

SCHEDULE 1

Statement of Reasons

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

SITE DETAILS	
Site Address	31 Glenvale Road, NEWTOWN QLD 4350
Real Property Description	Lot 19-20 RP63458
Site Area	2,458m ²
Owner	Jai Anthony Phillips and Damon Anthony Phillips

PROPOSED DEVELOPMENT		
Name of Applicant	Jai Anthony Phillips and Damon Anthony Phillips	
Type of Application	Material Change of Use - Impact	
Proposed Development	Multiple Dwelling (Seven (7) x Two (2) Bedroom Units and One (1) x Three (3) bedroom unit)	
Variations Sought	Not Applicable	
Level of Assessment	Impact Assessable	
Gross Floor Area	~ 650–675m ²	
Impervious Area	~63%	
Site Cover	~36%	
Car Parking Spaces	Sixteen (18) spaces	
Submissions Received	Objection:	1
	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 Shaping SEQ 2023</i> (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ▪ Strategic Framework ▪ Low Density Residential Zone Code ▪ Medium Density Residential Code ▪ Environmental Standards Code ▪ Integrated Water Cycle Management Code ▪ Landscaping Code ▪ Transport, Access and Parking Code ▪ Work and Services Code	
Matters raised in submissions	Issue	How matter was dealt with
	Clifford Park Stables Precinct	The proposal has been assessed against the Clifford Park Stables Precinct provisions of the Low Density Residential Zone Code, including the precinct outcome seeking to ensure residential development is not intensified in a manner that would increase the potential for land use conflict between stabling activities and residential uses. The development is for detached, low-rise dwellings within an established residential context and has been

		assessed against the Low Density Residential Zone Code and other relevant assessment benchmarks. On balance, the development is considered to achieve the relevant Overall Outcomes of the Low Density Residential Zone Code and is not expected to result in unacceptable land use conflict or reverse amenity impacts on future or existing stabling activities within the precinct. See the “Reasons for the approval despite non-compliance with benchmark” section of this Statement of Reasons for further details on the assessment of the development against the Low Density Residential Zone Code.
	Traffic impacts	A Traffic Impact Assessment prepared by an RPEQ Engineer was included in the submitted material in support of the application and reviewed by Council. The assessment concluded that the surrounding road network is capable of accommodating the additional traffic generated by the development.
	Waste collection	The submitted plans identified that the site has sufficient frontage to accommodate the number of wheelie bins required to service the Multiple Dwelling. The proposed waste storage and collection arrangements have been assessed by Council's Environmental Officers and are consistent with Council's Technical Guidelines for New Developments Waste Storage and Collection Requirements. As such, the proposal is considered to comply with Performance Outcome PO ₂₈ of the Environmental Standards Code.
	Precedent for future development	The determination of this application does not alter the planning scheme or establish a precedent for future development proposals within the precinct.
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
	Overall Outcome (c) of the Clifford Parks Stables Precinct and Performance Outcome PO2 of the Low Density Residential Zone Code	Despite the noncompliance with Performance Outcome PO₂ and Overall Outcome (c) of the Clifford Parks Stables Precinct, it is considered that the proposed development generally complies with the relevant Overall Outcomes of the zone code for following reasons: <u>Overall Outcomes (2)(a) and (b)</u> While a multiple dwelling is not identified as a primary or secondary form of housing within the zone, the proposed units are detached and present in a built form similar to a dwelling house. Two units will address the street frontage, with a scale and appearance consistent with surrounding dwelling houses.

		- The proposed development is not located within the greenfield area of the zone. However, the subject site is situated within walking distance, being less than 500 metres of Clifford Gardens Shopping Centre and is located on the edge of the Clifford Park Stables Precinct. A range of other services and facilities that support daily convenience needs are also available within walking distance, including a childcare centre, places of worship and public parks. <u>Overall Outcome (2)(g), (h) and (m)</u> - The proposed multiple dwelling is considered to provide for an efficient land-use pattern and has direct and easy access to services nearby including bus services at the Clifford Gardens Shopping Centre. - The development has proposed a footpath to be delivered along the road frontage contributing to the creation of a walkable neighbourhood. The Multiple Dwelling is located within close access to schools, parks, shops and community facilities. <u>Overall Outcome (2)(j)</u> - It is considered that the proposed multiple dwelling will not introduce adverse impacts including excessive traffic, noise, dust, odour, and lighting <u>Overall Outcome (2)(k)</u> - The proposed detached units are of a scale and built form that is generally consistent with the low-scale residential character of the surrounding neighbourhood, which is predominantly characterised by single-storey detached dwellings.
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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://development1.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2026/1261