

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

SITE DETAILS	
Site Address	61 Coupe Road, SANDY CAMP QLD 4361
Real Property Description	Lot 115 AG594, Lot 117 AG594
Site Area	100,352ha.
Owner	Kerry Ann Raw and Nathan Robert Manhood

PROPOSED DEVELOPMENT	
Name of Applicant	Gary Hayes & Partners Pty Ltd
Type of Application	Reconfiguring a Lot
Proposed Development	Boundary Realignment Two (2) into Two (2) Lots
Level of Assessment	Impact
Submissions Received	Objection: 0
	Support: 0
Decision	Approval
Decision Date	19 March 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>• 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>▪ Flood Hazard Overlay Code;</li> <li>▪ Rual Zone Code; and</li> <li>▪ Reconfiguring a Lot Code.</li> </ul> </li> </ul>
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with or 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: RAL/2025/7762.