ISAAC REGION
HELPING TO ENERGISE THE WORLD

Our Ref.: CAR22/0023;BA22161:PSA:MS:dms

15 November 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 *Queensland Development Code*
Application Number:	CAR22/0023
Address:	46 Anderson Court, Moranbah QLD 4744
Property Description:	Lot 8 on SP212082

The development application described above was approved in full subject to conditions on 15 November 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^2 and over.*
- The proposed shed is considered an acceptable addition to the locality with a maximum building height of 4.200m directly rear boundary and have a maximum overall height of 4.817m.
- 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
Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m^2 and over	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 CAR22/0023.

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
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.