

Our Ref.: CAR22/0010 (BA22041):MSC:ar

29 April 2022

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

<b>Proposal:</b>	Proposed Carport - Boundary setback not consistent with A2(a)(i) in section MP1.2 of the <i>Queensland Development Code</i>
<b>Application Number:</b>	CAR22/0010
<b>Address:</b>	77 Utah Drive, Moranbah
<b>Property Description:</b>	Lot 335 on SP220905

The development application described above was approved in full subject to conditions on 22 April 2022.

### 1. Reasons for Decision

The reasons for decision are:

- The proposed development generally complies with Performance Criteria P2 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m<sup>2</sup> and over*.
- The proposed carport is an extension to an existing shed, and adopts a consistent setback, size, shape and roof line.
- The carport has a maximum height of 3.81m and is setback 0.5m from the site boundary.
- The proposed carport design, and location will not result in significant adverse impacts on the privacy, light, ventilation to habitable rooms at the adjoining residence.

### 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 450m<sup>2</sup> and over</i>	Performance Criteria 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, Item 1 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 [liveability.sustainability@isaac.qld.gov.au](mailto:liveability.sustainability@isaac.qld.gov.au) quoting CAR22/0010.

Yours faithfully



MICHAEL ST CLAIR

**Manager Liveability and Sustainability**

(on behalf of Jeff Stewart-Harris PSM, Chief Executive Officer)

### **ATTACHMENT 3 – APPEAL RIGHTS**

This Decision Notice may be appealed as per the following sections of the *Planning Act 2016*:

- the refusal of all or part of the development application;
- a provision of the development approval;
- the decision to give a preliminary approval when a development permit was applied for;
- a deemed refusal of the development application.

An applicant may also have a right to appeal to The Development Tribunals. For more information, see Schedule 1 of the *Planning Act 2016*.

Schedule 1 – appeals to The Development Tribunals (Tribunals). The Tribunals can be contacted as per below:

The Development Tribunals  
Queensland Government Department of Housing and Public Works  
Registrar Phone: 1800 804 833  
Registrar Email: [registrar@qld.gov.au](mailto:registrar@qld.gov.au)  
Website: <http://www.hpw.qld.gov.au/Pages/home.aspx>  
Postal Address: GPO Box 2457, BRISBANE QLD 4001

Schedule 1 – appeals to the Planning and Environment Court. For more information, visit <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.