

Mount Isa City Council

23 West Street,
Mt Isa,
QLD, 4825
16th June, 2026

To whom this may concern,

Re: 31 Alamanda Street, Parkside QLD 4825

Referral Agency Application

Referral Agency Supporting Statement – Compliance with QDC MP 1.2

The proposed shed has been assessed against the relevant provisions of Queensland Development Code (QDC) MP 1.2 – Design and Siting Standard for Single Detached Housing.

The proposed shed is setback approximately 3.8 metres from the front property boundary and maintains generous clearances to the side boundaries. While the structure is located within the prescribed front setback area, the proposal satisfies the performance outcomes of QDC MP 1.2 for the following reasons:

1. Streetscape Character

The shed is located on a large allotment and is positioned to one side of the site, ensuring it does not dominate the streetscape. The scale and siting of the structure remain consistent with the open character of surrounding properties and maintain a visually acceptable presentation to Alamanda Street.

2. Amenity Impacts

Due to the substantial setbacks from adjoining side boundaries and the size of the allotment, the shed will not result in any unreasonable impacts relating to overshadowing, overlooking, visual bulk or loss of privacy to neighbouring properties.

3. Site Constraints and Functional Design

The proposed location provides an efficient and functional arrangement of development on the site while maintaining adequate separation from existing and future buildings. The siting allows for practical access, manoeuvring and use of the structure without adversely affecting neighbouring land.

4. Consistency with Performance Criteria

The intent of QDC MP 1.2 is to ensure buildings are appropriately sited having regard to streetscape appearance, neighbour amenity and site functionality. The proposed shed achieves these objectives through its generous boundary setbacks, limited impact on surrounding properties and compatibility with the character of the locality.

Accordingly, it is considered that the proposed shed satisfies the relevant Performance Criteria of QDC MP 1.2 and should be supported by the Referral Agency notwithstanding the reduced front setback.

Kind Regards,

Matt Tardiani