

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

SITE DETAILS	
Site Address	Old Homebush Road, GOWRIE JUNCTION QLD 4352
Real Property Description	Lot 7 SP311097
Site Area	66,650m ²
Owner	David Lyndon Fraser Johnston and Catrina Lynette Johnston

PROPOSED DEVELOPMENT		
Name of Applicant	Neue Projects Three Pty Ltd	
Type of Application	Reconfiguring a Lot	
Proposed Development	One (1) Lot into 15 Lots	
Level of Assessment	Impact	
Submissions Received	Objection:	Nil
	Support:	Nil
Decision	Approval	
Decision Date	25 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 ○ Rural Residential Zone Code ○ Reconfiguring a Lot Code ○ Airport Environs Overlay Code ○ Environmental Significance Overlay Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code	
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and was considered to comply except as follows:	
	Rural Residential Zone Code – Overall Outcome (a)	The proposed development involves the creation of large semi-rural residential allotments between 3,836m² and 4,125m². The proposed lots will feature reticulated water connections, stormwater infrastructure, and effluent disposal systems in lieu of reticulated sewer connections due to the lack of a reticulated network in the surrounding locality. The proposed development complies with Overall Outcome (a) as it provides for large residential lots with limited provision of infrastructure and services within the Rural Residential Zone.
	Rural Residential Zone Code – 1 Hectare Precinct	The proposed development provides for a semi-rural living environment through rural residential lots that comply with the purpose of the Rural Residential Zone Code, being lots between 3,836m² and 4,125m² in size

	– Overall Outcome (a)	with limited provision of infrastructure and services. The proposed development integrates into the prevailing rural landscape which has been zoned for, or has been developed to, lots of less than 1 hectare. The proposed developments lots are an average of 3,969m² in area, which is consistent with the prevailing lot size of the locality being ~4,000m², as seen in the development to the north at Sunrise Court. It is also noted that land to the east across Old Homebush Road, is mapped within the Township Zone, which allows for minimum lot sizes of 2,000m². The proposed development further integrates with the prevailing rural landscape by allowing future residential development to benefit from the high quality rural vista to the east of the site.
	Rural Residential Zone Code – 1 Hectare Precinct – Overall Outcome (b)	The proposed development is subject to impact assessment as it does not meet the minimum lot size anticipated for the Rural Residential Zone (10,000m² min Precinct). Whilst not providing lots that are a minimum of 1 hectare in area, the proposed development provides lots that are consistent with the purpose and intent of the Rural Residential Zone Code. The proposed development provides for large residential lots where access to infrastructure and services is limited. The intensity of the proposed development is generally dispersed across the site and allows for the semi-rural landscape character of the site to be maintained through the proposed development. The applicant submits that there is no material reason for the site to provide a minimum lot size of 1 hectare, where the site is not constrained by infrastructure, a need to protect adjoining development, or other significant constraints. The surrounding locality is characterized by Rural Residential allotments of generally 4,000m² or greater, and the reduction from the minimum lot size of 1 hectare for the precinct to the average lot size of 3,969m² featured by the development, is not seen to be inconsistent with the character, development pattern, or assumptions of the planning scheme for this area. Whilst not able to comply with Overall Outcome (b) of the 1 Hectare precinct, the proposed development is considered to comply with the purpose of the Rural Residential Zone Code.
	Reconfiguring a Lot Code – Overall Outcome (a)	The proposed development involves the creation of safe, convenient, efficient, and attractive residential lots that are largely consistent with the desired character of the Rural Residential Zone. It has been demonstrated that the proposed development can comply with the relevant Overall Outcomes and Purpose of the Rural Residential Zone, and as such the proposed development is consistent with the desired character of the Zone (refer to the assessment against the Overall Outcomes and Purpose of the Rural Residential Zone above).

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/2026/2448.