

SCHEDULE 1

Statement of Reasons

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

SITE DETAILS	
Site Address	54 Rome Street, NEWTOWN QLD 4350
Real Property Description	Lots 6 and 7 RP16980
Site Area	890m ²
Owner	Carol Smith

PROPOSED DEVELOPMENT	
Name of Applicant	Carol Smith
Type of Application	Material Change of Use
Proposed Development	Short Term Accommodation
Level of Assessment	Impact Assessable
Gross Floor Area	~176m ²
Site Cover	21.68%
Car Parking Spaces	Two (2) Carparking Spaces
Service Vehicle Provision	Nil.
Submissions Received	Objection: Nil.
	Support: Nil.
Decision	Approval
Decision Date	21 April 2026

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • 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) <ul style="list-style-type: none"> ○ Strategic Framework ○ Low Density Residential Zone Code ○ Medium Density Residential Code ○ Neighbourhood Character Overlay Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code ○ Airport Environs Overlay Code
Matters raised in submissions	No submissions were received opposing or supporting the development.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these.

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/2026/594.