

Our Ref.: CAR21/0006 (BA21054): DW:md

14 April 2021

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

<b>Proposal:</b>	Proposed Shed - Boundary setbacks not consistent with A2(a)(ii) in section MP1.2 of the <i>Queensland Development Code</i>
<b>Application Number:</b>	CAR21/0006 (BA21054)
<b>Address:</b>	25 Phillips Street, Dysart
<b>Property Description:</b>	Lot 14 on D111264

The development application described above was approved in full subject to conditions on 14 April 2021.

### 1. Reasons for Decision

The reasons for decision are:

- The proposed development generally complies with Performance Criteria P1 and P2 of the *Queensland Development Code - MP 1.2 – Design and Siting Standard for Single Detached Housing – on Lots 450m2 and Over*
- The proposed shed will not adversely impact on the privacy, light and ventilation to habitable rooms of adjoining residences to the east and west as these existing dwellings are situated towards the Phillips Street front boundary.
- The siting of the proposed shed is constrained by Council's existing sewer main which traverses the site.
- The lot to the rear of the property is currently vacant and is zoned Low Density Residential. Future development of this lot will be designed having regard to existing development on adjoining lots which features sheds and outbuildings located near the rear boundary. Mature vegetation provides screening to 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 P1 & 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**

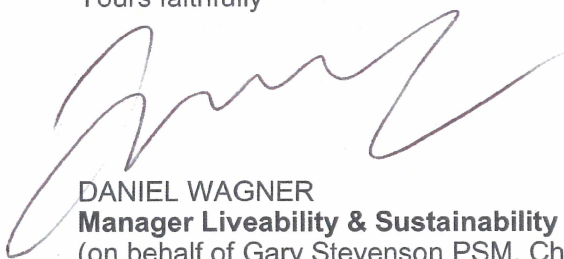
Not applicable

**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 CAR21/0006.

Yours faithfully



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