Our Ref.: MCU24/0004 & RAL24/0001

13 February 2025

Lou's Contracting Services Pty Ltd,
C/- Wall Planning & Environmental Consulting
Level 38, 71 Eagle Street
BRISBANE QLD 4000

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:	MCU24/0004 & RAL24/0001
Street Address:	Dysart Clermont Road, Dysart
Real Property Description:	Lot 3 on SP314273
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use for High Impact Industry (Concrete Batching Plant) and Caretaker's Residence & Reconfiguring a Lot - Subdivision of Land (1 Lot into 2 Lots).
Date of Decision:	6 February 2025

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

- Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot involving clearing native vegetation

- Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material change of use involving clearing native vegetation
- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Reconfiguring a lot exceeding thresholds under schedule 20
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot of premises near a State transport corridor
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 – Reconfiguring a lot of premises near a State-controlled road intersection
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a State transport corridor

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

- Strategic framework
- Rural Zone Code
- Development Works Code
- Landscape Code
- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code
- Flood Hazard Overlay Code
- Reconfiguring a Lot 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

No submissions were received.

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not applicable.

If you have any further queries in relation to the above, please do not hesitate to contact Michael St Clair via email liveability.sustainability@isaac.qld.gov.au quoting reference no. MCU24/0008 & RAL24/0002.

Yours faithfully

MICHAEL ST CLAIR
Manager Liveability & Sustainability
(on behalf of Cale Dendle, Chief Executive Officer)