

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

SITE DETAILS	
Site Address	47 Gerald Lane and Lot 1 and Lot 4 RP23127 Stenzel Road, GREENMOUNT QLD 4359
Real Property Description	Lot 50 A341046, Lot 1 RP23127, Lot 4 RP23127
Site Area	167.35ha
Owner	Adrian John Halton and Glen Vincent Stenzel and Kelly Anne Stenzel

PROPOSED DEVELOPMENT	
Name of Applicant	Adrian John Halton and Jody Gropler
Type of Application	Reconfiguring a Lot
Proposed Development	Boundary Realignment 2 into 2 Lots and 1x Access Easement
Level of Assessment	Impact
Decision	Approval
Decision Date	8 July 2026

ASSESSMENT MATTERS		
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: • 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 • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) ○ Strategic Framework ○ Reconfiguring a Lot Code ○ Rural Zone Code ○ Environmental Significance Overlay Code ○ Bushfire Hazard Overlay Code ○ Landslide Hazard Overlay Code ○ Flood Hazard Overlay Code ○ Agricultural Land Overlay Code	
Relevant matters	No relevant matters assessed.	
Matters raised in submissions	No Submissions received	
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these except as follows;	
	Assessment benchmark	Reasons for approval
	Rural Zone Code <i>PO13 Development in the 100ha Precinct:</i> (a) <i>does not involve the creation of additional lots smaller than 100ha;</i> (b) <i>maintains the productive capacity</i>	The boundary realignment does not comply with PO13 (b) of the Rural Zone Code. However, it is considered the configuration of the new boundaries maintains the viability of the agricultural allotment by providing a larger proposed Lot 1 to contain the expanded animal keeping, which is consistent with the Rural Zone. The reduction of productive capacity on Proposed Lot 2 does not impose potential land use conflicts, and would not compromise

	(c) <i>of the land; and maintains the natural and scenic landscape values of the land.</i>	the long term viability of the land for cropping purposes. The visual and functional rural character of the locality will be maintained, with no encroachment of non-rural uses. As such, it is considered these lots will maintain a size necessary to support the continued agricultural operations of the site.
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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/2026/1681