

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

SITE DETAILS	
Site Address	1 Fairway Crescent, MIDDLE RIDGE QLD 4350
Real Property Description	Lot 12 RP197966
Site Area	4,788m ²
Owner	Paul David Thrush and Druscilla Grace Thrush

PROPOSED DEVELOPMENT	
Name of Applicant	Paul David Thrush and Druscilla Grace Thrush c/- Property Projects Australia (Francisco Lemus / Oliver Callaghan)
Type of Application	Reconfiguring a Lot
Proposed Development	Reconfigure One (1) into Two (2) Lots
Level of Assessment	Impact Assessable
Submissions Received	Objection: 2
	Support: 0
Decision Making Period Ends	11 September 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); <i>South-east Queensland Regional Plan ShapingSEQ</i>; - The Local Government Infrastructure Plan; and <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) - Strategic Framework - Airport Environs Overlay Code; - Environmental Significance Overlay Code; - Low Density Residential Zone Code; - Rural Residential Zone Code; and - Reconfiguring a Lot Code.	
Matters raised in submissions	Issue	How matter was dealt with
	Proposed lot size and impacts on rural residential character.	The new lot fronts Stenner Street opposite Low Density Residential land, while the existing Fairway Crescent frontage and 4,008m ² lot are retained. The proposal is consistent with the varied surrounding lot pattern.
	Potential reverse amenity impacts on Toowoomba Golf Club.	The proposal creates only one additional residential lot, and residential development already adjoins the golf course. No evidence demonstrates that the proposal would materially constrain the Golf Club's operation.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.	
	Assessment benchmark	Reasons for the approval despite non-compliance with benchmark
	Rural Residential Zone Code – PO6	Proposed Lot 1 is smaller than 4,000m ² . However, it fronts Stenner Street opposite Low Density Residential land, while Proposed Lot 2 retains an area of 4,008m ² and the existing Fairway Crescent frontage. The proposal does not reduce the locality's rural residential character and is consistent with the purpose of the zone.
	Reconfiguring a Lot Code – AO4.1	Although Proposed Lot 1 does not meet the prescribed minimum area, it has sufficient dimensions, frontage,

		access and servicing to accommodate a dwelling house. The proposal complies with PO4 and is consistent with the surrounding development pattern.
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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/2026/3125.