance with section 85(1)(c) of the Planning Act 2016, this approval lapses if the development does not substantially start within–

- (i) the period stated for that part of the approval; or
- (ii) if no period is stated–2 years after the approval starts to take effect.

6. NATURE OF THE CHANGES

The nature of the changes are:

- Amendment to the description of approved operational works in the decision notice
- Amendment to Condition 1.1
- Amendment to Condition 2.1 and inclusion of Advisory Note (A)
- Removal of Condition 2.2
- Amendment to Condition 3.1
- Amendment to Condition 4.1
- Amendment to Condition 6.1
- Amendment to Condition 7.1
- Inclusion of new Condition 10.1
- Amendment to Condition 10.2
- Removal of Condition 11
- Inclusion of Advisory Note (B)
- Administrative amendments to condition numbering

The changes to the conditions relate to the following:

- The decision notice only approves 'internal road works' and not all road works shown on the approved swept path plans because the proposed turn-out upgrades onto Cramsie-Muttaburra Road are within the jurisdiction of the Department of Transport and Main Roads to assess and approve. New Advisory Notes have been included to this effect.
- Update to the property description because the former lots under the original approval have since been amalgamated into a single lot as described in this amended approval.
- Inclusion of revised stormwater drawings and swept path plans. Inclusion of condition for drawings to be certified by a Registered Professional Engineer of Queensland prior to commencement of works.
- Hours of construction also include Sundays where no noise generating activities occur.
- Erosion and sediment controls (ESC) measures to comply with the prescribed standards under the current Planning Scheme, as opposed to the original approved ESC plan.
- Supervision Certification able to be undertaken by a licenced surveyor, given the applicant's RPEQ engineer is not based in Longreach.
- No requirement for as constructed drawings because approved civil works are yet to take place.
- Other changes have been made for clarity.

7. ASSESSMENT MANAGER CONDITIONS

Development Approval – Development Permit – Operational Works (Stormwater Management, Drainage & Internal Road Works)

Approval is granted for the purpose of Operational Works (Stormwater Management, Drainage & Internal Road Works) subject to the following conditions:

1. NATURE OF DECISION

- 1.1 Approval is granted for a development permit for Operational Works at Cramsie-Muttaborra Road, Longreach on land described as part of ~~Lot 1 on SP181903, Lot 8 on SP181903 and part of Lot 502 on C6181~~ Lot 1 on SP303323.

Relevant Period

~~1.2 The relevant period for this approval is in accordance with section 341 of the Sustainable Planning Act 2009.~~

~~Note: Extracts of the Sustainable Planning Act are attached for your reference. Generally for operational works permits, the approval lapses if the development does not substantially start within 2 years starting the day the approval takes effect.~~

Compliance Timing

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

2. APPROVED DRAWINGS

- 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/Report Number	Revision	Date	Prepared by
Cramsie Livestock Spelling Yards Locality Plan	AUR-Q-0675-0001 Issue 2		November 2015	GHD
General Arrangement & Erosion & Sediment	AUR-Q-0675-0002 Issue 3		Jan. 2016	GHD

Control Plan					
Erosion & Sediment Control Details & Notes	AUR-Q-0675-0003 Issue 2			November 2015	GHD
Stormwater Drainage Details	AUR-Q-0675-0004 Issue 3			November 2015	GHD
Stormwater drainage longitudinal sections	AUR-Q-0675-0005 Issue 2			November 2015	GHD
Road layout details	AUR-Q-0675-0006 Issue 2			November 2015	GHD
Pavement layout & details	AUR-Q-0675-0008 Issue 2			November 2015	GHD
Design of Sedimentation Pond and Drain for Longreach Transit Yards	20-3181 R01 Sedimentation and Drain Report			30 July 2021	GRG Consulting Engineers
Surface Water Management General Arrangement	20-3181-010	6		27/07/21	GRG Consulting Engineers
Surface Water Management Detail Views	20-3181-011	5		29/07/21	GRG Consulting Engineers
Surface Water Management Section View	20-3181-012	6		27/07/21	GRG Consulting Engineers
Surface Water Treatment A Triple Truck Turning Path Right Turn on Exit Layout	20-3181-014	4		3/08/21	GRG Consulting Engineers
Surface Water Treatment A Triple Truck Turning Path Left Turn on Exit Layout	20-3181-015	4		3/08/21	GRG Consulting Engineers

Advisory Note (A): Drawings 20-3181-014 and 20-3181-015 are the approved 'internal road works' and demonstrate:

- i. via the internal swept paths shown, the internal manoeuvring ability of the largest design vehicle for the site, being a triple road train; and*
- ii. new pavement treatment internal to the site as a result of upgrading the turn outs onto Cramsie Muttaborra Road.*

Where external to the site, road work for the turn outs onto Cramsie Muttaborra Road are within the jurisdiction of the Department of Transport and Main Roads to assess and approve. Refer to Advisory Note (B) for more information.

Amended Drawings

2.2 The applicant/developer is required to provide the drawing amendments for:

Amend Plan / Document Title	Drawing/Report Number	Date	Prepared by
Internal layout & details	AUR-Q-0675-0007 Issue 2	November 2015	GHD

Note: Please amend drawing AUR-Q-0675-0007 to allow for suitable movement of triple road trains at the entry to the loading area. Your attention is drawn to swept paths on preliminary drawing no. 160001-1/01 demonstrating that the current design requires revision by the applicant.

