

Our Ref.: CAR20/0004 (BA20076): DW:nh

21 May 2020

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - boundary setback not consistent with A2 (d) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR20/0004 (BA20076)
Address:	20 Frederick Street, Clermont
Property Description:	Lot 16 on C9589

The development application described above was approved in full subject to conditions on 21 May 2020.

1. Reasons for Decision

The reasons for decision are:

- The proposed development achieves Performance Criteria 2 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m2 and Over*
- The daylight and ventilation to the habitable rooms of adjoining properties is not compromised by the location of the proposed shed.
- The amenity and privacy of residents on adjoining properties is not compromised in by the location of the proposed shed.

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 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 records@isaac.qld.gov.au quoting CAR20/0004.

Yours faithfully



DANIEL WAGNER

Manager Liveability & Sustainability

(on behalf of Gary Stevenson, Chief Executive Officer)