

SCHEDULE 1

Statement of Reasons

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

SITE DETAILS	
Site Address	83 Zeller Road, MOUNT LUKE QLD 4352
Real Property Description	Lot 1 RP21723
Site Area	3.387ha.
Owner	Aaron Brett Stalling and Alexandria Lee Stalling

PROPOSED DEVELOPMENT		
Name of Applicant	Aaron Brett Stalling	
Type of Application	Material Change of Use - Impact	
Proposed Development	Dwelling House	
Level of Assessment	Not Applicable	
Gross Floor Area	Impact	
Impervious Area	81.76m ²	
Site Cover	0.72%	
Submissions Received	Objection:	Nil
	Support:	Nil
Decision	Approval	
Decision Date	17 August 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); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ○ Strategic Framework ○ Limited Development (Constrained Land) Zone Code ○ Bushfire Hazard Overlay Code ○ Flood Hazard Overlay Code ○ Environmental Significance Overlay Code ○ Water Resources Catchments Overlay Code
Relevant matters	No relevant matters were assessed against the proposed development.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies 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/2026/2617.