

Our Reference: RAL/2026/4836
 CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Glamorgan Vale Investments Pty Ltd
 C/- Alpha Planning Applications Pty Ltd
 PO Box 764
 TOOWOOMBA QLD 4350

Email: andrew@alphaplanning.com.au

26 June 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – Boundary Realignment (Four (4) Lots into Four (4) Lots)
Location: 26 Motley Mt Tyson Road, MOTLEY QLD 4356
Property Description: Lot 207 AG3646, Lot 2 RP28327, Lot 1 RP94890, Lot 4 RP94890
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. LOT SIZE

1.1	Issue:
	<p>It is noted that the proposed boundary realignment seeks to improve the productive capacity of proposed Lot 4 by creating a larger land holding to consolidate existing cropping areas while retaining the existing dwelling houses on the subject site within their own land holdings (proposed Lots 2 and 3)</p> <p>However, proposed Lot 1 decreases from 22.03ha to 5.9ha, below the smallest existing lot size (existing Lot 4 at 10.24ha). It is unclear how that the reduced lot size of Proposed Lot 1 will not compromise the lot's future productive capacity for rural and agricultural uses/purposes. Further, it is unclear how proposed Lot 1 will ensure that continued operation of the existing Intensive Animal Industry activity to the north of the subject is not compromised by encroachment of incompatible land uses (such as dwellings) given that Lot 1 is wholly located within the 1000m separation distance intended between these activities.</p>
	<p>Information Required:</p> <p>Provide:</p> <ul style="list-style-type: none"> (a) Additional information which demonstrates that proposed Lot 1 is of a suitable size to accommodate rural and agricultural uses; and (b) Demonstration that future activities on proposed Lot 1 will not compromise the continued operation of the existing Intensive Animal Industry activity to the north. <p><i>Note: Consideration should be given to amalgamating proposed Lot 1 into proposed Lot 4.</i></p>

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



Emily Hinchliffe
Lead Senior Planner, Planning Branch