



Your Reference:
Our Reference: 21/22-001 MCU
Contact: Kelli Doyle

25 October 2021

Mr Rowland James Edkins Deane
'Bimbah'
8960 Crossmoor Road
Longreach QLD 4730

Sent via email: edkinscampbell@bigpond.com

Dear Rowland

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 21 October 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: DA 21/22-001

Properly Made Date: 15 July 2021

Decision Date: 21 October 2021

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



2. APPLICANT DETAILS

Name: Mr Rowland Deane

Postal Address: 'Bimbah'
8960 Crossmoor Road
Longreach QLD 4730

Email Address: edkinscampbell@bigpond.com

3. PROPERTY DETAILS

Street Address: 7518 Crossmoor Road, Longreach

Real Property Description: Lot 68 RY114 and Lot 69 on RY8

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 Nature-based Tourism (11 campsites and guided tours)

5. CURRENCY PERIOD

In accordance with section 85 (1) (a) (ii) 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
Goodberry Site Plan	-	-	March 2021
Goodberry Locality Plan	-	-	


- 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 PARAMETERS OF USE

- 3.1 A maximum of 11 campsites are permitted for the short-term accommodation component of the approved use.
- 3.2 Campsite guests must travel and be accommodated within the campsites in fully self-contained recreational vehicles only.
- 3.3 A maximum of 15 self-contained recreational vehicles can be accommodated across the entirety of the campground at any one time.

Advisory Note: A campsite can accommodate guests travelling in a group with multiple self-contained RVs, however the total number of RVs cannot exceed 15 across the 11 approved camp sites.

- 3.4 Each campsite must be appropriately identified and numbered.
- 3.5 The conditions which regulate the use must be displayed in a manner and at a location to enable viewing by all users of the campground. A sign is to be installed at the entrance to the subject site



advising of the risks of black soil during wet weather events making access roads and tracks potentially impassable.


- 3.6 Recreational vehicles must be self-contained in terms of:
- 3.6.1 Cooking facilities;
 - 3.6.2 Toilet facilities;
 - 3.6.3 On-board facilities to:
 - 3.6.3.1 Hold drinking water;
 - 3.6.3.2 Store greywater, if possible;
 - 3.6.3.3 Store sewage, and
 - 3.6.3.4 Store general refuse.
 - 3.6.4 No greywater shall be discharged into the environment.
 - 3.6.5 Guests must take all waste with them upon departure, including rubbish and sewage, and greywater if possible, and dispose of the waste at an authorised point.
- 3.7 For any recreational vehicle that is not fitted with on-board facilities for greywater storage, the developer/operator must be responsible for the collection of the greywater and disposal at an authorised point.

Advisory note: Collection can be via greywater collection 'pods'. An authorised point can be the public dump point in Longreach or an existing on-site sewerage system on the property, if it has capacity for the additional load.

- 3.8 No greywater shall be discharged into the environment unless disposal occurs through an on-site wastewater management system, to be installed and operated generally in accordance with the Queensland Plumbing and Wastewater Code and a permit for plumbing and drainage work, if required.
- 3.9 Guided tours of the property are permitted for guests of the campsite accommodation only.

4.0 SERVICES

- 4.1 The vehicle crossover from Crossmoor (Longreach-Muttaburra) Road to the property must be maintained (formed and graded) to a width suitable for a recreational vehicle.
- 4.2 The main access road into the property must be maintained (formed and graded) to a width suitable for a recreational vehicle.
- 4.3 Internal access tracks from the main access road to the campground and each campsite must be maintained (flat graded) to a width suitable for a recreational vehicle.
- 4.4 Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.



4.5 Maintain an effective means of telecommunication at the premises.

5.0 STOCK ROUTE NETWORK

5.1 Activities associated with the approved development must not adversely impact the operation, accessibility and safety of the stock route network adjacent to the processing area, for stock route users and travelling stock.

6.0 AMENITY

6.1 Operation of the campground must be maintained in a clean, safe and tidy condition.

6.2 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 water-borne contaminants, noise, dust, lighting, odour, wastewater, waste products, oil or otherwise.

7.0 FLOOD EVACUATION PLAN

7.1 Maintain and implement a current Flood Evacuation Plan for the approved use.

7.2 The Flood Evacuation Plan must also consider rain events and subsequent risk management actions for the potential impassability of access roads and tracks.

7.3 Identify the availability of the Flood Evacuation Plan to guests where the conditions of the use are displayed for guest viewing (Condition 3.5).

7.4 The approved use must not operate during a flood event that may impact the site.

8.0 CONSTRUCTION ACTIVITIES

8.1 Any 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.

8.2 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).

8.3 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 for plumbing and drainage work, and any other related work, if required, must be obtained prior to the commencement of the use approved by this permit.
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 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.
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”).

7. STATEMENT OF REASONS

7.1 Description of Development

The development application is for a Development Permit for Material Change of Use for Nature-based Tourism (11 campsites and guided tours) approved as per Decision Notice DA 21/22-001.

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">• Section 5.4.9 (Rural Zone Code)• Section 7.2.2 (Flood Overlay Code)• Section 8.3.2 (Works Code)• Section 8.3.3 (Landscape Code)	<i>Longreach Regional Planning Scheme 2015 (v2.1)</i>
Part E: <ul style="list-style-type: none">• Planning for Economic Growth (State Interest -agriculture)• Planning for the Environment and Heritage (State Interest - biodiversity)• Planning for Safety and Resilience to Hazards (State Interest - natural hazards, risk and resilience)	<i>State Planning Policy July 2017</i>

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:

- The proposed Nature-based Tourism use is a supported land use in the Rural Zone based on its compatibility with rural activities and nexus with the natural environment.
- The development is small scale and low intensity, consistent with a bush camping experience, and will not diminish the rural productivity or environmental values of the land.
- Conditions limiting access to guests in self-contained Recreational Vehicles only will protect community health and safety and the environment.
- Vehicle access and the availability of power and telecommunications to the premises are appropriate for the use.
- The Flood Evacuation Plan demonstrates sufficient flood warning time is available to evacuate guests in the instance of a flood event.
- The development complies with all applicable assessment benchmarks of the Planning Scheme.
- The development does not compromise the relevant elements of the Central West Regional Plan and State Planning Policy.

8. REFERRAL AGENCIES

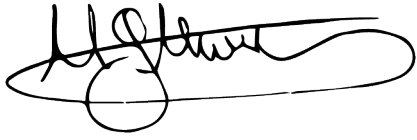
Nil

9. FURTHER DEVELOPMENT PERMITS REQUIRED
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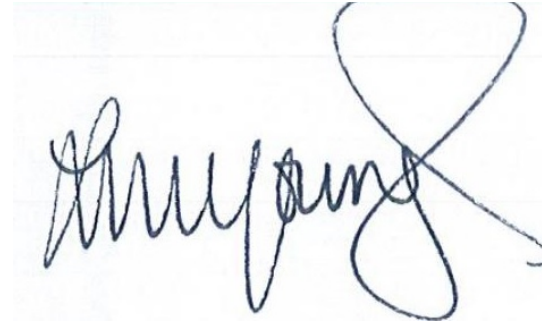
Nil

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