



Your Reference:
Our Reference: DA20/21-012
Contact: Kelli Doyle

22 September 2021

F Walker
C/- Gideon Town Planning
PO Box 450
ROCKHAMPTON CITY QLD 4700

Sent via email: info@gideontownplanning.com.au

To whom it may concern,

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 16 September 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: DA20/21-012

Properly Made Date: 5 July 2021

Decision Date: 16 September 2021

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

2. APPLICANT DETAILS

Name: F Walker

Postal Address: C/- Gideon Town Planning



PO Box 450
ROCKHAMPTON CITY QLD 4700

Email Address: info@gideontownplanning.com.au

3. PROPERTY DETAILS

Street Address: 35 Stork Road, Longreach 4730

Real Property Description: Lot 38 on L35712

Local Government Area: Longreach Regional Council

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Reconfiguring a Lot (One (1) into Two (2) Lots)

5. CURRENCY PERIOD

In accordance with section 85 (1) (b) (ii) of the *Planning Act 2016*, this development approval lapses if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within 4 years after the approval starts to have 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 Council a function, power or discretion, that role of Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.

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

1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to the sealing of the survey plan for the Reconfiguring a Lot, unless otherwise stated.

2.0 APPROVED PLAN

2.1 The approved development must be completed and maintained generally in accordance with the approved plan, except where amended by the conditions of this approval:

Plan	Plan Number	Date
Proposed Subdivision (1 into 2) 35 Stork Road, Longreach (Lot 38 L35712)	-	Print date: 5 May 2021

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan, the conditions of approval must prevail.

3.0 ENDORSEMENT OF SURVEY PLAN

3.1 Council will not endorse or release the survey plan for this development until such time as:

3.1.1 All conditions of this development approval for Reconfiguring a Lot have been fully satisfied, unless the condition is otherwise stated as relating to a future land use;

3.1.2 A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and

3.1.3 All outstanding rates and charges relating to the site have been paid.

4.0 STORMWATER WORKS

4.1 Lawful point of discharge for the development is Stork Road. Discharge all minor stormwater flows that fall or pass onto each lot to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the Queensland Urban Drainage Manual (QUDM).

5.0 WATER SUPPLY

5.1 Each lot must be connected to Council's reticulated water network and each connection point must be wholly contained within the respective lot boundary.



6.0 SERVICES

- 6.1 Electricity and telecommunication services must be provided to each lot in accordance with the standards and requirements of the relevant service provider. Each connection point must be wholly contained within the respective lot boundary.
- 6.2 Any service connection to an existing building that traverses a lot boundary is to be:
- 6.2.1 removed; or
 - 6.2.2 relocated so that it does not traverse a lot boundary; or
 - 6.2.3 covered by an easement.

7.0 ON-SITE SEWAGE TREATMENT & DISPOSAL

- 7.1 Proposed Lot 1 must provide and maintain on-site sewage treatment and disposal in accordance with the requirements of the *Plumbing and Drainage Act 2018*, including the Queensland Plumbing and Wastewater Code, at all times.
- 7.2 Any future land use on Proposed Lot 2 which involves habitable rooms must provide and maintain on-site sewage treatment and disposal in accordance with the requirements of the *Plumbing and Drainage Act 2018*, including the Queensland Plumbing and Wastewater Code, at all times.

8.0 ACCESS WORKS

- 8.1 Proposed Lot 1 must provide and maintain a driveway crossover in accordance with Planning Scheme Policy 1 – Works, SC5.1.2.2, under the *Longreach Regional Planning Scheme 2015 (V2.1)*.
- 8.2 Any future land use on Proposed Lot 2 must be serviced by a driveway crossover from Stork Road in compliance with the Planning Scheme Policy 1 – Works, SC5.1.2.2, under the *Longreach Regional Planning Scheme 2015 (V2.1)*.

9.0 FLOOD HAZARD AREA

- 9.1 Any future land use on the site which involves habitable rooms must be constructed such that finished floor levels for habitable rooms are a minimum of 300mm above the defined flood event.
- 9.2 Any future land use involving non-habitable floor areas below the nominated defined floor event must be designed and constructed using flood resilient materials (cement, masonry, tiles and steel).



10.0 ASSET MANAGEMENT

- 10.1 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.

ADVISORY NOTES

1. Operational work for a driveway crossover is Accepted Development subject to Requirements under the *Longreach Regional Planning Scheme 2015 (V2.1)*. Design standards for the crossover, as referred to in the Planning Scheme Policy 1- Works, can be obtained from Council's Director of Infrastructure Services.
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 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 Council.
3. 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.
4. 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").
5. This approval is issued under the *Planning Act 2016* and does not include an assessment against the *Building Act 1975*. Alterations may be required to existing buildings to ensure compliance with the building assessment provisions. The developer should seek advice from a suitably qualified person before proceeding with the development.
6. Any future development of the subject site will be required to comply with the Queensland Development Code (to the extent it applies), including in relation to flooding.

7. STATEMENT OF REASONS

7.1 Description of Development

The development application is for a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) approved as per Decision Notice DA 20/21-012:

7.2 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 Framework)• Section 5.4.6 (Low Density Residential Zone Code)• Section 7.2.1 (Airport Environs Overlay Code)• Section 7.2.2 (Flood Overlay Code)• Section 8.3.1 (Reconfiguring a Lot Code)• Section 8.3.2 (Works Code)• Section 8.3.3 (Landscape Code)	<i>Longreach Regional 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 network• Part E – Regional policies and land use strategies	<i>Central West Regional Plan 2009</i>

7.3 Relevant Matters

There are no relevant matters for this application.

7.4 Matters Raised in Submission

No submissions received.

7.5 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 development complies, or can be conditioned to comply, with all relevant assessment benchmarks.
- (b) The development provides two lots that are consistent with the purpose of the Low Density Residential Zone and facilitate the ongoing use of the subject site for purposes intended in the Low Density Residential Zone.
- (c) The development has been conditioned to comply with the other relevant assessment benchmarks of the Planning Scheme.
- (d) The development does not compromise the relevant elements of the Central West Regional Plan and State Planning Policy.


8. REFERRAL AGENCIES

Nil.

9. FURTHER DEVELOPMENT PERMITS REQUIRED

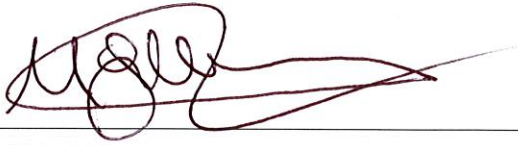
Nil.





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



Mitchell Murphy
Chief Executive Officer



Lisa Young
Director of Community & Cultural Services

Encl: Attachment 1 - Approved Plans
Attachment 2 - Appeal Rights