

REPORT TITLE	Reconfiguring a Lot – Impact – Boundary Realignment Two (2) into Two (2) Lots located at 61 Coupe Road, SANDY CAMP QLD 4361
AUTHOR	Planning Officer (Alice Ssu-Chieh Pai)
Application No.	RAL/2025/7762

**PURPOSE OF REPORT**

To consider a Development Application for Reconfiguring a Lot – Impact – Boundary Realignment Two (2) into Two (2) Lots located at 61 Coupe Road, SANDY CAMP QLD 4361.

**EXECUTIVE SUMMARY**

This report considers a Development Application for Reconfiguring a Lot – Impact – Boundary Realignment Two (2) into Two (2) Lots located at 61 Coupe Road, Sandy Camp, formally described as Lot 115 & 117 AG594. This site is located in the Rural Zone (100ha minimum Precinct) under the *Toowoomba Regional Planning Scheme 2012 (Version 28)* (the Planning Scheme).

The proposal seeks to reorientate existing Lot 117 on a west–east alignment to provide direct access to the formed Coupe Road. The lot size and existing on-site structures will be retained, and no vegetation clearing is proposed. The boundary realignment will result in the following:

- Lot 3: 66.85ha
- Lot 4: 33.5ha

The subject site is mapped under the Environmental Significance Overlay (Areas of Ecological Significance Buffer, Areas of Ecological Significance), Bushfire Hazard Overlay (Medium Fire Risk), and Flood Hazard Overlay (Balance Mixed). Noting that the site is retaining all existing circumstances and only seeking to obtain formed road access for Lot 4, it is considered that the proposal will improve the existing emergency access by the established access.

The development is Impact Assessable as the realignment will result in lot sizes that are less than the minimum 100 hectares prescribed for Rural Zone (100ha minimum Precinct) under the Planning Scheme. Consequently, public notification was carried out in accordance with section 53 of the *Planning Act 2016* and Part 4 of the *Development Assessment Rules*. No submissions were received either supporting or opposing the development.

The development has been assessed against and with regard to the relevant extent of the whole Planning Scheme as identified in this report and the attached Statement of Reasons (refer to Schedule 2) and is considered to satisfy these. Therefore, the development is recommended for approval subject to relevant and reasonable conditions.

**RECOMMENDATION**

**APPROVED** - Application No. RAL/2025/7762 for a Development Permit for Reconfiguring a Lot – Impact – Boundary Realignment Two (2) into Two (2) Lots, pursuant to the provisions of Section 60 of the *Planning Act 2016* and subject to the conditions listed below.

**ASSESSMENT MANAGER CONDITIONS**

**PLANNING**

**APPROVED DEVELOPMENT**

1. This Development Approval is for Reconfiguring a Lot, being the boundary realignment of Two (2) Lots into Two (2) lots.

**CARRY OUT AND MAINTAIN DEVELOPMENT**

2. The development must comply with the provisions of Council’s Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by this Development Approval.

3. Unless otherwise stated, all conditions must be complied with prior to Council's approval of the Plan of Subdivision prior to registration with the Department of Resources.
4. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

### APPROVED PLANS

5. The development must be carried out generally in accordance with the Approved Plan listed below, subject to the conditions of this Development Approval

**Plan No:** Drawing Number W6435-01

**Description:** Proposed Lots 3 & 4, prepared by Gary Hayes & Partners Pty Ltd, dated 23 June 2025

**Amendments:** Nil

### LOT NUMBERING

6. The numbering of all approved lots must remain as indicated on the Approved Plan (unless otherwise amended/approved by Council).

### COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS

7. Prepare and submit for Council's approval a Plan of Subdivision in accordance with Schedule 18 of the *Planning Regulation 2017*. For the purposes of Section (4) of Schedule 18, the stated date by which the request must be made is the Currency period of this approval.

### AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

8. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during subdivision earthworks and construction.

### DEDICATIONS, AGREEMENT AND CONTRIBUTIONS

#### FEES AND CHARGES

9. All current and outstanding fees, rates, interest and other charges levied on the property, must be paid in accordance with the rate at the time of payment prior to Council's approval of the Plan of Subdivision.

### WORKS

#### STORMWATER DRAINAGE

10. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.

