

Our Ref.: CAR20/0017 (BA20183): DW:nh

28 September 2020

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed and verandah – Road and boundary setbacks not consistent with A1(a)(ii)(B) and A2(a)(i) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR20/0017 (BA20183)
Address:	12 Bernborough Avenue, Moranbah
Property Description:	Lot 1 on M973142

The development application described above was approved in full subject to conditions on 28 September 2020.

1. Reasons for Decision

The reasons for decision are:

- The proposed development achieves Performance Criteria P1 and P2 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m2 and Over*
- The proposed shed and verandah does not adversely impact the adjacent residence or nearby properties with regards to streetscape, privacy invasion, light prevention or ventilation
- The proposed shed and verandah does not adversely impact adjoining properties with regards to nuisance and safety.

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 P1 and 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 quoting CAR20/0017.

Yours faithfully



DANIEL WAGNER

Manager Liveability & Sustainability

(on behalf of Gary Stevenson, Chief Executive Officer)