

27 May 2026

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

RECEIVED
27/05/2026
TOOWOOMBA
REGIONAL COUNCIL

Attention: Ms Alanna Walker
By Email: Alanna.Walker@tr.qld.gov.au

Dear Alanna,

RESPONSE TO INFORMATION REQUEST – SECTION 68, PLANNING ACT 2016 & CHAPTER 1, PART 3, SECTION 13, DEVELOPMENT ASSESSMENT RULES – DEVELOPMENT APPLICATION - RECONFIGURING A LOT - BOUNDARY REALIGNMENT (2 INTO 2 LOTS) & ACCESS EASEMENT - 251 O'MARA RD AND 840 TOOWOOMBA CECIL PLAINS RD, WELLCAMP – LOT 9 SP281276, LOT 10 SP281276 & LOT 11 SP281281 INCL EMT A SP302940 & EMT C SP346515 (Council Ref: RAL/2026/2219; Our Ref: 2025-637)

I act on behalf of the applicant, A1 Earthworks Qld Pty Ltd (**the applicant**), in respect of the above matter.

I refer to Toowoomba Regional Council's (**Council**) Information Request, dated 16 April 2026, in respect of a Development Application for Reconfiguring a Lot for a Boundary Realignment (2 into 2 Lots) and Access Easement on land at 251 O'Mara Road and 840 Toowoomba Cecil Plains Road, Wellcamp, being that land described as Lot 9 SP281276, Lot 10 SP281276 and Lot 11 SP281281 including Easement A SP302940 and Easement C SP346515.

The following advice provides a response to the matters raised in Council's Information Request. For ease of comprehension, each item raised in the Information Request has been reproduced in bold print followed by the associated response.

ISSUES AND RESPONSES

1. PROPOSED LOT SIZE

1.1. Issue:

The subject premises is located within the Rural Zone (100 ha minimum Precinct). The proposed boundary realignment seeks to create a lot smaller (1.2632 ha) lot to contain an existing Dwelling House (and associated outbuildings) which is not consistent with the minimum lot size of the Zone.

The purpose of the Rural Zone is to protect land for its productive capacity of current and future rural uses and prevent further fragmentation. It is not demonstrated that the proposal achieves this. The proposal will create a small residential lot which is not associated with any rural purposes and therefore will create a sensitive receptor and create conflicts with the productive capacity of the land.

It noted that Lot 9 SP281276 is benefitted by an approved Transport Depot use, and any extensions to this use into proposed Lot 1 and/or 2 will require approval. Furthermore, this site is in an area of long-term transition to industrial land expected by 2031, known as the Enterprise Employment Precinct with the West Toowoomba Land Use Investigation (WTLUI), also reinforced in the SEQ Regional Plan as Major Enterprise and Industrial Area (MEIA). It is mentioned the current dwelling is used separately to the transport depot use on Lot 9 SP281276 and, informally Lot 11 SP281281. Regardless of this, there is concern the small proposed lot and the potential separate ownership of this dwelling will cause conflicts with the established and future uses of the site, which is a known issue in the area.

Information Required:

Demonstrate the proposed development meets the Purpose and Overall Outcomes of the Rural Zone Code. Additionally, the response should have regard to the long-term future intent and demonstrate how the development would not compromise the future industrial intent of the area.

Response

In response to the above item, the applicant contends that the proposed development meets the Purpose and Overall Outcomes of the Rural Zone Code and has regard to the long-term future intent of the area.

Purpose and Intent of the Rural Zone

The proposed development results in allotment sizes that are consistent with the surrounding rural areas to the north, east and south. The rural areas of Wellcamp are characterised by a range of allotment sizes and accordingly, the proposed development is consistent and compatible with the surrounding land use pattern.

Proposed Lot 2 has been designed to minimise potential for land use conflicts by maintaining setbacks greater than 50 metres between the dwelling and proposed common boundaries. These setbacks are consistent with the provisions for new dwellings in the Rural Zone Code. This separation also ensures that the proposed development remains compatible with the intent for non-rural uses in the Rural Zone and will not compromise the potential for future rural/agricultural development on Proposed Lot 1.

The dwelling is separated from the remainder of Lot 11 by existing fencing and is operationally separate from the remainder of the allotment. The proposed boundary realignment is formalising existing land use areas and arrangements and does not result in any physical changes that will further fragment Proposed Lot 1. Additionally, Proposed Lot 2 is of sufficient size to support a low-scale rural purpose including agistment or animal husbandry, or a rural industry associated with rural activities in the locality. Accordingly, the proposed development meets the Purpose and Overall Outcomes of the Rural Zone Code.

Future Industrial Intent for Charlton/Wellcamp

The proposed development will not compromise the future industrial intent of the area. Proposed Lot 2 will be 1.2632ha in size, consistent with lot sizes in the surrounding industrial precincts. There are several developed allotments in both the Heinemann Road and Charlton Business Park areas that are similar or smaller in size. This demonstrates that Proposed Lot 2 is of sufficient size to accommodate future industrial development, if needed.

The proposed development has also been designed to minimise the potential for future land use conflicts by maintaining generous setbacks between the dwelling on Proposed Lot 2 and proposed common boundaries. This has been designed to ensure adjoining land is not compromised for future industrial development.

It is also noted that the proposed development involves a boundary realignment and does not involve changes to the existing uses or introduction of new uses. Any changes to, expansions or introduction of land uses on the subject site will be subject to future Development Applications. Such applications will consider any potential land use conflicts or sensitive receptors and will be required to appropriately address these requirements at that time.

SUMMARY

Pursuant to Section 68(1) of the *Planning Act 2016* and Chapter 1, Part 3, Section 13 of the *Development Assessment Rules*, we hereby confirm that this response provides a response to all of the items included in the Information Request. Having regard to the information provided, we request that Council proceed with the assessment of the application.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on phone 07 4632 2535, mobile 0481 127 412 or by email at james@precinctplan.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "James Williams".

James Williams
Precinct Urban Planning