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TOOWOOMBA REGIONAL COUNCIL
1000 S DRIVE, HIGHFIELDS. QLD. 4352

REGIONAL COUNCIL
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Our Ref: K4809
Your Ref: RAL/2025/9075
Attention: Cassidy Pugh

16th March, 2026

Chief Executive Officer,
Toowoomba Regional Council,
P.O. Box 3021,
Toowoomba, QLD 4350.

Dear Sir,

**Re: Development Application for: Reconfiguring a Lot – Impact – Boundary
Realignment Three (3) into Three (3) Lots
Location: 448 Groomsville Road, GROOMSVILLE QLD 4355
Property Description: Lot 1 SP141761, Lot 2 SP272159, Lot 88 SP272159**

Information request response.

RE: Rural productivity of proposed Lot 86

1 History

It is proposed that the new Lot 86 return to its original configuration of Lot 86 on DAR6214. There were many Lots of about that size. (40 acres/16ha) created in that 1863 Survey.

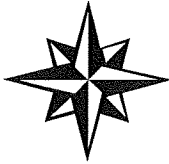
Lot 86 will be of similar size to the adjoining lots 82-85 and 89-93 on DAR6214. All these lots are Zoned Rural 1.

The lots on the opposite side of the Adams Road from Lot 86 (Lots 515 – 518 on D3423) are also Zoned Rural 1 but only have an area of approximately 3.6ha.

2 Rural Productivity

The current larger lot, Lot 88 on SP272159, has an area of 40.77ha.

It is currently used for cattle grazing. The country is very hard during winter and dry times. It is also heavily treed in some areas which also prevents the growing of grass pasture for the cattle to feed on.



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In normal times, the lot only supports 25 head of cattle maximum. In dry times only 10 head of cattle with the support of bought feed (Owners figures). This number will not make a farmer a living. They would require a job outside the farm to make a living.

The cattle are only to keep the grass down, bushfire management and provide the owner with their meat supply throughout the year.

3 Intensive Industry

As mentioned before, adjoining Lots 89, 90 and 93 or DAR6214 contained large sheds for poultry and pig production.

All have closed down as they were no longer economic to run. These are all lots of similar size to proposed Lot 86.

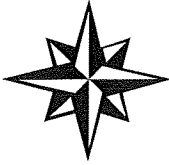
There were two pig production sheds on Lot 88 or SP272159. Both have been shut down for pig production.

One of those former pig sheds is located on proposed Lot 86.

Could this piggery on Lot 86 be reopened and expanded to a size to support a rural family. No, I doubt it, thanks to the Toowoomba Regional Town Plan creep.

The Town Plan has allowed Rural Residential Lots to be created across Adams Road. This development is now fully housed. With all those houses and the houses built on the adjoining Rural Lots to the west and north, will make it impossible for any expansion of a piggery or any other intensive industry, e.g. Feedlots to be approved due to the minimum distances from residences requirement under the Town Plan.

It may be possible to change its current use of grazing to horticulture. The existing piggery shed could be converted into a greenhouse. Other greenhouses could be built (subject to Council Approval) in the north-east corner of Lot (cleared area).



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The greenhouses could be used to grow flowers or vegetables. This of course would be subject to the owner being able to secure a water licence for the site to guarantee a water supply for the venture. Horticulture on the site would increase the rural productivity of the subject land. The existing mapped vegetation on site will also restrict the land being used to its maximum for rural productivity.

Another option is to grow trees, e.g. avocados or limes. Unless some of the mapped vegetation could be cleared (unlikely) for the planting of these fruit trees, the existing cleared areas would not support enough fruit trees to make the venture commercially viable.

Conclusion

It may be possible for proposed Lot 86 to have a productive and sustainable rural industry through horticulture.

I would see this as unlikely as anyone willing to put the large amount of money required into the development of the project would likely look for a Lot further away from Residential housing and with a good water supply. Also getting Planning approval so close to so many residences would be near impossible.

The more likely outcome will be that Lot 86 will become a lifestyle Lot similar to many of the Lots of that size in the area.

Attachments: TRC Planning Scheme Map
Copy of DAR6214 (Original survey of the area)

If you have any queries, please do not hesitate to contact me.

Yours faithfully

K.J.WILSON
Cadastral Surveyor