### LANDSCAPE & ECOLOGY

#### REMOVAL OF EXISTING TREES AND VEGETATION

11. Clearing, including felling, pushing, lopping and grubbing of existing trees and vegetation not identified for retention must be undertaken by a suitably qualified person and must:
  - 11.1 Retain old growth tree hollows and suitably relocate and distribute for nesting fauna;
  - 11.2 Mulch all other wood and leaf material (without root balls, soil or debris and minimising weed seeds) for re-usable mulch;
  - 11.3 Have mulch for re-use in landscape or rehabilitation stockpiled and aged for a minimum of three months;

- 11.4 Have mulch stockpiles no larger than 1000m<sup>3</sup>, 2.5m in height and with 10m separation between piles.
  - 11.5 Allow for existing endemic ground flora to be translocated to suitable landscaping and rehabilitation areas; and
  - 11.6 Conclude with the area being stabilised against erosion and vegetated.
12. Any processing of trees or vegetation must be carried out in a safe manner and without exceeding the noise and air emission levels listed or prescribed in this Development Approval.

#### **FAUNA MANAGEMENT DURING REMOVAL OF EXISTING TREES AND VEGETATION**

13. A legislative compliant Fauna Spotter Catcher must be engaged to manage fauna prior and during clearing to:
- 13.1 Ensure works are carried out in accordance with (the *Nature Conservation Act 1992*).
  - 13.2 Undertake pre-clearing inspections including fauna relocation and removal or blocking of all vacant hollows;
  - 13.3 Ensure clearing works avoids nesting times of animals and birds;
  - 13.4 Provide a written report to Council prior to the commencement of clearing works detailing pre-clearing activities and initiatives;
  - 13.5 Co-ordinate staging and sequence of clearing with fauna protection;
  - 13.6 Protect and recover fauna during clearing operations (not previously removed);
  - 13.7 Manage the translocation of animals and recovery procedures in accordance with relevant legislation; and
  - 13.8 Undertake protection works for mulching of any stockpiled vegetation.

#### **ECOLOGICAL PRESERVATION - FAUNA MANAGEMENT**

14. Vegetation is only to be cleared along the new boundary as shown on the approved plan listed within the Development Approval.
15. Any proposed new fencing to delineate boundary alignments must be constructed to allow for the movement of fauna. Such fencing must:
- 15.1 allow adequate clearance at ground level for macropods;
  - 15.2 not include any use of barbed wire or similar materials;
  - 15.3 provide regular opportunities for passage over and through; and
  - 15.4 be agreed by Council.

#### **BUSHFIRE MANAGEMENT - FUTURE DWELLING REQUIREMENTS**

*Note: Conditions 16 to 19 apply for future dwellings subject to bushfire hazard. These conditions do not need to be complied with prior to plan sealing or titles registration.*

16. All future dwellings on bushfire prone lots must be provided with a water storage reservoir having a minimum 10,000 litres of water for emergency firefighting purposes. Such storage must be provided in addition to the water supply capacity required for domestic use and must be provided in the form of either a dam, swimming pool, or rainwater tank located within 40m of the dwelling.
17. Where water storage is provided by way of rainwater tank, separate water storage for firefighting purposes must be provided either in a separate water tank or a reserve section in the main water supply tank on which:

- 17.1 The domestic take off from the tank is at or above the 10,000 litre point; and
- 17.2 Standard rural fire brigade fittings (a 50mm male camlock coupling and ball valve) are fitted to the tank outlet for access by four wheel drive rural services vehicles.
18. The water storage reservoir must be provided with a water delivery mechanism that will function during an emergency event (such as an electric pump with auxiliary power supply or a petrol driven firefighting pump) and hose of sufficient length to easily reach around to all sides of the dwelling.
19. A hard stand area within 6m of the water storage reservoir must be provided to ensure accessibility for fire fighting vehicles.

