REPORT TITLE	Reconfiguring a Lot – Impact – Boundary Realignment Four (4) into Four (4) Lots located at 89 Perrin Road and Lot 1 & 2 RP157202, Lot 2 RP48045 Perrin Road, CAMBOOYA QLD 4358
AUTHOR	Planning Officer (Jun Ong)
Application No.	RAL/2025/7420

PURPOSE OF REPORT

To consider a Development Application for Reconfiguring a Lot – Impact – Boundary Realignment Four (4) into Four (4) Lots located at 89 Perrin Road and Lot 1 & 2 RP157202, Lot 2 RP48045 Perrin Road, CAMBOOYA QLD 4358.

EXECUTIVE SUMMARY

The report considers a Development Application for Reconfiguring a Lot - Impact - Boundary Realignment Four (4) Lots into Four (4) Lots located at 89 Perrin Road and Perrin Road, Cambooya. The nominated lots are formally known as Lot 10 SP292029, Lot 1 & 2 RP157202, Lot 2 RP48045. The subject land is within the Rural Zone (100ha minimum Precinct) and comprises four (4) irregularly shaped lots with a total land area of 103.38ha. The subject lots have road frontages to formed roads, Perrin Road (west) and Hennessy Road (south), and an unformed road, Kuhn Road (north and east). An existing dwelling house is within Lot 10 SP292029.

The proposed boundary realignment shifts lot boundaries to locate the existing dwelling house within the smallest lot (Proposed Lot 1). The other three (3) proposed lots consolidate the remaining rural land into an amended lot layout in accordance with the following lot sizes:

- Proposed Lot 1: 8.35ha
- Proposed Lot 2: 33.13ha
- Proposed Lot 3: 36.04ha
- Proposed Lot 4: 27.86ha

Vehicle accessibility has improved for Proposed Lot 3 which was previously only accessible via an unformed road, Kuhn Road but now has direct road frontage to a sealed road, Hennessy Road.

The proposed boundary realignment does not comply with the minimum lot size requirements of the Rural Zone (100ha minimum Precinct) and is subject to Impact Assessment against the *Toowoomba Regional Planning Scheme 2012* (v.28) requiring public notification. No submissions were received during the public notification period. The proposed development does not further fragment rural land, complies with the relevant assessment benchmarks, and is therefore recommended for approval subject to reasonable and relevant conditions.

RECOMMENDATION

APPROVED - Application No. RAL/2025/7420 for a Development Permit for Reconfiguring a Lot – Impact – Boundary Realignment Four (4) into Four (4) Lots, pursuant to the provisions of Section 60 of the *Planning Act 2016* and subject to the conditions listed below.

ASSESSMENT MANAGER CONDITIONS

APPROVED DEVELOPMENT

1. This Development Approval is for a Reconfiguring a Lot, being the Boundary Realignment of Four (4) into Four (4) lots.

CARRY OUT AND MAINTAIN DEVELOPMENT

2. The development must comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by this Development Approval.

3. Unless otherwise stated, all conditions must be complied with prior to Council's approval of the Plan of Subdivision and at all times thereafter.

4. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

5. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

Plan No: SKO1, Revision B
Description: Concept Plan of Boundary Realignment, prepared by Revolution Town Planning and dated 10 October 2025.
Amendments: Nil

LOT NUMBERING

6. The numbering of all approved lots must remain as indicated on the Approved Plan/s (unless otherwise amended/approved by Council).

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS

7. Prepare and submit for Council's approval a Plan of Subdivision in accordance with Schedule 18 of the *Planning Regulation 2017*. For the purposes of Section 1(4) of Schedule 18, the stated date by which the request must be made is the last date of the currency period of this approval.

FEES AND CHARGES

8. All current and outstanding fees, rates, interest and other charges levied on the property, must be paid in accordance with the rate at the time of payment prior to Council's approval of the Plan of Subdivision.

GENERAL ADVICES

INFRASTRUCTURE CHARGES

1) Infrastructure charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

2) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.

3) Any works impacting outside the property boundary will require a permit under Subordinate Local Law No. 1.15 (2020) (Carrying Out Works on a Road or Interfering with a Road or its Operation). Please contact Council's Road Operations Branch through our Customer Service Centre on 131 872. The application can be found on Council's website at www.tr.qld.gov.au.

4) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme 2012*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL STARTS TO HAVE EFFECT

5) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

6) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

ENVIRONMENTAL HARM

7) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

EXCAVATION & FILLING

8) The *Toowoomba Regional Planning Scheme 2012* (TRPS) declares excavation and filling activity involving less than $50m^3$ of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where $50m^3$ or more of fill is deposited on, or $50m^3$ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Work approval from Council before commencing site works.

BUSHFIRE BUILDING STANDARD

9) This Development Approval has not considered any building assessment provisions under the *Building Code of Australia*. Proposed Lots 3 & 4 are identified in the *Toowoomba Regional Planning Scheme 2012* as bushfire prone and the bushfire provisions of the *Building Code of Australia* will need to be considered for any building work being undertaken the subject land.

ACCESS REQUIREMENTS FOR FUTURE DWELLINGS

10) All future dwellings on the subject land must be provided with appropriate formed road access in accordance with $AO_{4.1}$ of the Rural Zone Code in the *Toowoomba Regional Planning Scheme 2012* and *Council Policy 2.21 Road Network Extensions and Upgrades*.

STREET TREE DISTURBANCE & REMOVAL APPROVAL

11) This Development Approval does not infer or give approval to the owners or occupiers of the subject land to disturb or remove street trees. A separate Street Tree Disturbance or Removal Approval is required where a street tree is expected to be disturbed or removed. Please contact Council's Parks and Recreation Services Branch via Council's Customer Service Centre for further information in respect of street trees.

FIRE ANTS

12) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Biosecurity Act 2014* apply, compliance with statutory provisions must be achieved.

REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance.

DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be Approved subject to the conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.

Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch

Decision Date: 10 April 2026

BACKGROUND

SITE DETAILS				
Site Address	89 Perrin Road and Lot 1 & 2 RP157202, Lot 2 RP48045 Perrin Road, CAMBOOYA QLD 4358			
Real Property Description	Lot 10 SP292029, Lot 1 RP157202, Lot 2 RP157202, Lot 2 RP48045			
Site Area	103.38ha			
Owner	Lisa Anne Bernier and Brian Desmond Bernier			
SITE CHARACTERISTICS				
Current Land Use	Vacant Land, Dwelling House			
Site Frontage/s	Perrin Road: ~722m Hennessy Rd: ~677m Kuhn Road: ~2,142m			
Road/s	**Order of Road**	**Width of Road Reserve**	**Width of Pavement**	**Road Material**
Perrin Road	Local	~20m	~4-5m	Gravel
Hennessy Road	Local	~20m	~4-5m	Gravel
Kuhn Road	Local	N.A.	N.A.	Unformed
Easements	Nil.			
Existing Structures	Dwelling House and ancillary structures			
Infrastructure	No Council infrastructure is traversing the site			
Topography	Generally sloping in a north-westward direction, transitioning from a steeper gradient in the south-eastern sector towards a generally flat terrain with an overall average gradient of ~3.3%.			
Street Trees	One (1) street tree identified along the Perrin Road frontage			
Other Features	Lot 10 SP292029 slightly encroaching into the area within 25m of a railway corridor. Regulated vegetation (Category A and B extract) identified within Lot 2 RP157202 and Lot 2 RP48045.			
PLANNING SCHEME SITE DATA				
Current Planning Scheme	*Toowoomba Regional Planning Scheme 2012* (Version 28)			Adopted: 28/11/2022
Zone	Rural Zone			
Precinct	100ha minimum Precinct			
Overlays	Agricultural Land Overlay Environmental Significance Overlay • Areas of Ecological Significance • Areas of Ecological Significance buffer Bushfire Hazard Overlay • Medium Bushfire risk Flood Hazard Overlay • Balanced-mixed Flood risk • Vulnerable Uses Restriction Area • OFP1 - Overland Flow (low) • OFP2 - Overland Flow (high)			
Infrastructure Charges Resolution	*Charges Resolution No. 7*			Adopted: 19/08/2025

SURROUNDS:		
Direction	***Land Use***	***Zone/Precinct***
North	Vacant Land / Rural uses	Township Zone / No Precinct Rural Zone / 100ha Minimum Precinct

East	Vacant Land / Rural uses / Dwelling Houses	Rural Zone / 100ha Minimum Precinct
South	Vacant Land / Rural uses / Dwelling Houses	Rural Zone / 100ha Minimum Precinct
West	State-controlled Railway Corridor (Cambooya); Vacant Land / Rural uses	Community Facilities Zone / Government Precinct Rural Zone / 100ha Minimum Precinct
Other Features	Nothing to note.	

