

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

SITE DETAILS	
Site Address	15 Vacy Street, NEWTOWN QLD 4350
Real Property Description	Lot 4 RP16931
Site Area	911m ²
Owner	One Five Six V Pty Ltd

PROPOSED DEVELOPMENT		
Name of Applicant	One Five Six V Pty Ltd	
Type of Application	Reconfiguring a Lot	
Proposed Development	Reconfigure One (1) into Two (2) Lots	
Level of Assessment	Impact	
Submissions Received	Objection:	1
	Support:	0
Decision	Approval	
Decision Date	14 August 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); • South-east Queensland Regional Plan ShapingSEQ 2023; • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ○ Strategic Framework; ○ Low-medium Density Residential Zone Code; ○ Airport Environs Overlay Code; ○ Neighbourhood Character Overlay Code; and ○ Reconfiguring a Lot Code.	
Matters raised in submissions	Issue	How matter was dealt with
	Privacy	Both proposed lots meet the minimum lot size requirements within the Low-medium Density Residential Zone. The proposed lot sizes provide sufficient area to accommodate the required setbacks, private open space and on-site vehicle manoeuvring associated with future development anticipated within the zone. Any future development that does not trigger development assessment will still be required to comply with the relevant Queensland Development Code requirements. On this basis, the proposed development is not expected to unreasonably adversely impact the amenity of future occupants or adjoining landowners.
Reasons for decision	The development was assessed with the relevant Planning Scheme provisions or, to the extent of non-compliance, is considered capable of being conditioned to comply. The proposed development is considered to be acceptable having regard to all relevant matters	

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/2026/3605.