

Our Ref.: CAR21/0004 (BA21039):DW:dp

23 March 2021

## NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

<b>Proposal:</b>	Proposed Dwelling - Boundary setbacks not consistent with A2(a)(ii) in section MP1.2 of the <i>Queensland Development Code</i>
<b>Application Number:</b>	CAR21/0004 (BA21039)
<b>Address:</b>	89 Colonial Drive, Clairview
<b>Property Description:</b>	Lot 19 on C9494

The development application described above was approved in full subject to conditions on 23 March 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 dwelling will not adversely impact on the privacy, light and ventilation to habitable rooms of adjoining residence to the north because that residence is located more than 3metres from the boundary and there are no openings on the northern side of the proposed dwelling.
- The need for an area for on-site treatment and disposal of sewage constrains siting options for the dwelling.
- The orientation of lots in this part of Colonial Drive means that sea breezes and sunlight for adjoining residences will not be adversely affected.

### 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**

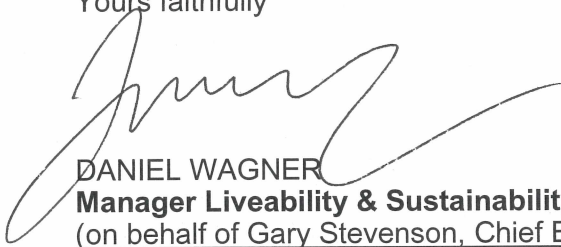
Not applicable

**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 CAR21/0004.

Yours faithfully



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