APPLICATION HISTORY			
Application No.	***Description***	***Decision Date***	***Decision***
RAL/2016/3131	Boundary Realignment (Two Lots into Two Lots)	12 July 2016	Approved
Other	No further relevant details.		

PROPOSED DEVELOPMENT		
Name of Applicant	Brian Desmond and Lisa Anne Bernier	
Type of Application	Development Permit for Reconfiguring a Lot	
Proposed Development	Boundary Realignment Four (4) into Four (4) Lots	
Variations Sought	Not Applicable	
Level of Assessment	Impact	
Submissions Received	Objection:	Nil
	Support:	Nil
Decision Making Period Ends	13 April 2026	

CONSULTATION UNDERTAKEN

Referral Agency/ies

Not Applicable.

Internal Referrals

Internal Referral Partner	Referral / Response
Development Engineering and Plumbing	Reviewed and recommended conditions for approval.
Water and Waste	Reviewed and recommended conditions for approval.
Infrastructure Charges Unit	To prepare an Infrastructure Charges Notice in accordance *with Charges Resolution No. 7* to accompany an approval of the development.

Public Notification

The Notice of Compliance was received by Council on 4 March 2026. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the Chronicle on 6 February 2026;
- Placing a notice on the land from 8 February 2026 until 2 March 2026; and
- Notifying owners of all land adjoining the site on 3 February 2026.

No submissions were received during the public notification period.

ISSUES, RISKS AND RESPONSES – ASSESSMENT

Categorising Instrument – *Planning Regulation 2017*:

PLANNING REGULATION 2017	
Prohibited Development	The proposed development is not prohibited development in accordance with the *Planning Regulation 2017.*
Infrastructure Charges	The *Planning Regulation 2017* provides for the levying of infrastructure charges on development approvals.
Schedules 9 and 10	Schedules 9 and 10 categorises particular development and details the relevant assessment benchmarks for development as relevant. The proposed development is not for Reconfiguring a Lot as defined in Part 1 of Schedule 12A of the Regulation.

REGIONAL PLANS	
Shaping SEQ – South East Queensland Regional Plan 2023	The subject site is mapped within the bounds of the *Shaping SEQ –South East Queensland Regional Plan 2023* (ShapingSEQ). ShapingSEQ identifies that the subject site is within the Regional Landscape and Rural Production Area (RLRPA), which is intended to protect from encroachment by urban and rural residential development, protects natural assets and regional landscapes, and ensures their sustainable use and management. The RLRPA also supports development and economic growth of rural communities and industries. The development application is consistent with the land use intent for the Regional Landscape and Rural Production Area (RLRPA) as it proposes an amended lot layout for that is consistent with the rural landscape, natural assets and improves the accessibility of rear lots to a formed sealed road.
Darling Downs Regional Plan October 2013	Not applicable.

STATE PLANNING POLICY (SPP) *July 2017*	
Interests	**Assessment Comments**
Housing Supply and Diversity	No applicable assessment benchmarks.
Livable Communities	No applicable assessment benchmarks.
Agriculture	The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property. The subject site is mapped as containing Important Agricultural Areas and Agricultural Land Classification (Class A and B). The proposed boundary realignment consolidates an existing dwelling house within the smallest lot and retains lot sizes similar to existing lots. The proposed development is considered to not compromise rural or agricultural activities, avoids fragmentation into smaller lot sizes and does not conflict with the state interests for Agricultural Land.
Development and Construction	No applicable assessment benchmarks.
Mining and Extractive Resources	No applicable assessment benchmarks.
Tourism	No applicable assessment benchmarks.
Biodiversity	No applicable assessment benchmarks.
Cultural Heritage	No applicable assessment benchmarks.
Water Quality	No applicable assessment benchmarks.
Emissions and Hazardous Activities	No applicable assessment benchmarks.

