

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

SITE DETAILS	
Site Address	185 Postle Street, MOUNT RASCAL QLD 4350
Real Property Description	Lot 15 SP295684
Site Area	11,480m ²
Owner	Steinmuller Property Pty Ltd

PROPOSED DEVELOPMENT		
Name of Applicant	Steinmuller Property Pty Ltd	
Type of Application	Development Permit for Reconfiguring a Lot	
Proposed Development	One (1) Lot into Three (3) Lots	
Level of Assessment	Impact	
Submissions Received	Objection:	Nil.
	Support:	Nil.
Decision	Approval	
Decision Date	31 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); • South-east Queensland Regional Plan – ShapingSEQ 2023 (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): ○ Strategic Framework; ○ 6.6.7 Rural Residential Zone Code; ○ 8.2.1 Airport Environs Overlay Code; ○ 8.5.1 Ecological Significance Overlay Code; ○ 8.2.2 Bushfire Hazard Overlay Code; ○ 9.4.5 Reconfiguring a Lot Code; ○ 9.4.6 Transport, Access and Parking Code; and ○ 9.4.7 Works and Services Code	
Matters raised in submissions	No submissions were received supporting or opposing the development.	
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 (3) (b) of the Rural Residential Zone Code.	The proposed development for Reconfiguring a Lot for one (1) lot into three (3) lots, facilitates future housing being provided at a density appropriate for the locality. Two (2) of the proposed lots meet the minimum lot size being 4,000m² in size. Proposed Lot 17 is less than the prescribed minimum lot size of 4,000m² within the Rural Residential Zone (4,000m² minimum precinct), being 3,484m² in size. Proposed Lot 17 comprises a total area of 3,484m², which represents a minor lot size reduction of 516m² (12.9%) less than the minimum lot size requirement. Lot

		17 provides a frontage of 48.33m to Postle Street, consistent with the lot frontage widths of proposed Lots 15 and 16 and the established properties along Postle Street. As such, Lot 17 presents as being commensurate in size to surrounding properties, and therefore is considered to be consistent with the existing streetscape and density of housing within the locality, maintaining the semi-rural landscape character. The applicant submitted a 'Conceptual Effluent Disposal Plan' and building envelope plan which demonstrates that a future dwelling on proposed Lot 17 can be provided with suitable onsite wastewater treatment and disposal system within the proposed lot boundaries. The size and configuration of Lot 17 is therefore considered sufficient to accommodate future development of a rural residential nature. The applicant also submitted a building envelope plan for proposed Lot 17 which illustrates the relationship of potential built form to open space on the property. The plan demonstrates that Lot 17 is sufficient in size to accommodate a dwelling house, while maintaining adequate open space, building setbacks and separation distances to protect the residential amenity of the surrounding area. Further, the built form to open space ratio is considered sufficient to reduce the perceived apparent intensity of development and maintain the spacious local character of the surrounding area.
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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/2026/514.