

**SCHEDULE 1**

**Statement of Reasons**

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

SITE DETAILS	
Site Address	448 Groomsville Road, GROOMSVILLE QLD 4355
Real Property Description	Lot 1 SP141761 Lot 2 SP272159 and Lot 88 SP272159
Site Area	45.45ha
Owner	James Bernard McEvoy

PROPOSED DEVELOPMENT	
Name of Applicant	James Bernard McEvoy
Type of Application	Reconfiguring a Lot
Proposed Development	Boundary Realignment (Three (3) into Three (3) Lots)
Level of Assessment	Impact Assessable
Submissions Received	Objection: Nil
	Support: Nil
Decision	Approval
Decision Date	11 June 2026

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant);</li> <li>• <i>State Planning Policy July 2017</i> (as relevant);</li> <li>• South-east Queensland Regional Plan ShapingSEQ 2023/Darling Downs Regional Plan (as relevant);</li> <li>• The Local Government Infrastructure Plan; and</li> <li>• <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) <ul style="list-style-type: none"> <li>○ Strategic Framework</li> <li>○ Environmental Significance Overlay Code</li> <li>○ Bushfire Hazard Overlay Code</li> <li>○ Agricultural Land Overlay Code</li> <li>○ Flood Hazard Overlay Code</li> <li>○ Water Resource Catchment Overlay Code</li> <li>○ Rural Zone Code</li> <li>○ Reconfiguring a Lot Code</li> </ul> </li> </ul>
Relevant matters	<p>The proposed development was assessed against the following relevant matter/s:</p> <ul style="list-style-type: none"> <li>• Original Lot Configuration and Local Context</li> </ul> <p>While it is acknowledged that the proposed boundary realignment would result in a reduction in the size of existing Lot 88, the revised lot configuration and sizes effectively reinstate lot sizes consistent with the original subdivision layout, being previous Lots 86, 87 and 88 on DAR6214.</p> <p>Importantly, these original lot configurations are characteristic of the surrounding area, with properties of similar size and arrangement located to the north, east and west of the site. The proposal therefore represents a logical return to a configuration that reflects the historical subdivision pattern and aligns with the established lot sizes of the locality.</p>

<b>Reasons for decision</b>	The development was assessed against all of the assessment benchmarks listed above and complies, or can be conditioned to comply with all of these without exception.
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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/2025/9075](#)