## GENERAL ADVICES

### INFRASTRUCTURE CHARGES

- 1) Infrastructure charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

### OTHER LAWS & REQUIREMENTS

- 2) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 3) Any works impacting outside the property boundary will require a permit under Subordinate Local Law No. 1.15 (2020) (Carrying Out Works on a Road or Interfering with a Road or its Operation). Please contact Council's Road Operations Branch through our Customer Service Centre on 131 872. The application can be found on Council's website at [www.tr.qld.gov.au](http://www.tr.qld.gov.au).
- 4) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme 2012*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

### WHEN APPROVAL STARTS TO HAVE EFFECT

- 5) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

### WHEN APPROVAL LAPSES

- 6) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

### EXCAVATION & FILLING

- 7) The *Toowoomba Regional Planning Scheme 2012* (TRPS) declares excavation and filling activity involving less than 50m<sup>3</sup> of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m<sup>3</sup> or more of fill is deposited on, or 50m<sup>3</sup> or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Work approval from Council before commencing site works.

### CLEARING OF NATIVE VEGETATION

- 8) The subject land supports regulated vegetation under the *Vegetation Management Act 1999* (VM Act). The clearing of regulated vegetation can only be undertaken where associated with exempt clearing activities established under the VM Act. For further information regarding exempt clearing activities please contact your local office of the Department of Resources.

## BUSHFIRE BUILDING STANDARD

- 9) This Development Approval has not considered any building assessment provisions under the *Building Code of Australia*. Subject site is identified in the *Toowoomba Regional Planning Scheme 2012* as bushfire prone and the bushfire provisions of the *Building Code of Australia* will need to be considered for any building work being undertaken the subject land.

## ENVIRONMENTAL HARM

- 10) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

## WATER POLLUTION

- 11) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

## FIRE ANTS

- 12) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Biosecurity Act 2014* apply, compliance with statutory provisions must be achieved.

## REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance.

## DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be Approved subject to the conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



Krys den Hertog  
Principal Planner, Planning Branch

Decision Date: 19 March 2026

**BACKGROUND**

<b>SITE DETAILS</b>				
<b>Site Address</b>	61 Coupe Road, SANDY CAMP QLD 4361			
<b>Real Property Description</b>	Lot 115 AG594, Lot 117 AG594			
<b>Site Area</b>	100.352ha.			
<b>Owner</b>	Kerry Ann Raw and Nathan Robert Manhood			
<b>SITE CHARACTERISTICS</b>				
<b>Current Land Use</b>	Rural Use and Dwelling House			
<b>Site Frontage/s</b>	1,041m Coupe Road, 973m Unnamed Road 200730, 1,017m Unnamed Road 200731 (eastern boundary), 950m Unnamed Road 200731 (southern boundary)			
<b>Road/s</b>	<b>Order of Road</b>	<b>Width of Road Reserve</b>	<b>Width of Pavement</b>	<b>Road Material</b>
Coupe Road	Local	20m	4m	Bitumen
Unnamed Road 200730	Local	20m	NA	Unformed
Unnamed Road 200731	Local	20m	NA	Unformed
<b>Easements</b>	Nil.			
<b>Existing Structures</b>	Dwelling House and ancillary structures			
<b>Infrastructure</b>	Nil			
<b>Topography</b>	The site slopes gently from the west toward the northeast, with elevations ranging from about 430 m to 448 m.			
<b>Street Trees</b>	Nil			
<b>Other Features</b>	Nil			
<b>PLANNING SCHEME SITE DATA</b>				
<b>Current Planning Scheme</b>	Toowoomba Regional Planning Scheme 2012 (Version 28)		Adopted: 28/11/2022	
<b>Zone</b>	Rural Zone			
<b>Precinct</b>	100 ha minimum Precinct			
<b>Overlays</b>	Environmental Significance Overlay <ul style="list-style-type: none"> <li>• Areas of Ecological Significance Buffer</li> <li>• Areas of Ecological Significance</li> </ul> Bushfire Hazard Overlay <ul style="list-style-type: none"> <li>• Medium Fire Risk</li> </ul> Flood Hazard Overlay <ul style="list-style-type: none"> <li>• Balance Mixed</li> </ul>			
<b>Infrastructure Charges Resolution</b>	Charges Resolution No. 7		Adopted: 19/08/2025	
<b>SURROUNDS:</b>				
<b>Direction</b>	<b>Land Use</b>	<b>Zone/Precinct</b>		
<b>North</b>	Rural use	Rural Zone/ 100ha minimum Precinct		
<b>East</b>	Rural use	Rural Zone/ 100ha minimum Precinct		
<b>South</b>	Rural use	Rural Zone/ 100ha minimum Precinct		
<b>West</b>	Rural use	Rural Zone/ 100ha minimum Precinct		
<b>Other Features</b>	Nothing to note			

