



Your Reference:  
Our Reference: DA21/22-002  
Contact: Kelli Doyle

22 September 2021

T & K Trad Pty Ltd TTE T & K Trad Family Trust  
103 Eagle Street  
Longreach QLD 4730  
Attention: Ms Kim Trad  
Sent via email: [kimsiga2@bigpond.com](mailto:kimsiga2@bigpond.com)

Dear Kim

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## DECISION NOTICE APPROVAL

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*PLANNING ACT 2016, SECTION 63*

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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:

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### 1. APPLICATION DETAILS

Application Number: DA 21/22-002

Properly Made Date: 10 August 2021

Decision Date: 16 September 2021

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

### 2. APPLICANT DETAILS

Name: T & K Trad Pty Ltd TTE T & K Trad Family Trust



Postal Address: 103 Eagle Street  
Longreach QLD 4730

Email Address: [kimsiga2@bigpond.com](mailto:kimsiga2@bigpond.com)

### 3. PROPERTY DETAILS

Street Address: 98 Crane Street, Longreach

Real Property Description: Lots 0, 1, 2, 3 and 4 on SP247426

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 Short-term Accommodation and Multiple Dwelling (four (4) units)

### 5. CURRENCY PERIOD

In accordance with section 85 (1) (a) (iii) of the *Planning Act 2016*, this development approval lapses if the first change of use does not happen within six (6) 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 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 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.

1.5 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of use and to Council's satisfaction, 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
Units 1-4, 98 Crane Street All units – Identical Layout Floor Plan Drawing	-	-	-
98 Crane Street Site Plan Drawing	-	-	-
Proposed Site Plan Material Change of Use for Short Term Accommodation	-	-	-
Proposed Site Plan Material Change of Use for Short Term Accommodation Legend	-	-	-

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.


## 3.0 LAND USE

3.1 The approved uses for Short-term Accommodation and Multiple Dwelling can interchange in any of the units at any time.

## 4.0 ACCESS AND PARKING WORKS

4.1 Provide and maintain a minimum of four car parking spaces on-site.

## 5.0 ROOF AND ALLOTMENT DRAINAGE WORKS



5.1 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.

## 6.0 SERVICES

6.1 Maintain all reticulated water and sewerage connections to the premises.

6.2 Maintain electricity and telecommunication services to the premises in accordance with the standards and requirements of the relevant service provider.

## 7.0 AMENITY

7.1 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, odour, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

7.2 Outdoor lighting must comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.

7.3 All waste storage areas must be kept in a clean, tidy condition, and must be screened from view from Crane Street. Sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site.

## 8.0 LANDSCAPING

8.1 Establish and retain all landscaping, including lawn areas, generally in accordance with the approved plans.

8.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and ongoing maintenance and replanting as required.

## 9.0 CONSTRUCTION ACTIVITIES

9.1 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.

9.2 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).

- 9.3 All construction materials, waste, waste skips and machinery must be located and stored or parked within the development site, unless otherwise approved in writing by Council.

#### ADVISORY NOTES

1. 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.
2. In the instance certain unpackaged food items are provided for guests of the approved Short-term Accommodation use, the business will require a Food Business Licence. Please contact Council's Environmental Health Officer in relation to application requirements should this licence be required.
3. 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.
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").

<b>7.</b>	<b>STATEMENT OF REASONS</b>
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#### 7.1 Description of Development

The development application is for a Development Permit for Material Change of Use for Short-term Accommodation and Multiple Dwelling (four (4) units) approved as per Decision Notice DA 21/22-002.

#### 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"> <li>• Section 5.4.7 (Medium Density Residential Zone Code)</li> <li>• Section 7.2.1 (Airport Environs Overlay Code)</li> <li>• Section 8.3.2 (Works Code)</li> <li>• Section 8.3.3 (Landscape Code)</li> </ul>	<p><i>Longreach Regional Planning Scheme 2015 (v2.1)</i></p>
<ul style="list-style-type: none"> <li>• Planning for Infrastructure (State Interest for airport facilities)</li> </ul>	<p><i>State Planning Policy July 2017</i></p>

- Part D – Regional activity centres network
- Part E – Regional policies and land use strategies

*Central West Regional Plan 2009*

### 7.3 Relevant Matters

There are no relevant matters for this application.

### 7.4 Matters Raised in Submission

Public notification of the application was not required.

### 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 use of the existing units for both Short-term Accommodation and Multiple Dwellings, depending on demand, are consistent uses in the Medium Density Residential Zone and complies with the intent for a range of medium density accommodation options.
- b) The existing built form and character of the units, together with recent improvements, is complementary to local building character and improves the liveability of the units.
- c) Amenity both on-site and in relation to surrounding uses will not be impacted with conditions relating to minimising environmental nuisance, maintaining landscaped areas, and screening views of any waste storage areas from Crane Street.
- d) Infrastructure connections and vehicle access and parking are appropriate for the use.
- e) The development complies with all applicable assessment benchmarks of the Planning Scheme.
- f) 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



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Mitchell Murphy  
Chief Executive Officer



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Lisa Young  
Director of Community & Cultural Services

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