Natural Hazards, Risk and Resilience	The interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property. However, the assessment benchmarks identified in Part E of the SPP do not apply to the proposed development for a boundary realignment where no additional buildings or structures are proposed.
Energy and Water Supply	No applicable assessment benchmarks.
Infrastructure Integration	No applicable assessment benchmarks.
Transport Infrastructure	No applicable assessment benchmarks.
Strategic Airports and Aviation Facilities	No applicable assessment benchmarks.

Local Categorising Instrument – *Toowoomba Regional Planning Scheme 2012*:

The proposed development was assessed against the following assessment benchmarks:

- Strategic Framework
- Agricultural Land Overlay Code
- Environmental Significance Overlay Code
- Bushfire Hazard Overlay Code
- Flood Hazard Overlay Code
- Rural Zone Code
- Reconfiguring a Lot Code

The development was assessed against all of the assessment benchmarks listed above and is considered to comply without exception as follows:

RURAL ZONE CODE:

Assessment Criteria	**Assessment Comments**
Overall Outcomes	The overall outcomes sought for the zone code are as follows: (a) areas used or suitable for primary production are conserved and are not further fragmented; (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses; (e) development contributes to the amenity and landscape character of the area;
Precinct Intent	The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

Performance Outcome	**Acceptable Outcome**
PO_{13} *Development in the 100ha Precinct:* *(a) does not involve the creation of additional lots smaller than 100ha;* *(b) maintains the productive capacity of the land; and* *(c) maintains the natural and scenic landscape values of the land.*	*No acceptable outcome is nominated.*

Alternate Outcome

The applicant submits:

"The proposed boundary realignment will result in four (4) lots having lot sizes commensurate with the existing lot sizes and that are more regular in shape than the existing lots. The proposed development proposes lots that will promote a range of range of rural uses and protect or manage significant natural features and resources."

Officer Comment

The proposed lot sizes are smaller than 100ha and conflicts with Performance Outcome PO13.

Assessment against the overall outcomes and precinct intent is required.

Existing lot sizes are smaller than 100ha which inherently conflicts with the 100ha minimum Precinct prior to the proposal. The current lot sizes are as follows:

- Lot 10 SP292029: 41.48ha
- Lot 1 RP157202: 34.62ha
- Lot 2 RP157202: 18.27ha
- Lot 2 RP48045: 9.01ha

The proposed boundary realignment for an amended lot layout seeks to create the following lot sizes:

- Proposed Lot 1: 8.35ha
- Proposed Lot 2: 33.13ha
- Proposed Lot 3: 36.04ha
- Proposed Lot 4: 27.86ha

The proposed boundary realignment seeks to shift the smaller lot towards the north which consolidates the existing dwelling house within the smallest lot (Proposed Lot 1). The other three (3) proposed lots consolidates the rural land and forms lot sizes larger than the existing lot size of 18.27ha for Lot 2 RP157202. Vehicle accessibility has improved for Proposed Lot 3 which was previously only accessible via an unformed road, Kuhn Road but now has direct road frontage to a sealed road, Hennessy Road.

Further, the surrounding rural land consists of a variety of large land parcels and smaller fragmented rural lot sizes of approximately 4ha. The proposed lot sizes are significantly larger from the locality's lot configuration pattern. Proposed lots 3 and 4 presents an irregular lot shape that generally follows the natural landform of the eastern topography. The proposed boundary realignment is considered to facilitate adequate lot sizes for rural activities while preventing fragmentation of agricultural land and facilitates a lot configuration that is consistent with the productive, natural and landscape character of the area.

On this basis, the proposed development does not conflict with the overall outcomes of the Rural Zone Code and the precinct intent.

DEVELOPMENT CODES:

Reconfiguring a Lot Code	
Performance Outcome	**Acceptable Outcome**
PO_4 *All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:* *(a) dwellings, buildings and/or other structures;* *(b) setbacks ;* *(c) landscaping;* *(d) on site car parking and vehicle access;* *(e) recreation areas (private open space);* *(f) cultural heritage and character streetscape values; and* *(g) other design criteria.*	*$AO_{4.1}$* *All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.*
Alternate Outcome	
The applicant submits: *"The proposed boundary realignment will result in four (4) lots having lot sizes commensurate with the existing lot sizes more regular in shape than the existing lots. The proposed boundary realignment will provide for sustainable use of land and agricultural resources whilst being responsive to the local environment, including its natural drainage systems, vegetation and habitat."*	
Officer Comment	
The proposed boundary realignment results in irregular shaped lots which does not comply with Acceptable Outcome AO4.1. and requires assessment against Performance Outcome PO4.	