**APPLICATION HISTORY**

<b>Application No.</b>	<b>Description</b>	<b>Decision Date</b>	<b>Decision</b>
Nil			

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
Variations Sought	Not Applicable
Level of Assessment	Impact
Submissions Received	Objection: 0
	Support: 0
Decision Making Period Ends	20 March 2026

## CONSULTATION UNDERTAKEN

### Referral Agency

Not Applicable.

### Internal Referrals

Internal Referral Partner	Referral / Response
Development Engineering and Plumbing	Review the application and recommended draft conditions.
Place Environmental	Review the application and recommended draft conditions.
Water and Waste	Review the application and have no requirements.
Infrastructure Charges Unit	Prepared an Infrastructure Charges Notice in accordance <i>with Charges Resolution No. 7</i> to accompany an approval of the development.

### Public Notification

The Notice of Compliance was received by Council on 11 February 2026. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the Chronicle on 19 January 2026; and
- Placing a notice on the land from 19 January 2026 until 10 February 2026.

*Note that this development does not have any adjoining owners.*

No submissions were received by the Assessment Manager opposing or supporting the development during this period.

## ISSUES, RISKS AND RESPONSES – ASSESSMENT

### Categorising Instrument – *Planning Regulation 2017*:

PLANNING REGULATION 2017	
<i>Prohibited Development</i>	The proposed development is not prohibited development in accordance with the <i>Planning Regulation 2017</i> .
<i>Infrastructure Charges</i>	The <i>Planning Regulation 2017</i> provides for the levying of infrastructure charges on development approvals.
<i>Schedules 9 and 10</i>	Schedules 9 and 10 categorises particular development and details the relevant assessment benchmarks for development as relevant.  The proposed development is not for Reconfiguring a Lot as defined in Part

	1 of Schedule 12A of the Regulation.
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REGIONAL PLANS	
<i>Shaping SEQ – South East Queensland Regional Plan 2023</i>	Not applicable
<i>Darling Downs Regional Plan October 2013</i>	<p>The <i>Darling Downs Regional Plan 2013</i> (DDRP) is a statutory regional plan that is intended to provide planning policy to address planning matters that are of State interest and specific to the Darling Downs region.</p> <p>The DDRP identifies that the subject site is mapped within a Priority Agricultural Area (PAA). However, the development application does not conflict with the intent for a PAA because the subject site is located within an established rural area and seeks to reorientate the existing Lot 117 to obtain access to a sealed road. It is considered that the development application is consistent with the regional policies included within the DDRP.</p>

STATE PLANNING POLICY (SPP) July 2017	
Interests	Assessment Comments
Agriculture	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property.</p> <p>The subject site is mapped as containing Agricultural Land Classification (Class A and B).</p> <p>The proposed boundary realignment seeks to reorientate Lot 117 to provide access via the existing sealed Coupe Road. The realignment will not further fragment land parcels and will not compromise the productivity of the agricultural land. The mapped area is minimal and can be wholly avoided by any future development. Accordingly, the proposal is considered to be consistent with the SPP.</p>
Biodiversity	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property. The subject site is mapped under the MSES – Regulated vegetation (intersecting a watercourse.)</p> <p>The proposal does not involve any works or intend to clear any vegetation. It is considered that there are no relevant benchmarks applicable to the proposed development.</p>
Natural Hazards, Risk and Resilience	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property. The subject site is mapped under the Flood hazard area – local government flood mapping area, and Bushfire prone area (Medium Potential Bushfire Intensity, and Potential Impact Buffer).</p> <p>The following assessment benchmarks identified in Part E of the SPP apply to the proposed development:</p> <p>(3) <i>Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</i></p> <p><b>All natural hazard areas:</b></p> <p>(4) <i>Development supports and does not hinder disaster management response or recovery capacity and capabilities.</i></p>

