

SCHEDULE 1

Statement of Reasons

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

SITE DETAILS	
Site Address	4 Dutton Street, SOUTH TOOWOOMBA QLD 4350
Real Property Description	Lot 1 SP225607
Site Area	601m ²
Owner	Samuel James Marsden and Nicole Patrice Marsden

PROPOSED DEVELOPMENT	
Name of Applicant	Nexus Urban Consultants
Type of Application	Material Change of Use
Proposed Development	Dual Occupancy
Level of Assessment	Impact Assessable
Gross Floor Area	Unit 1: 139.9m ² Unit 2: 134 m ²
Impervious Area	361.5m ²
Site Cover	60.1%
Car Parking Spaces	Four (4) car parking spaces in total, being two (2) space per unit, comprising a double garage.
Submissions Received	Objection: Nil
	Support: Nil
Decision	Approval
Decision Date	12 March 2026

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • 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/Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) <ul style="list-style-type: none"> ○ Strategic Framework ○ Airport Environs Overlay Code ○ Neighbourhood Character Overlay Code ○ Low Density Residential Zone Code ○ Medium Density Residential Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code
Relevant matters	No further relevant matters considered in the assessment of this application.
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with, or can be conditioned to comply 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: [MCUI/2025/7862](#)