The proposed lot configuration was assessed against the Rural Zone Code and is considered to facilitate adequate lot sizes for rural activities while preventing fragmentation of agricultural land and facilitates a lot configuration that is consistent with the productive, natural and landscape character of the area. In tandem with the above assessment, the proposed boundary realignment is considered to comply with Acceptable Outcome AO3.2 of the Agricultural Land Overlay Code. The existing Dwelling House is retained within Proposed Lot 1 and no additional buildings or structures are proposed that may conflict with the Bushfire Hazard Overlay, Environmental Significance Overlay and Flood Hazard Overlay.

The proposed development does not conflict with the overall outcomes of the Rural Zone Code and the precinct intent and generally complies with relevant assessment benchmarks of the Overlay Codes. Therefore, the proposed boundary realignment complies with Performance Outcome PO4.

Local Categorising Instrument – Variation Approval:

Not Applicable.

Local Categorising Instrument – Temporary Local Planning Instrument:

Not Applicable.

Local Categorising Instrument – Preliminary Approval:

Not Applicable.

Local Categorising Instrument – Local Government Infrastructure Plan:

Not Applicable.

Other Relevant Matters

Not Applicable.

FINANCIAL / RESOURCE IMPLICATIONS

Infrastructure charges will be applied in accordance with Council's *Charges Resolution No.7*.

Human Rights Act 2019 CONSIDERATIONS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right. This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019:*

Section 15 – Recognition and equality before the law
Section 24 – Property rights

It is the opinion of the decision maker that no human rights have been limited.

CONCLUSION

The development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance. It is therefore recommended that the development application be approved subject to the conditions identified above.

ATTACHMENT/S

Attachment	1	of	4	Aerial Map
Attachment	2	of	4	Zone Map
Attachment	3	of	4	Infrastructure and Overlay Map
Attachment	4	of	4	Proposed Development

