Our Ref.: MCU24/0020

4 March 2025

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:	MCU24/0020
Street Address:	Fisher Street, Dysart QLD 4745
Real Property Description:	Lot 16 SP847447
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1.1

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit Material Change of Use (Outdoor Sport and Recreation and Function Facility)
Date of Decision:	4 March 2025

ASSESSMENT BENCHMARKS

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

Categorising Instrument (*Planning Regulation 2016*)
Not applicable
Local Categorising Instrument (*Isaac Regional Planning Scheme 2021, Version 1)*
• Recreation and open space zone code • Development works code • Landscaping 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.
- Subject to the imposition of the development conditions contained within the Decision Notice, the development was approved despite non-compliance with particular Assessment Benchmarks for the reasons further described in this Notice.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

The application was approved despite non-compliance with the Assessment Benchmarks listed below for the following reasons:

- Recreation and open space zone code – Performance Outcome PO10
  - The proposed development is relatively small scale and low impact
  - Conditions have been imposed which require future Noise Impact Modelling to assess the impacts and identify appropriate mitigation measures to be implemented by the applicant, should noise complaints arise from the operation of the use. The applicant is also required to maintain a complaints register on-site.
  - Conditions have included the standard requirement for the use not to exceed criteria set out in the Environmental Protection (Noise) Policy 2008.
  - A landscaping buffer has been conditioned to be planted along the eastern boundary line between the putt-putt area and the adjoining workforce accommodation facility for buffering and screening. This landscaped area must include shrub species to form a solid hedge once matured.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable.

SUBMISSIONS

Not Applicable.

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. MCU24/00020.

Yours faithfully



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