

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

SITE DETAILS	
Site Address	10 Widderick Road, CROWS NEST QLD 4355
Real Property Description	Lot 1 RP15463, Lot 181 CSH1741
Site Area	70,131m ²
Owner	Julia Petts and Stephen Jozsef Gerard Prokop

PROPOSED DEVELOPMENT		
Name of Applicant	Stephen Jozsef Gerard Prokop and Julia Petts	
Type of Application	Reconfiguring a Lot & Material Change of Use	
Proposed Development	Reconfiguring a Lot - Boundary Realignment 2 into 2 Lots and Material Change of Use - Dwelling House	
Level of Assessment	Impact	
Submissions Received	Objection:	0
	Support:	0
Decision	Approval	
Decision Date	27 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); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ○ Strategic Framework ○ Rural Zone Code ○ Reconfiguring a Lot Code ○ Environmental Significance Overlay Code ○ Bushfire Hazard Overlay Code ○ Agricultural Land Overlay Code ○ Water Resources Catchment Overlay 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/2026/2586 & MCUC/2026/2587