

Our Ref.: CAR20/0010 (BA20126): DW:dp

13 July 2020

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

<b>Proposal:</b>	Proposed Open-sided Carport/Outdoor Area - Boundary setback not consistent with A2 (d) in section MP1.2 of the <i>Queensland Development Code</i>
<b>Application Number:</b>	CAR20/0010 (BA20126)
<b>Address:</b>	18 Menzies Street, Dysart
<b>Property Description:</b>	Lot 25 on D111216

The development application described above was approved in full subject to conditions on 13 July 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 the adjoining residence to the east are not compromised by the location of the proposed shed due to the dwelling being sited at the front of the adjoining lot.
- The amenity and privacy of residents on adjoining properties is not compromised by the location of the proposed shed as there are no windows or openings on the norther, eastern or southern sides of the 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](mailto:records@isaac.qld.gov.au) quoting CAR20/0010.

Yours faithfully



DANIEL WAGNER

**Manager Liveability & Sustainability**

(on behalf of Gary Stevenson, Chief Executive Officer)