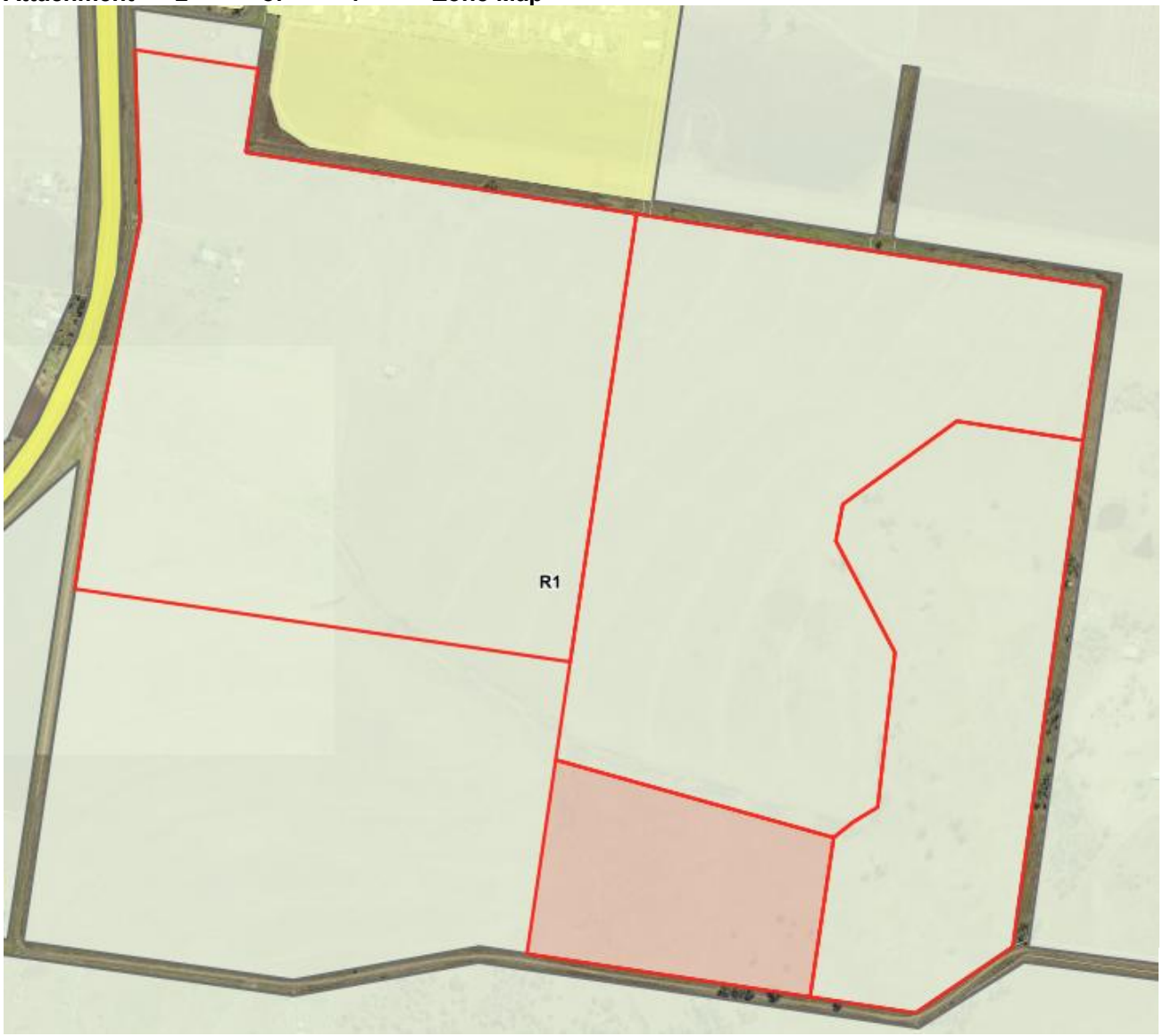
SCHEDULES

Schedule 1 Statement of Reasons

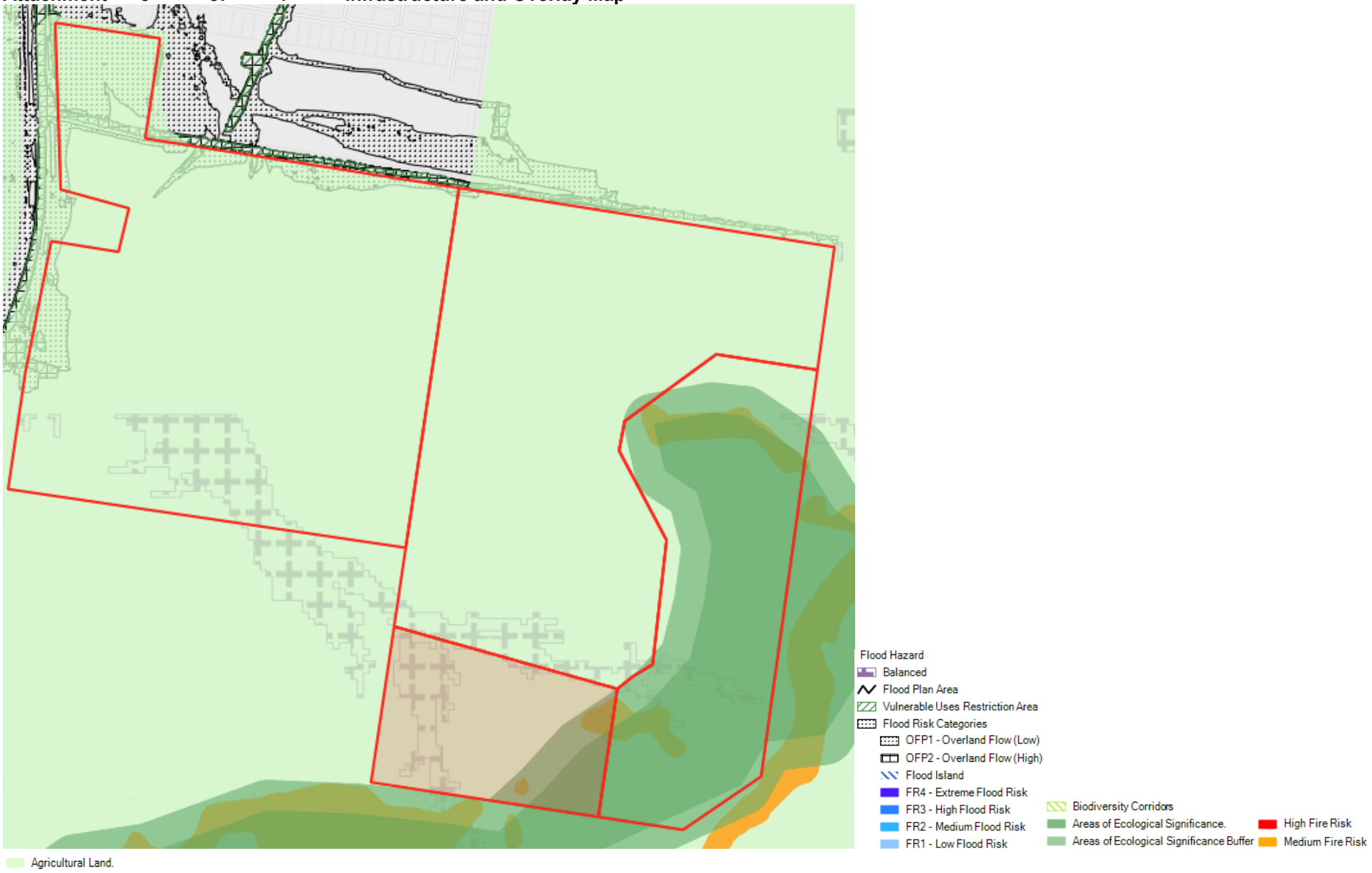
ATTACHMENTS

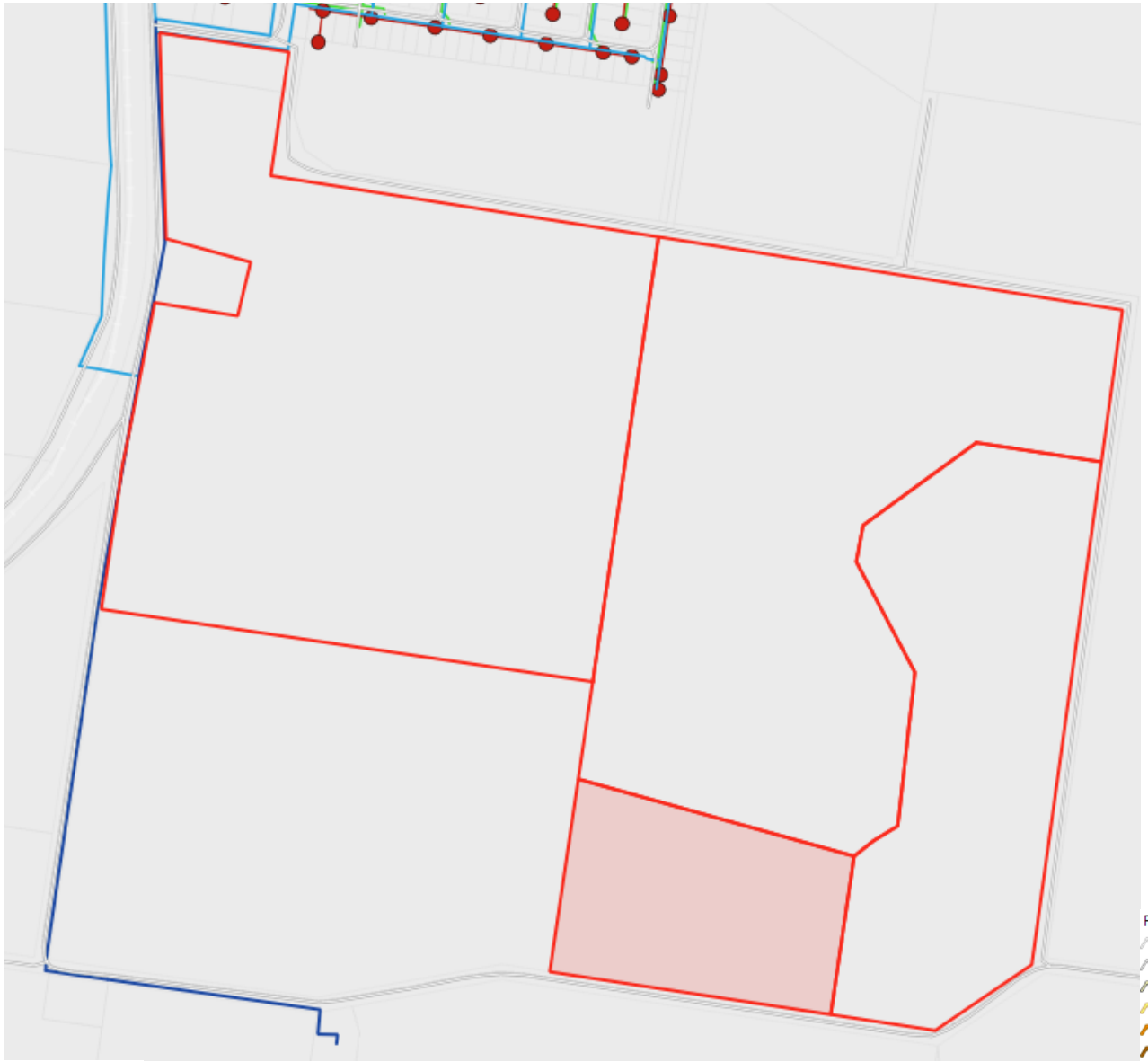
Attachment 1 of 4 Aerial Map

Attachment 2 of 4 Zone Map



Attachment 3 of 4 Infrastructure and Overlay Map




Stormwater Pit
Stormwater Pipe
Culvert
Pipe
Sub-Soil Drain
Sewer_Manhole
Sewer Gravity Main
Sewer Pressure Main
Road Segment
Local
Collector
Distributor
Sub-Arterial
Regional Arterial
Highway
Water Fitting
Cross
End Cap
Reducer
Water_Hydrant
Water_Main
Raw Water Main
Reticulation Main
Reticulation Main - Private
Scour Pipe
Trunk Main

Attachment 4 of 4 Proposed Development

RECEIVED
10/10/2025
TOOWOOMBA
REGIONAL COUNCIL

CONCEPT PLAN OF BOUNDARY REALIGNMENT

REVOLUTION TOWN PLANNING

REVISION

B 10 OCTOBER 2025

CLIENT

2025.0253