	<p>(5) <i>Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</i></p> <p>(7) <i>The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</i></p> <p>The proposed boundary realignment seeks to reorientate Lot 117 to obtain access from the formed section of Coupe Road. No building works are proposed as part of the development. It is considered that the improved access will support disaster management response and reduce risk to people and property. Therefore, the proposal is considered to achieve the State interest.</p> <p>Conditions are recommended to ensure that future dwellings will be provided with a safe and accessible water supply for fire-fighting purposes.</p>
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### Local Categorising Instrument – *Toowoomba Regional Planning Scheme 2012*:

The proposed development was assessed against the following assessment benchmarks:

- Strategic Framework;
- Environmental Significance Overlay Code;
- Bushfire Hazard Overlay Code;
- Flood Hazard Overlay Code;
- Rural Zone Code; and
- Reconfiguring a Lot Code.

The development was assessed against all of the assessment benchmarks listed above and is considered to comply without exception as follows:

#### STRATEGIC FRAMEWORK:

Theme	Assessment Comments
Settlement Pattern	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Natural Environment	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Community Identity and Diversity	This element is not directly relevant to the proposed development.
Natural Resources and Landscaping	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Access and Mobility	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Infrastructure and Services	This element is not directly relevant to the proposed development.
Economic Development	This element is not directly relevant to the proposed development.

#### OVERLAY CODE/S:

Bushfire Hazard Overlay	
Performance Outcome	Acceptable Outcome
<p>PO2 <i>Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.</i></p>	<p>AO2.1 <i>Development is not located on land that is subject to High or Medium bushfire risk.</i></p> <p>OR</p> <p>AO2.2 <i>Where development is located in a High or Medium</i></p>

	<i>bushfire risk area (except for single dwellings on existing lots), it complies with a Bushfire Management Plan for the premises.</i>
<b>Alternate Outcome</b>	
<i>Nil.</i>	
<b>Officer Comment</b>	
<p>The subject site is mapped under Medium bushfire risk area, and no Bushfire Management Plan was submitted with the application. as such, the development has not demonstrated how it will comply with the Acceptable Outcome AO2.1 and AO2.2.</p> <p>The development seeks to realign the boundary to provide proposed Lot 4 with direct access to the sealed section of Coupe Road. No building works are proposed as part of the development. Further, it is considered that there is sufficient area on-site to accommodate any future development while avoiding the mapped bushfire hazard area. Accordingly, the development is considered to comply with Performance Outcome PO2, as the safety of people and property can be achieved by avoiding bushfire risk. Conditions are recommended to ensure that future dwellings will be provided with a safe and accessible water supply for fire-fighting purposes.</p>	

**DEVELOPMENT CODES:**

<b>RECONFIGURING A LOT CODE</b>	
<b>Performance Outcome</b>	<b>Acceptable Outcome</b>
<p><i>PO<sub>4</sub></i>  <i>All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:</i></p> <p><i>(a) dwellings, buildings and/or other structures</i>  <i>(b) setbacks;</i>  <i>(c) landscaping;</i>  <i>(d) on site car parking and vehicle access;</i>  <i>(e) recreation areas (private open space);</i>  <i>(f) cultural heritage and character streetscape values;</i>  <i>(g) other design criteria.</i></p>	<p><i>AO<sub>4.1</sub></i>  <i>All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.</i></p>
<b>Alternate Outcome</b>	
<p>The applicant submits:</p> <p><i>“The proposed boundary realignment maintains the existing lot sizes and rural use, ensuring the productive capacity of the land is not compromised by inappropriate intensification.”</i></p>	
<b>Officer Comment</b>	
<p>Both existing lots are below the minimum lot size prescribed within the 100 ha minimum precinct. Accordingly, the development does not comply with Acceptable Outcome AO4.1, as both proposed lots are below 100ha in size. Notwithstanding this, the proposed lots comply with the minimum lot frontage of 125 m. In addition, it is considered that the proposed lots provide sufficient area to accommodate future development anticipated within the Rural Zone, such that setbacks, landscaping, on-site car parking and manoeuvring, recreation areas, and other relevant considerations can be achieved.</p>	

**Local Categorising Instrument – Variation Approval:**

Not Applicable

**Local Categorising Instrument – Temporary Local Planning Instrument:**

Not Applicable

**Local Categorising Instrument – Preliminary Approval:**

Not Applicable

**Local Categorising Instrument – Local Government Infrastructure Plan:**

The subject site is located outside the Priority Infrastructure Area (PIA).

