

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

SITE DETAILS	
Site Address	44 & 56 Witmack Road, WELLCAMP QLD 4350
Real Property Description	Lot 2 RP155271, Lot 100 SP329858, Emt A SP329858
Site Area	31950m ²
Owner	Witmac Farm Pty Ltd and Bendall Pty Ltd

PROPOSED DEVELOPMENT		
Name of Applicant	F K Gardner and Sons Pty Ltd	
Type of Application	Reconfiguring a Lot	
Proposed Development	Boundary Realignment 2 into 2 Lots and 1x Access Easement	
Level of Assessment	Impact	
Submissions Received	Objection:	0
	Support:	0
Decision	Approval	
Decision Date	14 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 ○ Medium Impact Industry Zone Code ○ Charlton Wellcamp Enterprise Area Local Plan Code ○ Airport Environs Overlay Code ○ Reconfiguring a Lot 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: RAL/2026/2378