

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

SITE DETAILS	
Site Address	14-18 Guyana Court, DARLING HEIGHTS QLD 4350
Real Property Description	Lot 1 SP346979
Site Area	1,966m ²
Owner	Gerardus Maria Van Erp and Ansmarie Van Erp

PROPOSED DEVELOPMENT		
Name of Applicant	Gerardus Maria Van Erp and Ansmarie Van Erp	
Type of Application	Reconfiguring a Lot	
Proposed Development	Reconfigure one (1) into three (3) Lots	
Variations Sought	Not Applicable	
Level of Assessment	Impact Assessable	
Submissions Received	Objection:	Two (2)
	Support:	Nil
Decision Making Period Ends	27 July 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>; • <i>State Planning Policy July 2017</i>; • ShapingSEQ 2023/Darling Downs Regional Plan; • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ○ Strategic Framework ○ Low-medium Density Residential Zone Code ○ Rural Residential Zone Code ○ Airport Environs Overlay Code ○ Environmental Significance Overlay Code ○ Bushfire Hazard Overlay Code ○ Reconfiguring a Lot Code	
Matters raised in submissions	Issue	How matter was dealt with
	Residential density and future development	The proposed lot sizes are considered to be consistent with the intent of the Low-medium density residential zone and the surrounding locality, which comprises lots of a similar size within Guyana Court and adjoining streets. The portion of the site within the Rural residential zone has also been considered as part of the assessment of the Rural Residential Zone Code below and is not considered to result in an unacceptable planning outcome. Future development of the lots will be subject to separate assessment where required.
	Traffic and infrastructure	While future dwellings are not proposed as part of this application, the Planning Scheme includes requirements relating to matters such as parking. Where future development does not trigger development assessment, the Queensland Development Code (QDC) provides relevant requirements to ensure development is appropriately serviced and does not create unreasonable nuisance for adjoining neighbours.

		Infrastructure capacity including sewer and water has been considered and assessed as part of this application, the submitted material has been assessed by Council's Engineers and is considered to be able to be serviced appropriately in accordance with the requirements of the Planning Scheme.
	Privacy and amenity	Consistent with the comments above, the Planning Scheme and QDC include requirements relating to setbacks, privacy and residential amenity. Any future development of the lots will be required to comply with those requirements to ensure appropriate privacy and amenity outcomes are achieved.
Reasons for decision	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.	

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/2026/2354