



DATE: 05 March 2026

Our Ref: P11-25
Enquire to: Connor Ahnfeldt
Telephone: (07) 4747 3200

Downright Carpentry
11 Ryan Road
RYAN QLD 4825

downrightcarpentry@bigpond.com

Dear Mr Lavell,

Decision Notice – Approval

Given under section 63 of the Planning Act 2016

I wish to advise that Council has approved the development application in full.

Details of the decision are as follows:

DATE OF DECISION

Council's Chief Executive Officer approved the Development Application by delegated authority on 05 March 2026.

APPLICATION DETAILS

Application No:	P11-25
Approval Sought:	Development Permit for a Building Work assessable against the Planning Scheme
Description of the Development	Construction of 15.00m x 9.0m Shed
Planning Scheme:	<i>City of Mount Isa Planning Scheme 2020</i>

LOCATION DETAILS

Street Address:	35 Second Avenue, Parkside
Real Property Description:	Lot 64 on plan MPH14004

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Building Work Assessable Against the Planning Scheme for construction of a shed.

CURRENCY PERIOD

The use of the subject land must be commenced within a period of two (2) years from the date, unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

PROPERLY MADE SUBMISSIONS

Not applicable – no part of the application required public notification.

REFERRAL AGENCIES

There were no referral agencies as part of this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work.

OTHER REQUIREMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017

Not Applicable

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice (Attachment 2)

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached (Attachment 4).

OTHER DETAILS

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Mount Isa City Council on (07) 4747 3200.

DELEGATED PERSON



Kelvin Tytherleigh
Acting Chief Executive Officer

- Enc. **Attachment 1** – Conditions imposed by the Assessment Manager
 Attachment 2 – Approved Plans
 Attachment 3 – Notice about a Decision Notice
 Attachment 4 – Extract of Appeal Provisions (*Planning Act 2016*)

ATTACHMENT 1

CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

NUMBER	CONDITION	TIMING																				
PLANNING																						
General																						
1.	<p>The development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this approval;</p> <table border="1"> <thead> <tr> <th>Drawing No.</th> <th>Document Name</th> <th>Revision</th> <th>Date</th> <th>Prepared by</th> </tr> </thead> <tbody> <tr> <td>Job#: 0087</td> <td>Elevation</td> <td>-</td> <td>Building Created: 29/07/2025</td> <td>ConXSteel</td> </tr> <tr> <td>Drg: GAF-11-1</td> <td>Portal Frame Section</td> <td>-</td> <td>05/02/2020</td> <td>Steel Sheds</td> </tr> <tr> <td>-</td> <td>Structure Layout</td> <td>-</td> <td>19/02/2026</td> <td>-</td> </tr> </tbody> </table>	Drawing No.	Document Name	Revision	Date	Prepared by	Job#: 0087	Elevation	-	Building Created: 29/07/2025	ConXSteel	Drg: GAF-11-1	Portal Frame Section	-	05/02/2020	Steel Sheds	-	Structure Layout	-	19/02/2026	-	<i>At all times</i>
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-	Structure Layout	-	19/02/2026	-																		
2.	The owner/developer shall bear the cost of all alterations necessary to public utility mains, services or installations necessitated by this approval and such works shall be to Council specifications and satisfaction;	<i>As specified</i>																				
3.	Ensure water run-off from the roof of the shed is directed into own property, or alternately to a lawful point of discharge, and does not cause ponding or nuisance to adjoining properties;	<i>At all times</i>																				
4.	The outermost projection point of the 15.00m x 9.0m shed is to terminate at least 1.7m from the northern, property boundary;	<i>At all times</i>																				
5.	Access to the shed via the front boundary (Second Avenue) is required to be provided and preserved at all times;	<i>At all times</i>																				
6.	The applicant/owner is responsible for ensuring all structures, including eaves, gutters and overhangs, are wholly contained within the boundaries of Lot 64 on plan MPH14004;	<i>At all times</i>																				
7.	Approval of the proposed structure is given on the basis that the building is used in connection with the existing dwelling. Use of the shed in connection with any commercial business is subject to the provisions of the <i>City of Mount Isa Planning Scheme 2020</i> . At all times the principal use of the property must remain residential.	<i>At all times</i>																				

ATTACHMENT 2

APPROVED PLANS

Attached under separate cover (this page has been intentionally left blank)

ATTACHMENT 3

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- *the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- *any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	P11-25
Applicant:	Downright Carpentry
Proposal:	Development Permit for Building Work assessable against the Planning Scheme
Description of the Development:	Construction of 15.0m x 9.0m shed
Street Address:	35 Second Avenue, Parkside
Real Property Description:	Lot 64 on plan MPH14004
Planning Scheme:	<i>City of Mount Isa Planning Scheme 2020</i>
Land Zoning:	Medium Density Residential
Assessment Type:	Code Assessment

DECISION DETAILS

Type of Decision:	Development Permit
Type of Approval:	Building Work assessable against the Planning Scheme
Date of Decision:	05 March 2026

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2017*)

- This application did not trigger any matters prescribed by the regulation.

Categorising Instrument (State Planning Policy - July 2017)

This application did not trigger any matters prescribed by the regulation.

Local Categorising Instrument (City of Mount Isa Planning Scheme 2020):

- Residential Activities Code
- Airport Environs Overlay Code
- Major Infrastructure Overlay Code

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

PUBLIC NOTIFICATION

Not applicable – no part of the application required public notification.

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

a) The proposal is consistent with the applicable Performance Outcomes of the City of Mount Isa Planning Scheme 2020.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not applicable.

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not applicable.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to Council's webpage at <https://www.mountisa.qld.gov.au>

ATTACHMENT 4

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

Attached under separate cover (this page has been intentionally left blank)