Additional Details

2.3 The applicant/developer is required to provide additional detail on the set out of the retention basins weir, to ensure:

- A minimum freeboard of 0.9 m between the weir crest and the crest of the sedimentation system embankment.
- The system is capable of discharging the peak flow from a 50-year ARI design storm without the system embankment overtopping.

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

2.2 A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

3. AMENITY

Hours of Construction

3.1 Unless otherwise approved in writing by Longreach Regional Council, approved hours of construction are:

- 3.1.1 between the hours of 6.30am to 6.30pm Monday to Saturday (excluding Public Holidays); and
- 3.1.2 between the hours of 6.30am to 6.30pm on Sunday where not involving noise generating activities.



4. CONSTRUCTION WORKS

During the course of construction works

- 4.1 Ensure that the works are carried out by a **qualified competent** contractor acceptable to Council;
- 4.2 Accept responsibility for all aspects of the works, including public safety;
- 4.3 Ensure adequate barricades, signage and other warning devices are in place at all times;
- 4.4 Ensure constructing contractor submits a Traffic Management Plan to Council and TMR Barcaldine for any works to be carried out within 30m of the Cramsie – Muttaborra road centre line; and
- 4.5 A minimum of 10 million of Public Liability Insurance and Workers Compensation Insurance must be secured at all times throughout the construction and maintenance periods by the developer/contractor.

5. COUNCIL AND PUBLIC UTILITY SERVICES AND INFRASTRUCTURE

Repair damaged infrastructure and/or services

- 5.1 Any damage which is incurred to underground services, signs, footpaths, roadways and/or kerb and channelling as a result of the proposed works must be repaired immediately should hazards exist for the public or construction workers. Otherwise, all damage must be repaired immediately upon completion of works associated with the development and prior to acceptance of the as constructed works by Longreach Regional Council.

6. EROSION AND SEDIMENT CONTROL

Implement Erosion and Sediment Control Measures

- 6.1 Erosion and sediment control measures must be carried out in accordance with the approved ~~drawings~~ ESC Standards prescribed in Schedule 5.12 Design Standards, SC5.1.2.5 Earthworks, Erosion and Sediment Control of the *Longreach Regional Planning Scheme (V2.1)*.


7. EARTHWORKS

Earthworks to be as per approved plans

- 7.1 All earthworks must be undertaken and constructed in accordance with the approved drawings and documents. ~~submitted as part of the application for operational works.~~

8. STORMWATER

No ponding or nuisance from stormwater on adjoining properties

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- 8.1 All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development works.
 - 8.2 The applicant/developer must provide a stormwater connection at no cost to Council from the boundary of the site to a legal point of discharge as indicated on approved drawings.

9. SIGNAGE

Signage and line marking

- 9.1 All access/egress points within the site must be adequately signed. All signage is to be installed and/or modified in accordance with the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD).

10. CERTIFICATION OF WORKS

Certification of Works

- 10.1 A certified copy of the approved drawings by a Registered Professional Engineer of Queensland – Civil must be provided to Council for endorsement by the Director of Infrastructure Services or other authorised delegate prior to commencement of the works.
- 10.12 A supervision certificate completed by a Registered Engineer of Queensland – Civil (RPEQ) licensed surveyor must be provided upon completion of all operational works certifying that the works have been completed in accordance with the approved plans and specifications. The certification can be provided in the form of a licensed survey report referencing the design drawings with a cover letter.
- 10.23 A Registered Professional Engineer of Queensland – Civil performing any task or function associated with the proposed works must hold professional indemnity to the value of \$5 million or otherwise to the satisfaction of Council.

~~11. AS CONSTRUCTED DRAWINGS~~

~~Prepare as constructed drawings for endorsement~~

- ~~11.1 Two (2) copies of as constructed drawings for all operational works, completed inspections, test results and RPEQ supervision certificate must be lodged with Council for endorsement of the Manager of Engineering Services.~~

Note: Prior to submission of as-constructed drawings please discuss requirements for as-constructed drawings with Council.

Advisory Notes:

Advisory Note (B) - Works on a State-Controlled Road

The property is accessed from Cramsie-Muttaborra Road, which is a State-controlled Road and within the jurisdiction of the Department of Transport and Main Roads (DTMR). It is an offence under the *Transport Infrastructure Act 1994* to carry out road access works on a State-controlled Road without written approval from DTMR. The approved plans showing intersection works between the property boundary and Cramsie-Muttaborra Road must therefore be approved by DTMR prior to works commencing. Swept paths and pavement upgrades internal to the property, as per approved plans with the reference number 20-3181-014 and 20-3181-015, are within the jurisdiction of Council and have been approved.

Advisory Note (C) - Aboriginal Cultural Heritage

This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003*. Pursuant to section 23(1) 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. REFERRAL AGENCIES

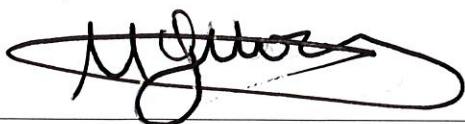
Not Applicable.

10. FURTHER DEVELOPMENT PERMITS REQUIRED

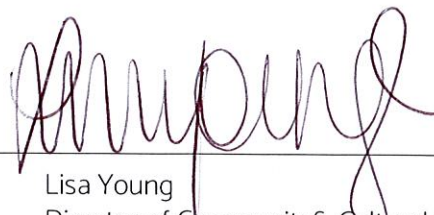
Not Applicable.

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


Sincerely



Mitchell Murphy
Chief Executive Officer



Lisa Young
Director of Community & Cultural Services



Encl: Attachment A - Approved Plans
Attachment B - Appeal Rights