

Our Ref.: MCU21/0003:DW:md

12 May 2021

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

Section 63(5) of the *Planning Act 2016*

<b>Proposal:</b>	Material Change of Use – Commercial Premises (Partly Open Shed)
<b>Application Number:</b>	MCU21/0003
<b>Address:</b>	53 Capella Street, Clermont
<b>Property Description:</b>	Lot 11 on RP842968

The development application described above was approved in full, subject to conditions on 12 May 2021.

### 1. Reasons for Decision

The reasons for this decision are:

- The proposed development seeks to construct a partially open shed to the rear of the existing Clermont Post Office in order to provide an undercover area for loading and unloading of goods to occur.
- The application complies with the applicable benchmarks of the *Belyando Shire Planning Scheme 2009*, *State Planning Policy 2017* and accords with the policies of the *Mackay Isaac Whitsunday Regional Plan 2012-2032*.
- The impacts of the development can be managed on the site and conditions have been included to ensure that the development complies with Council's development standards and commitments made by the applicant.

### 2. Assessment Benchmarks Not applicable

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Commercial Zone Code	<i>Belyando Shire Planning Scheme 2009</i>
State interest policies and assessment benchmarks	Part E, <i>State Planning Policy 2017</i>

### 3. Compliance with benchmarks

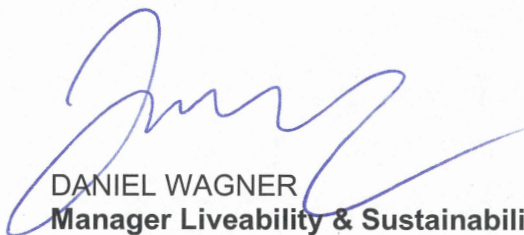
Not applicable as the development complies with all relevant benchmarks.

**4. Matters prescribed by Regulation**

Nil

If you find an inaccuracy in any of the information provided above or have a query, please contact Isaac Regional Council on 1300 472 227 or email [liveability.sustainability@isaac.qld.gov.au](mailto:liveability.sustainability@isaac.qld.gov.au) quoting MCU21/0003.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Dan', is written over the printed name and title.

DANIEL WAGNER

**Manager Liveability & Sustainability**

(on behalf of Jeff Stewart-Harris, Chief Executive Officer)