Our Ref.: *RAL25/0003*

17 June 2025

Brian and Judy Pownall
C/- Planning Approval Group
Level 38, Riparian Plaza
71 Eagle Street
BRISBANE QLD 4000

Notice about Decision – Statement of Reasons
Planning Act 2016

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- *the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- *any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	RAL25/0003
Street Address:	2080 Carfax Road, DYSART QLD 4745
Real Property Description:	Lot on CNS53
Planning Scheme:	Isaac Regional Planning Scheme 2021, Version 1.1

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot - Subdivision (1 Lot into 3 Lots)
Date of Decision:	16 June 2025

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2016*)
Not applicable
Local Categorising Instrument (*Isaac Regional Planning Scheme 2021, Version 1.1*)
• Rural zone code • Reconfiguring a lot code • Development works code • Bushfire hazard overlay code • Environmental significance overlay code
Local Categorising Instrument (Variation Approval)
Not applicable
Local Categorising Instrument (Temporary Local Planning Instrument)
Not applicable

REASONS FOR THE DECISION

The reasons for this decision are:

- The application was properly made and followed the process set down in the Development Assessment Rules in effect at the time the application was properly made.
- The application was assessed against the applicable Assessment Benchmarks identified in this Notice.
- The assessment manager found that, subject to the imposition of the development conditions contained in the Decision Notice, the development complied with the relevant Assessment Benchmarks applicable to the development identified in this Notice.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable.

SUBMISSIONS

Not Applicable.

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not applicable.

If you wish to obtain more information about Council's decision, please contact Donna Skinner, Technical Officer - Planning on 0438 303 043 or email liveability.sustainability@isaac.qld.gov.au

Yours faithfully



KENT WORSLEY
Acting Manager Liveability & Sustainability
(on behalf of Cale Dendle, Chief Executive Officer)