Our Ref.: *MCU23/0019*
Your Ref.: *23-936*

SENT BY EMAIL: admin@urbansync.com.au

15 April 2024

Sentinel Northern Australia Investment Pty Ltd
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Attention: Matt Ingram

Dear Sir

Notice about Decision – Statement of Reasons
Planning Act 2016

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- *the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- *any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	MCU23/0019
Street Address:	81 Mills Avenue, Moranbah
Real Property Description:	Lot 10 M97378
Planning Scheme:	Isaac Regional Planning Scheme 2021

DECISION DETAILS

Type of Decision:	Approval with conditions
Type of Approval:	Development Permit for a Material Change of Use for Short-Term Accommodation (20 Units)
Date of Decision:	15 April 2024

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2017)*

Schedule 10 of the Regulation

- No concurrence or advice agency referrals

Local Categorising Instrument (*Isaac Regional Planning Scheme 2021, Version 1)*

- Centre Zone Code
- Development Works Code
- Landscaping Code
- Airport Environs Overlay Code

Local Categorising Instrument (Variation Approval)

Not applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not applicable

REASONS FOR THE DECISION

The reasons for this decision are:

- The application was properly made and followed the process set down in the Development Assessment Rules in effect at the time the application was properly made.
- The application was assessed against the applicable Assessment Benchmarks identified in this Notice.
- The assessment manager found that, subject to the imposition of the development conditions contained in the Decision Notice, the development complied with the relevant Assessment Benchmarks applicable to the development identified in this Notice.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable.

SUBMISSIONS

Not Applicable.

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not applicable.

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 CAR24/0003.

Yours faithfully



MICHAEL ST CLAIR
Acting Director Planning, Environment and Community Services
(on behalf of Ken Gouldthorp, Chief Executive Officer)