BRIAN AND
LISA BERNIER

SCALE

1:7500

TITLE

CONCEPT
BOUNDARY
REALIGNMENT

NORTH

SK01

SCHEDULE 1

Statement of Reasons

Statement of Reasons
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	89 Perrin Road and Lot 1 & 2 RP157202, Lot 2 RP48045 Perrin Road, CAMBOOYA QLD 4358
Real Property Description	Lot 10 SP292029, Lot 1 RP157202, Lot 2 RP157202, Lot 2 RP48045
Site Area	103.38ha
Owner	Lisa Anne Bernier and Brian Desmond Bernier

PROPOSED DEVELOPMENT		
Name of Applicant	Brian Desmond and Lisa Anne Bernier	
Type of Application	Development Permit for Reconfiguring a Lot	
Proposed Development	Boundary Realignment Four (4) into Four (4) Lots	
Level of Assessment	Impact	
Submissions Received	Objection:	Nil
	Support:	Nil
Decision	Approval	
Decision Date	13 April 2026	

ASSESSMENT MATTERS	

Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks:
	• Schedules 9 and 10 of the *Planning Regulation 2017* (as relevant);
	• *State Planning Policy July 2017* (as relevant);
	• South-east Queensland Regional Plan ShapingSEQ 2023 (as relevant);
	• The Local Government Infrastructure Plan; and
	• *Toowoomba Regional Planning Scheme 2012* (Version 28)
	  ○ Strategic Framework
	  ○ Agricultural Land Overlay Code
	  ○ Environmental Significance Overlay Code
	  ○ Bushfire Hazard Overlay Code
	  ○ Flood Hazard Overlay Code
	  ○ Rural Zone Code
	  ○ Reconfiguring a Lot Code

Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these without exception.

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: https://developmenti.tr.qld.gov.au/. When accessing Council's website please use the following Application Number: RAL/2025/7420