

Our Ref.: CAR20/0006 (BA20084): DW:nh

26 June 2020

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Deck - boundary setback and site coverage not consistent with A1 of the <i>Queensland Development Code MP1.2</i>
Application Number:	CAR20/0006 (BA20084)
Address:	55 Jellicoe Street, Clermont
Property Description:	Lot 23 on CLM601

The development application described above was approved in full subject to conditions on 26 June 2020.

1. Reasons for Decision

The reasons for decision are:

- The proposed development achieves Performance Criteria 1 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m² and Over*
- The proposed deck does not adversely impact adjoining properties with regards to nuisance and safety.
- The proposed deck will be setback from the road boundary consistent to those of the neighbouring buildings and structures.
- The proposed deck will not impact the outlook and views of neighbouring residents

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

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 CAR20/0006.

Yours faithfully



DANIEL WAGNER

Manager Liveability & Sustainability

(on behalf of Gary Stevenson, Chief Executive Officer)