ISAAC REGION
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Our Ref.: *MCU22/0006: PSA/MSC*

05 July 2023

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

Proposal:	Development Permit for Material Change of Use – Childcare centre
Application Number:	MCU22/0006
Address:	164 & 166 Mills Avenue, Moranbah
Property Description:	Lots 26 & 27 on M97363

The development application described above was approved in full subject to conditions on 28 June 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 *Isaac Regional Planning Scheme 2021.*
- 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
Strategic framework Low Density Residential Zone Code Development Works Code Landscaping Code Airport Environs Overlay Code	*Isaac Regional Planning Scheme 2021*
Regional Landscape and Rural Production Area	*Mackay Isaac Whitsunday Regional Plan*

3. Compliance with benchmarks

Not applicable as the approval complies with all relevant benchmarks.

4. Relevant matters for code assessable development

Not applicable

5. Matters raised in submissions for impact assessable development

Over the public notification period a total of ten submissions were received. Six submissions were against the proposal and four submissions were in support of the proposal. Submissions in support mainly reiterate the need for more childcare establishments in Moranbah to accommodate the growing demand for affordable childcare services. The submissions opposing the proposal related to the following key issues:

- The subject site is an unsuitable location for a childcare centre;
- Concerns regarding the applicant's description of the centres operational requirements, with particular regard to staff numbers will result in noise, traffic and parking issues;
- The creation of significant impacts on the current childcare providers which may create a critical childcare concern for the community of Moranbah;
- Traffic and car parking issues on the surrounding streets;
- Surrounding roads are already congested at peak times due to traffic from Moranbah State High School and that they have difficultly turning into their property from Mills Avenue;
- The refuse bin storage area will result in odour impacts for their residence;
- The building is being erected over the sewer pipe and that the sewer manhole will be located closer to their boundary.
- Noise created from the proposed use and how and when the noise monitoring occurred;
- The use running 24 hour care;
- The development will impact the valuation of their property; and
- No notice given to adjoining owner.

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 MCU22/0006.

Yours faithfully

MICHAEL ST CLAIR
Manager Liveability & Sustainability
(on behalf of Darren Fettell, Acting Chief Executive Officer)