

Our Reference: RAL/2022/4965
CS Portal Reference: N/A
Contact Officer: Jayden Forbes-Mitchell
Contact: (07) 4688 6662
Email: development@tr.qld.gov.au

NOTICE OF A CHANGED APPLICATION
Planning Act 2016 Section 52(1)
Development Assessment Rules Section 25.1

Department of State Development, Infrastructure, Local Government and Planning
South East Queensland (West) Regional Office
PO Box 2390
NORTH IPSWICH QLD 4305

Email: ipswichSARA@dsdilgp.qld.gov.au
liamwiley@saundershavill.com

9 May 2023

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Code – Two (2) Lots into 342 Residential Lots, Three (3) Balance Lots and One (1) Drainage Lot
Location: Lots 5-8 & 20-24 A341, Lot 279 AG3110 and Lot 280 AG3111 689 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350
Property Description: Lots 5-8 & 20-24 A341, Lot 279 AG3110 and Lot 280 AG3111

Please be advised that on 30 March 2023 the applicant for the abovementioned development application gave notice to the assessment manager of a change to the application before it is decided under Section 52(1) of the *Planning Act 2016*. A copy of the notice is attached.

In accordance with Schedule 2 of the *Planning Act 2016*, the assessment manager considers the change to the development application to be a minor change. Accordingly, as per Section 52(3) of the *Planning Act 2016*, the change does not affect the development assessment process.

Please contact Council's Senior Planner, Jayden Forbes-Mitchell, on the above number should you require any further information.

Yours faithfully



Matthew Coleman
Principal Planner, Development Services

30 March 2023

Attention: Jayden Forbes-Mitchell
Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350



Via email: development@tr.qld.gov.au

Dear Jayden,

RE: RESPONSE TO INFORMATION REQUEST
SECTION 13.2 OF THE DEVELOPMENT ASSESSMENT RULES
689 TOOWOOMBA CECIL PLAINS ROAD, WELLCAMP QLD 4350

We act on behalf of Gainsborough Developments Pty Ltd (the Applicant) in relation to a Development Application lodged with Toowoomba Regional Council under the *Planning Act 2016* (the Planning Act) over the above land seeking:

- Development Permit for Reconfiguring a Lot – Code – Two (2) Lots into 342 Residential Lots, Three (3) Balance Lots and One (1) Drainage Lot

On 23 November 2022 we received an Information Request (IR) from Toowoomba Regional Council under Part 3 of the *Development Assessment Rules* (DA Rules). In accordance with Section 13.2 (a) of the DA Rules, we now provide a response to all of the information requested. A response to each item raised in Council's Information Request is addressed in the IR Response Table in **Attachment A**.

In support of the response to Council's Information Request, we attach the following:

- **Attachment A** – Information Request Response Table, prepared by SHG
- **Attachment B** – Revised Proposal Plan, prepared by RPS
- **Attachment C** – Revised Engineering Assessment Report, prepared by RMA
- **Attachment D** – Information Request Response, prepared by Bitzios Consulting
- **Attachment E** – Revised SMP, prepared by RMA
- **Attachment F** – Information Request Response, prepared by Rob Friend & Associates;
- **Attachment G** – Revised Bushfire Hazard Assessment Report, prepared by Rob Friend & Associates;
- **Attachment H** – Indicative Fence & Wall Design, prepared by RPS

To address items raised in Council's Information Request, it has been necessary to make a number of changes to the proposed subdivision layout. The following is a summary of the proposed changes:

- Removal of the landscaping area next to Lot 365;
- Extension of the cul-de-sac within Devine Road to Lot 380 to remove the need for an access driveway;
- Minor changes to the proposed staging boundaries and introduction of a new Stage 9;
- Minor changes to some lot truncations to reflect the revised engineering drawings (Lot 119, 102, 312, 313, 349 and 365);
- Minor changes to the corner truncation of Lot 349 to improve sight lines for the development;
- Bin pads added for Lots 91-95, 103, 132, 155, 156, 298 and 299.

In order to facilitate the above changes, we wish to change the existing application, in accordance with Section 51(1) of the *Planning Act 2016*. In this instance, we believe that the change is considered a “minor change” under the Act, in that it does not result in substantially different development. However, even if the changes are not considered a minor change, we understand that the development assessment process does not stop, as the changes being made are in response to an information request for the application.

We offer this as a response to all of the information requested in Council’s Information Request. As required by Section 14.1 (a) of the DA Rules, we request that Council proceed with its assessment of the application.

Should any clarification be required, please contact me on (07) 3251 9456 or email at liamwiley@saundershavill.com.

Yours sincerely

Saunders Havill Group



Liam Wiley

Senior Town Planner