

Our Ref.: CAR21/0010 (BA21083): DW:md

02 June 2021

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - Boundary setbacks not consistent with A2(a)(ii) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR21/0010 (BA21083)
Address:	9 Koala Terrace, Moranbah
Property Description:	Lot 30 on M97356

The development application described above was approved in full subject to conditions on 28 May 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 the adjoining residence to the east as this existing dwelling enjoys a 6 metre common boundary setback.
- The siting of the proposed shed is constrained by existing mature site vegetation.
- The shed is consistent with the amenity of the area in terms of both its size and location.

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 quoting CAR21/00010.

Yours faithfully



MICHAEL ST CLAIR
Manager (Acting) Liveability & Sustainability
(on behalf of Jeff Stewart Harris, Chief Executive Officer)