

SCHEDULE 2

Statement of Reasons

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

SITE DETAILS	
Site Address	Lot 20 and Lot 21 SP155369 255 Old Goombungee Road, BIRNAM QLD 4352
Real Property Description	Lot 21 SP155369, Lot 20 SP155369
Site Area	19.4249ha.
Owner	Cheryl Beverley Anderson and John William Edwards and Mark Leslie Anderson and Beverley Everlyn Edwards and Robert Bernard Edwards

PROPOSED DEVELOPMENT	
Name of Applicant	Mark Leslie Anderson and Cheryl Beverley Anderson
Type of Application	Reconfiguring a Lot
Proposed Development	Boundary Realignment (2 Lots into 2 Lots)
Level of Assessment	Impact
Submissions Received	Objection: Nil
	Support: Nil
Decision	Approval
Decision Date	18 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 (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 ○ Rural Zone Code ○ Reconfiguring a Lot Code ○ Airport Environs Overlay Code ○ Environmental Significance Overlay Code ○ Bushfire Hazard Overlay Code ○ Agricultural Land Overlay Code ○ Flood Hazard Overlay Code 			
Reasons for decision	<p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.</p>			
	<table border="1"> <thead> <tr> <th>Assessment benchmark</th> <th>Reasons for the approval despite non-compliance with benchmark</th> </tr> </thead> <tbody> <tr> <td>Rural Zone Code (Table 6.6.6:2) Performance Outcome PO₁₃</td> <td>The subject site is within the 100 hectare minimum Precinct of the Rural Zone and the proposed reconfiguration results in lots less than 100 hectares in size. Notwithstanding, the existing combined area of both lots 20 and 21 SP155369 is 19.4249 hectares, which is significantly less than the minimum lot size of 100 hectares. Accordingly, it is not possible to achieve the minimum lot size. Further, the realignment does not create any new lots, rather realigns the common boundary to achieve more functional lots for the purpose of rural activities, including cropping and grazing. Accordingly, it is considered that the proposed subdivision will</td> </tr> </tbody> </table>	Assessment benchmark	Reasons for the approval despite non-compliance with benchmark	Rural Zone Code (Table 6.6.6:2) Performance Outcome PO ₁₃
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		continue to maintain the existing productive capacity of the land for rural purposes, which aligns with the Precinct intent of the Rural Zone Code.
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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/2025/9324