Our Ref.: *MCU21/0004:MSC/PSA*

5 April 2023

NOTICE ABOUT DECISION - STATEMENT OF REASONS
Section 63(5) of the *Planning Act 2016*

Proposal:	Development Permit for Material Change of Use – Accommodation Building (Accommodation Units – 15 Units and associated kitchen, dining and common areas)
Application Number:	MCU21/0004
Address:	41 Naumann Street, Moranbah
Property Description:	Lot 306 on SP220905

The development application described above was approved in full subject to conditions on the 29 March 2023.

1. **Reasons for Decision**

The reasons for this decision are:

- The development application was assessed using the impact assessment process pursuant to the requirements of the Planning Act 2016 and the Belyando Shire Planning Scheme 2009.
- The proposed Material Change of Use achieves compliance with the relevant provisions of the Mackay Isaac Whitsunday Regional Plan and is consistent with the relevant benchmarks of Part E of the State Planning Policy 2017.
- Subject to the development conditions contained within the attached Decision Notice, the development is able to comply with the applicable assessment benchmarks against which the application was required to be assessed.

2. **Assessment Benchmarks**

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Urban Zone Code	*Belyando Shire Planning Scheme 2009*
Regional Landscape and Rural Production Area	*Mackay Isaac Whitsunday Regional Plan*
State interest policies and assessment benchmarks	*Part E – State Planning Policy July 2017*

3. **Compliance with benchmarks**

Not applicable as the approval complies with all relevant benchmarks.

4. **Relevant matters for impact assessable development**

Not applicable

5. **Matters raised in submissions for impact assessable development**

Over the public notification period forty-four (44) submission was received. The majority of these submissions utilised a copied pro-forma letter template with the same issues raised across the submissions. The submissions primarily related to the following key issues:

- Inadequate justification for legitimate and demonstrated need for Accommodation building use in the urban zone.
- Scale and intensity of the accommodation building use.
- Community permanence of the Accommodation building use.
- Inconsistency with character, design and scale of surrounding area.
- Inadequate parking supply.
- Waste storage and removal.
- Noise emissions and overspill of lighting which may adversely impact upon amenity of adjoining properties.
- Treatment of front fences and walls.
- Inconsistency with provisions of the Isaac Regional Planning Scheme 2021.

The above issues were raised by the Development Assessment Manager and adequately addressed through the further advice letter, Applicant's response and amendments to the development plans.

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 quoting MCU21/0004.

Yours faithfully

MICHAEL ST CLAIR
Manager Liveability & Sustainability
(on behalf of Jeff Stewart-Harris PSM, Chief Executive Officer)