TOOWOOMBA REGION

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Our Reference: RAL/2026/8845
Your Reference: W6674
Contact Officer: Jun Ong
Contact: 07 4688 9555
Email: development@tr.qld.gov.au

INFORMATION REQUEST

Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Gary Hayes & Partners Pty Ltd
PO Box 656
WARWICK QLD 4370

Email: info@ghpsurveyors.com

19 October 2026

Dear Sir/Madam

Development Application for: **Reconfiguring a Lot - Impact - Reconfigure One (1) Lot into Three (3) Lots**
Location: **3440 Millmerran-Inglewood Road, CANNING CREEK QLD 4357**
Property Description: **Lot 169 MH786**
Relevant Planning Scheme: ***Toowoomba Regional Planning Scheme 2012***

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:-

1. RURAL ZONE CODE

	Issue:
1.1	Proposed Lot 5 is smaller than 200ha and conflicts with PO_{14}(a) of the Rural Zone Code. The purpose of the Zone Code seeks to protect the productive capacity of rural land for rural uses. Overall Outcome (4) of the Rural Zone Code seeks to preserve the productive, natural and landscape values of rural land within the 200 Hectare Precinct. Under the State Interest Mapping (SPPIMS), the land within proposed Lot 5 is identified as containing Important Agricultural Areas and Agricultural Land Classification - Class A and B, the classes which are recognised as Good Quality Agricultural Land (GQAL). The planning report acknowledges that 100ha lots are suited for viable continued agricultural use. Proposed Lot 4 maintaining a lot size of 363.4ha comprising of GQAL and wholly containing existing natural features is acknowledged to preserve the productive, natural and landscape values of the subject land within the 200ha Precinct. However, proposed Lot 5 relies upon the combination of land parcels fragmented by a vinculum configuration to achieve a combined lot size of 137ha. The larger land parcel is approximately 91ha and is physically separated from the other parcels making up this proposed lot by two (2) sealed roads which does not facilitate a continuous connection of land for agricultural land use and further fragments existing GQAL land.

	Information Required:
	Submit an amended lot configuration that provides an appropriate lot size for proposed Lot 5 to address Overall Outcome (4) of the Rural Zone Code and prevent fragmentation of Good Quality Agricultural Land in rural land identified within the 200ha Precinct.

Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

1) all of the information requested; or
2) part of the information requested; or
3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully



Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch