Our Ref.: *MCU25/0008*

03 December 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:	MCU25/0008
Street Address:	13 Gilbert Court, Moranbah, QLD 4744
Real Property Description:	Lot 56 on M9738
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 – Multiple Dwellings (6 Townhouses).
Date of Decision:	03 December 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

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

- Strategic Framework
- Low Density Residential Zone Code
- Multiple Dwelling 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

- Low density residential zone code
    - The neighbourhood is considered to have a low density form, which predominantly comprises single detached dwellings, with some low-medium density residential development (including dual occupancies and multiple dwellings) scattered throughout. Therefore, the proposed development is not out of character for the residential area and is consistent with Performance outcome PO2.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

- Low medium density residential zone code
    - This code provides relevant assessment benchmarks that apply for multiple dwellings. This code has been referred to in the assessment of this application, to set a benchmark for design, siting, landscaping and private open space elements of the proposed development, in lieu of the planning scheme having a ‘use code’ for multiple dwellings.

SUBMISSIONS

No submissions were received.

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not applicable.

Yours faithfully

MICHAEL ST CLAIR
Manager – Planning and Environment
(on behalf of Cale Dendle, Chief Executive Officer)