

Our Ref.: CAR20/0018 (BA20208): DW:dp

20 October 2020

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - Boundary setbacks not consistent with A2 (a)(i) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR20/0018 (BA20208)
Address:	14 Herschel Street, Clermont
Property Description:	Lot 1 on RP618969

The development application described above was approved in full subject to conditions on 20 October 2020.

1. Reasons for Decision

The reasons for decision are:

- The proposed development achieves Performance Criteria 1 and 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 residences is not compromised by the location of the proposed shed.
- The amenity and privacy of residents on adjoining properties is not compromised by the location of the proposed shed.
- The rear boundary setback is consistent with setbacks to outbuildings on adjoining lots in the surrounding area.
- A Council sewer traverses the site and constrains alternative siting options.

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 and 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

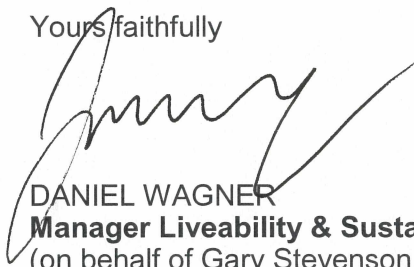
Not applicable

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 CAR20/0018.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Daniel Wagner', written over a white background.

DANIEL WAGNER
Manager Liveability & Sustainability
(on behalf of Gary Stevenson, Chief Executive Officer)