

Our Ref.: CAR20/0015 (BA20162): DW:dp

16 September 2020

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

<b>Proposal:</b>	Proposed Dwelling- Boundary setbacks not consistent with A1 (a)(i) and A2 (a)(ii) in section MP1.2 of the <i>Queensland Development Code</i>
<b>Application Number:</b>	CAR20/0015 (BA20162)
<b>Address:</b>	47 Colonial Drive, Clairview
<b>Property Description:</b>	Lot 6 on C9493

The development application described above was approved in full subject to conditions on 16 September 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 of the habitable rooms of the adjoining residence to the north is not compromised by the location of the proposed dwelling.
- The amenity and privacy of residents on the adjoining property to the north is not compromised by the location of the proposed dwelling.
- The side and rear boundary setbacks are consistent with setbacks to outbuildings on adjoining lots to the north and south.

### 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**

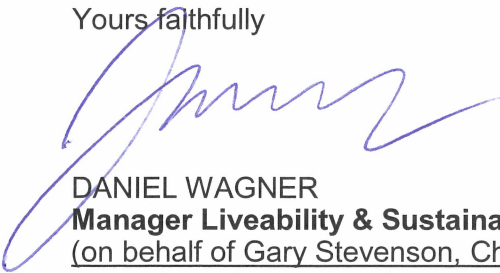
Not applicable

**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](mailto:records@isaac.qld.gov.au) quoting CAR20/0015.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'D Wagner', is written over the typed name and title.

DANIEL WAGNER

**Manager Liveability & Sustainability**

(on behalf of Gary Stevenson, Chief Executive Officer)