

Statement of ReasonsSection 83(8) and (9) of the *Planning Act 2016*

SITE DETAILS	
Site Address	Lot 1 SP349893 and Lot 32 SP304226 Robson Hursley Road and Rielly Street
Real Property Description	Lot 1 SP349893 and Lot 32 SP304226
Site Area	15.85ha
Owner	Mark Tobin Transport Pty Ltd and Gerdgrove Pty Ltd and Tunney Investments Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Tunney Investments Pty Ltd
Type of Application	Variation Request for a Preliminary Approval
Proposed Development	Variation Request for a Preliminary Approval
Level of Assessment	Impact Assessment
Submissions Received	Objection: Nil
	Support: Nil
Decision	Approval
Decision Date	19 February 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); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i>: <ul style="list-style-type: none"> ○ Strategic Framework; ○ Emerging Community Zone Code ○ Environmental Standards Code; ○ Integrated Water Cycle Management Code; ○ Landscaping Code; ○ Reconfiguring a Lot Code; ○ Transport Access and Parking Code; ○ Works and Services Code ○ Airport Environs Overlay Code; ○ Bushfire Hazard Overlay Code; and ○ Environmental Significance Overlay Code.
Relevant matters	<p>The proposed development was assessed against the following relevant matters:</p> <ul style="list-style-type: none"> • Local Government Infrastructure Plan • Consistency with the rest of the <i>Toowoomba Regional Planning Scheme 2012</i> • Effect of the variations
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: <http://www.tr.qld.gov.au/payments-self-service-laws/web-apps/pdonline/8892-planning-and-development-online>. When accessing Council's website please use the following Application Number: MCUI/2018/2226/C