Our Ref.: *MCU23/0007*

09 April 2026

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:	MCU23/0007
Street Address:	19 Cemetery Road, Nebo
Real Property Description:	Lot 42 WHS349
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1.1

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use (Service Station)
Date of Decision:	31 March 2026

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)*
• Industry zone code

• Development works code • Landscaping code • Flood hazard 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 have any further queries in relation to the above, please do not hesitate to contact Rebekah McDonald via email planning.environment@isaac.qld.gov.au quoting reference no. MCU23/0007.

Yours faithfully



REBEKAH McDONALD
Acting Manager Planning & Environment

(on behalf of Cale Dendle, Chief Executive Officer)