**Other Relevant Matters**

Not Applicable

**FINANCIAL / RESOURCE IMPLICATIONS**

Infrastructure charges will be applied in accordance with Council's *Charges Resolution No.7*.

**Human Rights Act 2019 CONSIDERATIONS**

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019*:

Section 24 – Property rights  
Section 25 – Privacy and reputation

It is the opinion of the decision maker that no human rights have been limited.

**CONCLUSION**

The development has been assessed against and with regard to the applicable assessment matters as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance. It is therefore recommended that the development application be approved subject to the conditions identified above.

**ATTACHMENT/S**

Attachment	1	of	4	Aerial Image of Site
Attachment	2	of	4	Zoning Map
Attachment	3	of	4	Overlay Map
				Figure 1 – Environmental Significance Overlay
				Figure 2 – Bushfire Hazard Overlay
				Figure 3 – Flood Hazard Overlay
Attachment	4	of	4	Proposed Plan

**SCHEDULES**

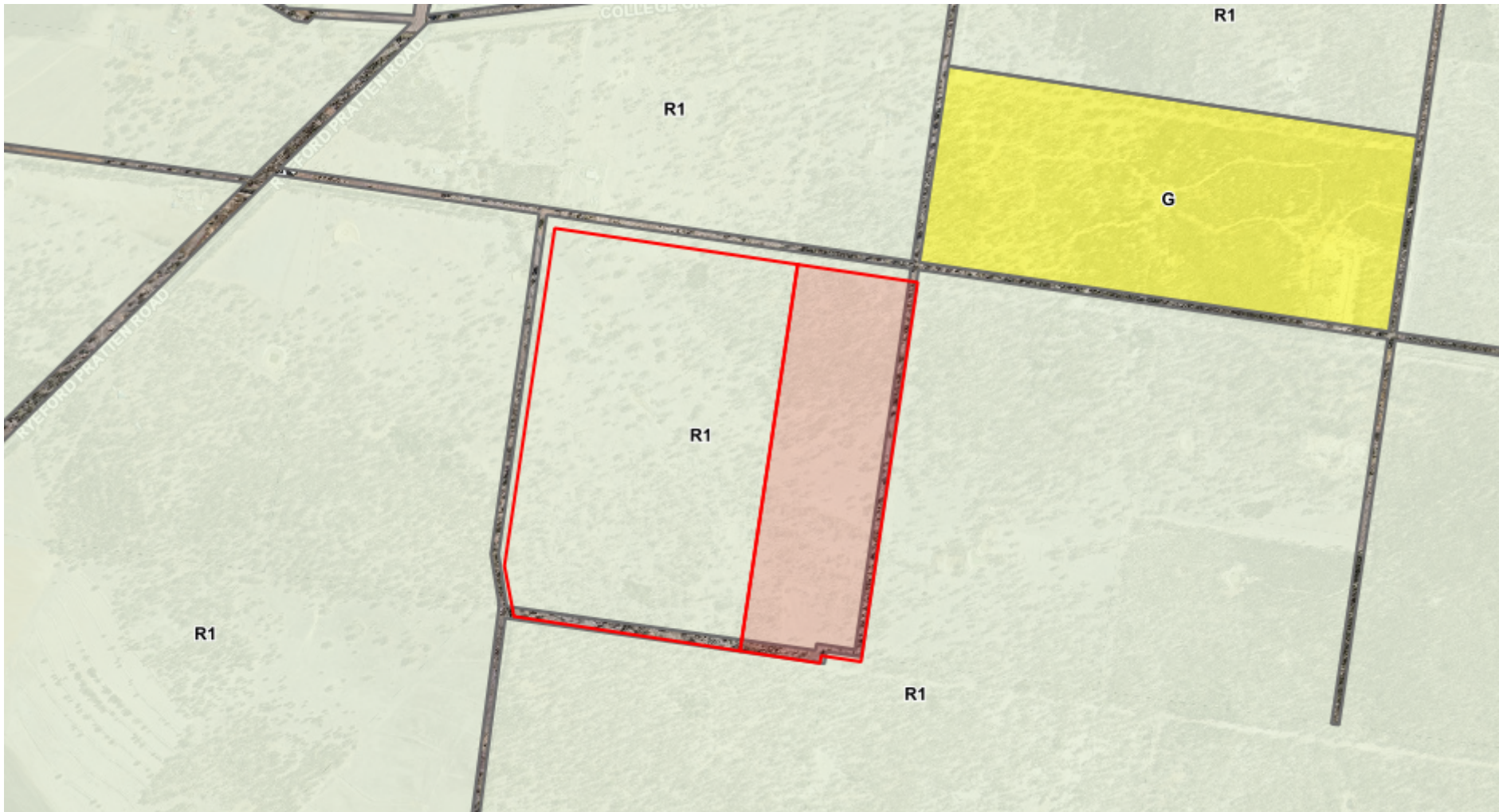
Schedule	1	Statement of Reasons
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## ATTACHMENTS

