

Our Ref.: CAR20/0003 (BA20071): DW:nh

09 June 2020

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - boundary setback and site coverage not consistent with A1, A2 (d) and A3 of the <i>Queensland Development Code MP1.2</i>
Application Number:	CAR20/0003 (BA20071)
Address:	26 Colonial Drive, Clairview
Property Description:	Lot 1 on C9492

The development application described above was approved in full subject to conditions on 09 June 2020.

1. Reasons for Decision

The reasons for decision are:

- The proposed development achieves Performance Criteria 1, 2 and 3 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m² and Over*
- The proposed shed does not adversely impact adjoining properties with regards to nuisance and safety.
- 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.
- Development in Clairview commonly have reduced setbacks. Several existing structure in Clairview already present reduced road setbacks and this request is consistent with local character.
- Adequate open space is provided for recreation, service facilities and landscaping.

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 P1, P2 and P3

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 CAR20/0003.

Yours faithfully



DANIEL WAGNER

Manager Liveability & Sustainability

(on behalf of Gary Stevenson, Chief Executive Officer)