

Our Ref.: CAR21/0001 (BA21024): DW:dp

19 February 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>	CAR21/0001 (BA21024)
<b>Address:</b>	124 McCool Street, Moranbah
<b>Property Description:</b>	Lot 17 on M973136

The development application described above was approved in full subject to conditions on 19 February 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 adjoining residence to the east because that residence is located more than 13metres from the boundary and is screened by mature vegetation.
- The Council sewer main which traverses the site restricts shed siting options.
- The height of the proposed shed is 3.5metres and there are no openings to the eastern side such that there will be no overlooking and privacy issues for the adjoining residence 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**

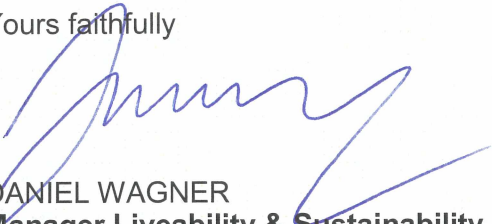
Not applicable

**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



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