

Our Ref.: CAR20/0021 (BA20230): DW:dp

12 January 2021

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

|                              |  |
|------------------------------|--|
| <b>Proposal:</b>             | Proposed Shed - Boundary setbacks not consistent with A1(a)(i) and A2(a)(i) in section MP1.2 of the <i>Queensland Development Code</i> |
| <b>Application Number:</b>   | CAR20/0021 (BA20230)   |
| <b>Address:</b>              | 17 Langford Court, Moranbah  |
| <b>Property Description:</b> | Lot 140 on SP218567  |

The development application described above was approved in full subject to conditions on 12 January 2021.

### 1. Reasons for Decision

The reasons for decision are:

- The proposed development generally complies with 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 will not adversely impact on the privacy, light and ventilation to habitable rooms of future development of adjoining currently vacant lots to the east and west.
- The height of the proposed shed varies between 3.2 – 3.7 metres above natural ground level such that there will be no overlooking and privacy issues for a future residence on the vacant adjoining lot to the east.

### 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 & 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**

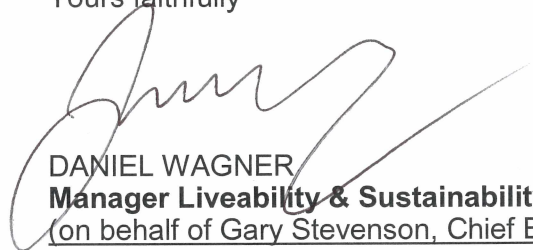
Not applicable

**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 CAR20/0021.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Daniel Wagner', is written over the typed name and title.

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