



ATTACHMENT 1
Information Request

Issued by:
Toowoomba Regional Council

Our Reference: RAL/2026/3125
 Contact Officer: Emily Hinchliffe
 Contact: (07) 4698 3876
 Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

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 C/- Property Projects Australia
 123 Margaret Street
 TOOWOOMBA QLD 4350

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12 May 2026

Dear Sir

Development Application for: Reconfiguring a Lot – Impact – Reconfigure One (1) Lot into Two (2) Lots
Location: 1 Fairway Crescent, MIDDLE RIDGE QLD 4350
Property Description: Lot 12 RP197966
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. DRIVEWAY CROSSOVER LOCATION

1.1	Issue:
	There are several large street trees located along the Stenner Street frontage of the subject site. These trees have a large Structural Root Zone (approximately 4m+) meaning that any driveway crossover to Lot 1 will likely be located within both the Tree Protection Zone and the Structural Root Zone of the trees. It is unclear how a compliant driveway crossover can be provided to Lot 1 in a manner that ensures the driveway crossover does not result in any negative impact to the street trees in Stenner Street.
	Information Required:
	Provide:
	<ul style="list-style-type: none"> (a) Amended plans that show the proposed driveway crossover location for Lot 1 including clear annotated dimensions and clearances to existing street trees; (b) Cross-sectional drawings (including the depth of any cut/fill required to establish the driveway) demonstrating that street trees are not affected by any proposed earthworks to establish the driveway crossover; (c) An Arborist Report, prepared by a Suitability Qualified Person that demonstrates that the driveway crossover will not result in a negative impact to the street trees. The Arborist Report must include, but is not necessarily limited to the following:

	<ul style="list-style-type: none"> (i) Site address; (ii) Tree location/s and context (e.g. ground conditions); (iii) Inspection methodology (aerial inspection, visual tree assessment, other); (iv) Tree dimensions (height, crown spread and trunk diameter); (v) Health and structural condition; (vi) Estimated age and useful life expectancy; (vii) Details of the construction activities and their likely impact (including any required earthworks); (viii) Tree Retention value; (ix) Cultural / heritage values; (x) Tree protection measures to be applied; (xi) Recommendations; and (xii) Supporting evidence (pictures, test results and site plan); and <p>(d) RPEQ certified documentation demonstrating that the driveway crossover can achieve safe sight distances and compliant transitional grades in accordance with AS2890.1.</p>
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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



Krys den Hertog
Principal Planner, Planning Branch