

SCHEDULE 2

Statement of Reasons

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

SITE DETAILS	
Site Address	14-28 Katrina Street, OAKEY QLD 4401
Real Property Description	Lot 13 SP105187, Lot 2 SP301384 and Emt B SP180623
Site Area	27,330m ²
Owner	Riverina (Australia) Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Riverina (Australia) Pty Ltd
Type of Application	Material Change of Use
Proposed Development	Extension to Warehouse
Level of Assessment	Impact
Gross Floor Area	59.2 m ²
Impervious Area	6,319 m ²
Site Cover	1,888m ²
Car Parking Spaces	22 vehicle spaces, inclusive of one (1) PWD space
Service Vehicle Provision	Standing and manoeuvring for a B-Double HRV
Submissions Received	Objection: Nil.
	Support: Nil.
Decision	Approval
Decision Date	24 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> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): ○ Strategic Framework ○ Medium Impact Industry Zone Code ○ Rural Zone Code ○ Industry Uses Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code ○ Airport Environs Overlay Code ○ Flood hazard Overlay Code
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies 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: MCUI/2025/9493.