Your Reference: 604424430

23 February 2026

Joanne and Alan Dunn
C/- RPS Consulting
PO Box 1895
MACKAY QLD 4740

Dear Sir/Madam

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:	RAL25/0013
Street Address:	30 – 32 Suttor Street, Nebo & 33 – 35 Mary Street, Nebo
Real Property Description:	Lot 42 on N1101 & Lot 45 on N1101
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1.1

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit – Reconfiguring a Lot by Subdivision (2 lots into 4 lots)
Date of Decision:	23 January 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 1.1)*
• Low Density Residential Zone • Low-Medium Density Residential Zone • Reconfiguring a Lot Code • Development Works 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 wish to obtain more information about Council's decision, please contact Senani Ralalage - Planner on 07 4846 3584 or email planning.environment@isaac.qld.gov.au.

Yours faithfully



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