

Our Ref.: CAR21/0021 (BA21197): MSC:gm

23 December 2021

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Proposal:	Proposed Shed - Boundary setbacks not consistent with A1(a)(i) and A2(a)(ii) in section MP1.2 of the <i>Queensland Development Code</i>
Application Number:	CAR21/0021 (BA21197)
Address:	55 Colonial Drive, Clairview
Property Description:	Lot 15 on C9496

The development application described above was approved in full subject to conditions on 17 December 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 extension is considered as an acceptable addition to the streetscape due to its maximum height of 4.656m. It is consistent with the location and bulk of existing structures along the street frontage.
- The proposed shed will not adversely impact the privacy, light, ventilation to habitable rooms of the adjoining residence to the south due to its site location and orientation.
- The proposed shed is replacing an existing shed which was recently removed from the site.

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 liveability.sustainability@isaac.qld.gov.au quoting CAR21/0021.

Yours faithfully



MICHAEL ST CLAIR
Acting Director Planning, Environment & Community Services
(on behalf of Mary-Anne Uren, Acting Chief Executive Officer)