### Attachment – 1 – Aerial Image of Site



Attachment – 2 – Zoning Map



**Attachment – 3 – Overlay Map**

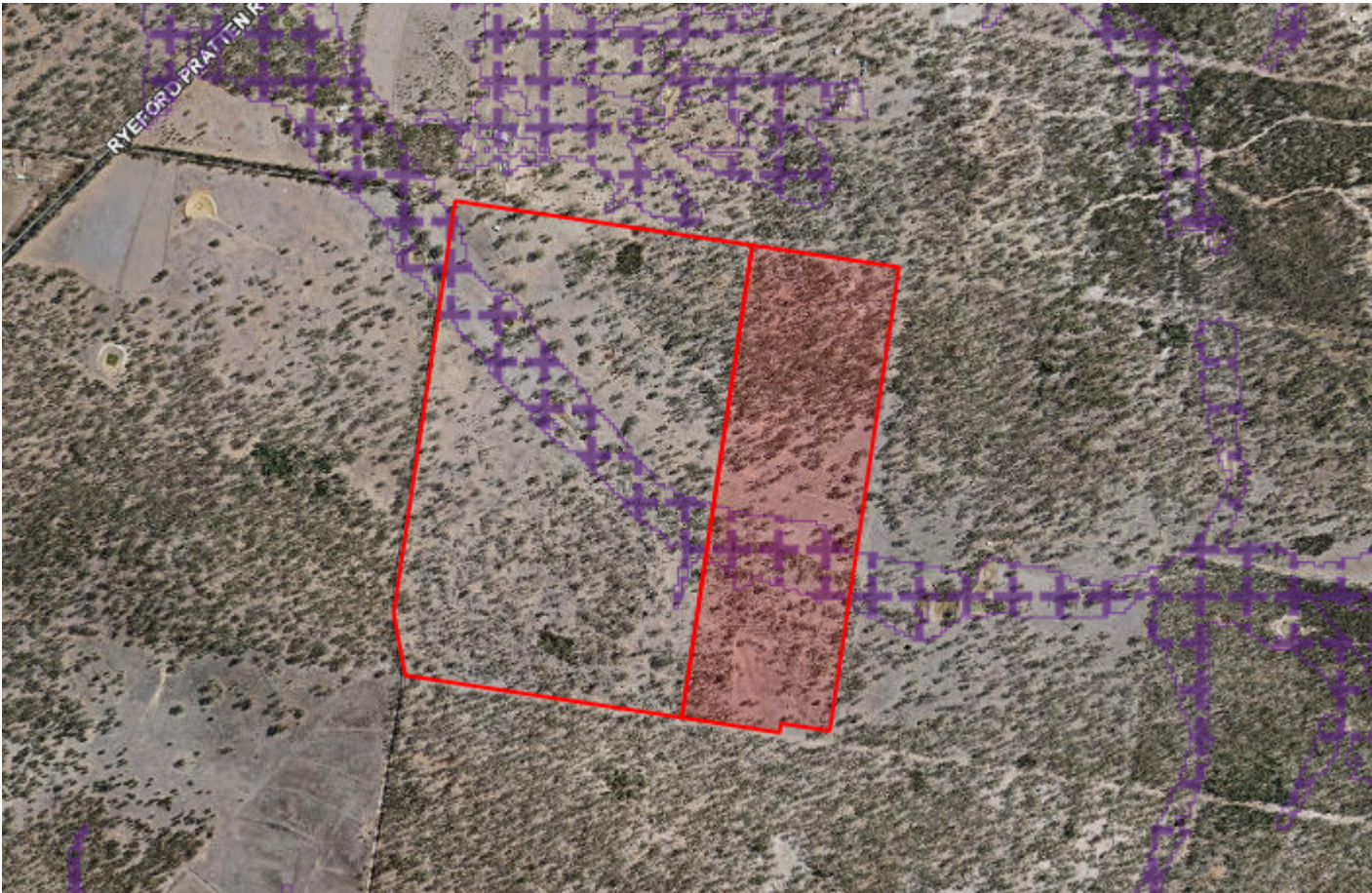
**Figure 1 – Environmental Significance Overlay**



