

Our Ref.: CAR20/0019 (BA20222); DW:nh

23 November 2020

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - Boundary setbacks not consistent with A1 (a)(i) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR20/0019 (BA20222)
Address:	27 Trenaman Street, Moranbah
Property Description:	Lot 50 on SP217096

The development application described above was approved in full subject to conditions on 23 November 2020.

1. Reasons for Decision

The reasons for decision are:

- The proposed development generally complies with Performance Criteria 1 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m2 and Over*
- The proposed shed provides a streetscape similar to that of neighbouring properties and will not cause any safety or nuisance concerns.
- Due to the lot being a corner property the proposed shed provides an acceptable streetscape.
- The surrounding properties contain a road setback of 6meters, due to the property being a corner lot a road setback of 6meters cannot be achieved. The proposed house will have a 10meter setback from Anderson Court. Therefore, the overall site will be consistent with surrounding properties and dwellings.

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

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 CAR20/0019.

Yours faithfully



DANIEL WAGNER
Manager Liveability & Sustainability
(on behalf of Gary Stevenson, Chief Executive Officer)