

Our Ref.: CAR20/0008 (BA20120): DW:nh

29 July 2020

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

Section 63(5) of the *Planning Act 2016*

<b>Proposal:</b>	Proposed Open-sided Carport Area - Boundary setback not consistent with A2 (d) in section MP1.2 of the <i>Queensland Development Code</i>
<b>Application Number:</b>	CAR20/0008 (BA20120)
<b>Address:</b>	1 Koala Terrace, Moranbah
<b>Property Description:</b>	Lot 38 on M97357

The development application described above was approved in full subject to conditions on 29 July 2020.

### 1. Reasons for Decision

The reasons for decision are:

- The proposed development achieves Performance Criteria 2 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m2 and Over*
- The daylight and ventilation to the habitable rooms of the adjoining residence is not compromised by the location of the proposed open-sided carport area.
- The amenity and privacy of residents on adjoining properties is not compromised by the location of the proposed open-sided carport/outdoor area.

### 2. Assessment Benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
<i>Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m2 and Over</i>	Performance Criteria P2

### 3. Compliance with benchmarks

Not applicable as the approval complies with all relevant benchmarks.

### 4. Relevant matters for impact assessable development

Not applicable

**5. Matters raised in submissions for impact assessable development**

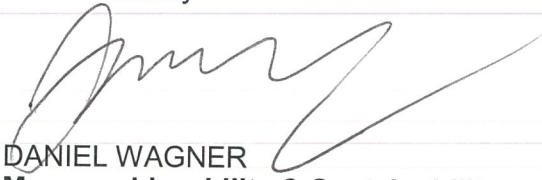
Not applicable

**6. Matters prescribed by Regulation**

Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017*

If you find an inaccuracy in any of the information provided above or have a query, please contact Isaac Regional Council on 1300 472 227 or email [records@isaac.qld.gov.au](mailto:records@isaac.qld.gov.au) quoting CAR20/0008.

Yours faithfully



DANIEL WAGNER

**Manager Liveability & Sustainability**

(on behalf of Gary Stevenson, Chief Executive Officer)