

Our Ref.: CAR22/0016

16 August 2022

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - Boundary setbacks not consistent with A2(a)(i) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR22/0016
Address:	27 Leslie Drive, Moranbah
Property Description:	Lot 43 on M9739

The development application described above was approved in full subject to conditions on 16 August 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 450m² and over*.
- The proposed shed is considered an acceptable addition to the locality with its 1m setback to the rear (southern) boundary, 1m to the side (western) boundary and maximum overall height of 4.21m. The proposed shed is consistent with the location and bulk of existing structures in the immediate locality.
- The proposed shed design, and location will not result in significant adverse impacts on the privacy, light, ventilation to habitable rooms at the adjoining residences.

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 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 quoting CAR22/0016.

Yours faithfully



MICHAEL ST CLAIR

Manager Liveability and Sustainability

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