

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

SITE DETAILS	
Site Address	787 Lindenmayer Road, YANDILLA QLD 4352
Real Property Description	Lot 10 SP342301
Site Area	508.5499ha
Owner	Doug Hall Poultry Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Doug Hall Poultry Pty Ltd
Type of Application	Reconfiguring a Lot
Proposed Development	Reconfigure 1 into 2 Lots
Level of Assessment	Impact Assessment
Submissions Received	Objection: Nil
	Support: Nil
Decision	Approval
Decision Date	13 December 2024

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); • Darling Downs Regional Plan (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 ○ Agricultural Land Overlay Code ○ Flood Hazard Overlay Code ○ Environmental Significance Overlay Code ○ Transport, Access and Parking Code ○ Works and Services Code
Relevant matters	<p>The proposed development was assessed against the following relevant matter/s:</p> <ul style="list-style-type: none"> • The boundary between the 100ha and 200ha minimum Precincts aligned with a historic lot configuration now superseded by the recent boundary realignment under Development Approval RAL/2023/2509. It is noted if the proposed subdivision were aligned as per the Precinct boundary, this would fragment cropping land and would not result in a lot configuration maintaining the rural capacity of the land. <p>As such, it is considered the alignment of the Precincts has been overtaken by events.</p> <p>On balance, the proposed development is a logical configuration of the land, aligned with the existing rural activities on the premises, and will maintain the rural productive capacity of the land.</p>
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and where conditioned complies with all of these.

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/2024/5624