

SCHEDULE 1

Statement of Reasons

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

SITE DETAILS	
Site Address	9 & 1-2/9 Benjamin Street, MOUNT LOFTY QLD 4350
Real Property Description	Lots 0, 1 and 2 BUP101164
Site Area	1,023m ²
Owner	Huntham Close BUP (Body Corporate); Dung Thi Le

PROPOSED DEVELOPMENT		
Name of Applicant	Dung Le c/- Precinct Urban Planning	
Type of Application	Material Change of Use - Impact	
Proposed Development	Multiple Dwelling (Two (2) x Two (2) Bedroom units and One (1) x Four (4) Bedroom unit)	
Level of Assessment	Impact	
Gross Floor Area	154.9m ² (Unit 3) / 359.2m ² (total)	
Impervious Area	762.8m ²	
Site Cover	35.1%	
Car Parking Spaces	Five (5) carparking spaces, including one (1) visitor car parking space	
Submissions Received	Objection:	Nil.
	Support:	Nil.
Decision	Approval	
Decision Date	11 September 2026	

ASSESSMENT MATTERS	
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • South-east Queensland Regional Plan ShapingSEQ 2023 (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ○ Strategic Framework ○ Low Density Residential Zone Code ○ Airport Environs Overlay Code ○ Medium Density Residential Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code
Relevant matters	The proposed development was not assessed against any relevant matters.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and can be conditioned to comply 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: MCUI/2026/2933.