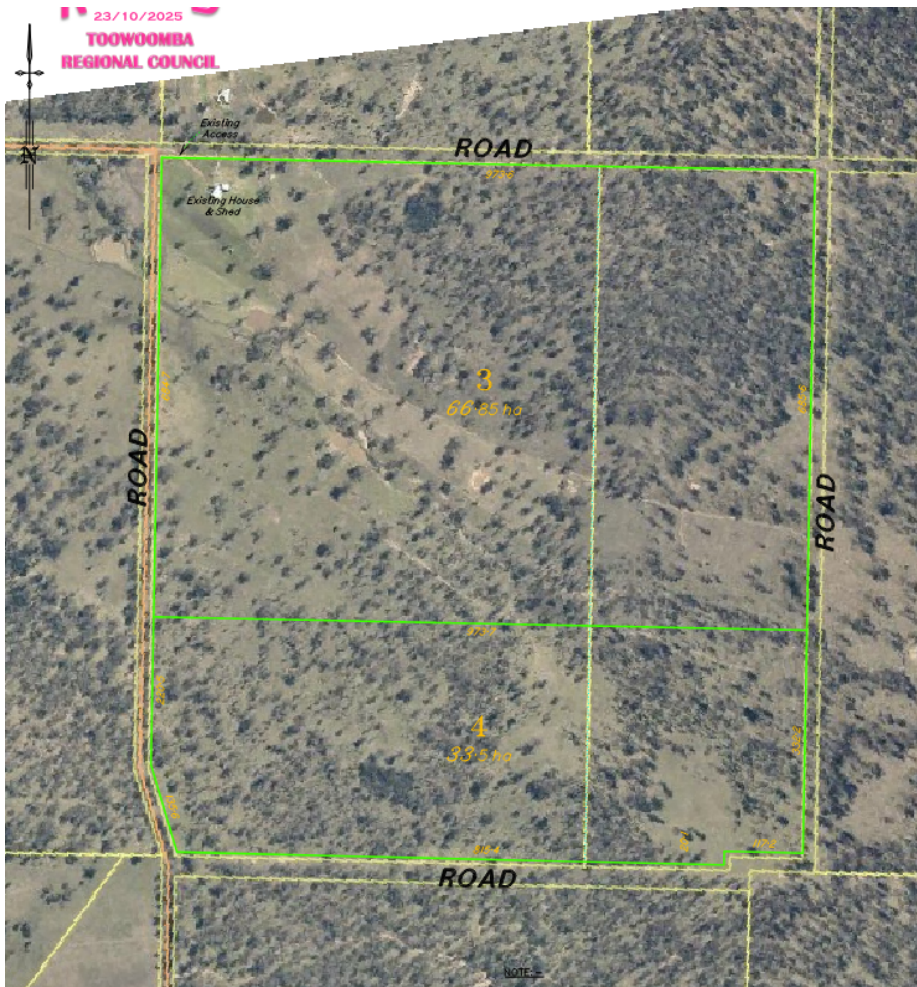
Figure 2 – Bushfire Hazard Overlay



Figure 3 – Flood Hazard Overlay



### Attachment – 4 – Proposed Plan



## **SCHEDULE 1**

### **Statement of Reasons**

**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.