

Date: 18 June 2026
Our Reference: J002548
Your Reference: RAL/2026/3079

Attn: James Leader - Senior Planner

Toowoomba Regional Council
PO Box 3021
TOOWOOMBA WLD 4350

RECEIVED
18/06/2026
**TOOWOOMBA
REGIONAL COUNCIL**

Dear James,

Site Address:	259-261 Hursley Road, TORRINGTON QLD 4350
Property Description:	Part Lot 1 on SP346120, Emt A on SP339850, and Emt B on SP356763
Method of Distribution:	Email [James.Leader@tr.qld.gov.au / development@tr.qld.gov.au]
Correspondence Subject:	Response to Information Request Pursuant to s.13 (Chapter 1) of the Development Assessment Rules

We write on behalf of *Torrington Project Pty Ltd* ("the Applicant") regarding the abovementioned development application.

On 11 May 2026, an information request was issued by *Toowoomba Regional Council*, as assessment manager. Pursuant to s.13.2(b) of the *Development Assessment Rules*, please refer below for the applicant's response to this information request.

This information request response is to be considered in conjunction with the following detailed attachments:

- Attachment 1 - Information Request
- Attachment 2 - Applicant Response Table
- Attachment 3 - Amended Proposal Plan
- Attachment 4 - Plan of Easement Survey
- Attachment 5 - OW/2024/8531 Approved Plans
- Attachment 6 - Amended DA Form 1
- Attachment 7 - Amended Context Figure

With this response provided, the Applicant will proceed to Part 4: Public Notification of the Development Assessment Rules.

BRISBANE OFFICE

LOWER GROUND/618-626 BRUNSWICK ST
NEW FARM QLD 4005 AUSTRALIA

P +61 7 3254 1566

TOOWOOMBA OFFICE

123 MARGARET ST
TOOWOOMBA QLD 4350 AUSTRALIA

P +61 7 4632 0516

MELBOURNE OFFICE

LEVEL 1, 239 NICHOLSON STREET
CARLTON VIC 3053 AUSTRALIA

P +61 3 7037 0432

RESPONSE OVERVIEW

The Applicant has reviewed Council's Information Request which raises concerns regarding the proposed density of development within the Emerging Community Zone. In response, the proposal has been amended to increase the development yield from three (3) lots to five (5) lots.

Notwithstanding this amendment, the Applicant does not agree that the Planning Scheme requires the land to achieve a minimum density of fifteen (15) dwellings per hectare.

The land is affected by significant topographical constraints, including substantial slope gradients, which materially limit its development potential. As outlined in Section 4.1 of the Town Planning Report, the physical characteristics of the site are not conducive to conventional residential subdivision, at the densities contemplated by Council in the Information Request.

Importantly, the Planning Scheme expressly recognises that development within the Emerging Community Zone should respond to constraints and natural values on the site and retain and protect significant topographic features. Accordingly, a site-responsive outcome is required rather than the uniform application of a theoretical density target.

Below, the Applicant has provided a detailed written response to Item 1 of the Information Request, this should be considered in conjunction with the Applicant Response Table, provided at **Attachment 2**.

Strategic Framework

Council's reliance on selected provisions of the Strategic Framework does not reflect the framework when read as a whole.

While Land Use Strategy 3.3.3.2(3)(a) encourages developments to contribute towards dwelling yields of 15 dwellings per hectare within greenfield areas, the Strategic Framework also seeks development outcomes that respond appropriately to local site conditions and ensure the efficient and cost-effective provision of infrastructure. In this regard, the proposed five (5) lot subdivision achieves a balanced outcome that provides additional residential development in a site responsive.

Further, the amended proposal is consistent with the Strategic Framework's infrastructure objectives. Requiring the extension of reticulated sewerage infrastructure, or delivery of infrastructure such as the future SPS identified by Council, would represent an inefficient and disproportionate infrastructure outcome for a development of this scale.

As outlined in Section 4.2 of the Town Planning Report, the infrastructure investment required would generate minimal public benefit, once the actual characteristics and development yield of the residual catchment are considered, and would not represent an efficient use of public resources.

Emerging Community Zone Code

Overall Outcome 4(a)(i) – Master Planning

Council's interpretation of Overall Outcome 4(a)(i) is broad. The provision does not mandate that all land within the Emerging Community Zone be immediately developed for urban residential purposes at a density of 15 dwellings per hectare. Rather, it recognises that future urban development is to occur following detailed master planning. The purpose of the zone is to identify and protect land intended for future urban purposes while ensuring interim development does not prejudice that outcome.

The Applicant has separately reviewed the broader landholding and surrounding area and acknowledges that parts of the locality can accommodate more traditional urban residential development. In this regard, it is noted that:-

- The remainder of the 'Torrington West' subdivision (Council Reference: RAL/2024/8120/C) has a density of approximately 16.44 dwellings per hectare; and
- The Clifton Lifestyle Retirement Facility (Council Reference: MCUC/2023/5398/B) has a density of approximately 23.23 dwellings per hectare.

In this regard, considered wholistically, the dwelling density for this area of development within the Emerging Community Zone that has been subject to development applications is approximately 18.87 dwellings per hectare, which exceeds Council's target dwelling density of 15 dwellings per hectare.

To this end, whilst the development area, due to its slope and physical constraints, is not capable of supporting equivalent densities in a site responsive manner, the immediate area within the Emerging Community Zone has achieved the density target that is stated in the Zone Code.

Overall Outcome 4(a)(iii) – Logical Development and Infrastructure Provision

The proposal does not compromise the logical sequencing of future development. In this regard, it is noted that the development approvals that have been granted by Council have largely fixed and pre-determined the outcome that is achievable within the development area.

Specifically, Council has approved the Collector Road that will connect Hursley Road to the residential and retirement developments to the north (Council References: RAL/2024/8120/C & MCUC/2023/5398/B). The alignment of this road has determined the residual areas that are available for development and the physical limitations of that land, namely slope, have determined the yield that can be achieved in a site responsive manner.

The creation of five (5) lots maintains opportunities for future urban development on surrounding land and does not sterilise infrastructure corridors or constrain future master planning. In this regard, it is noted that the land to the east (255 Hursley Road) will have frontage to the Collector Road, which can be extended east to development(s) at 247 & 251 Hursley Road. With respect to a connection west, Council has already approved a development outcome on 263 Hursley Road (Lot 50 on SP345202) that prevents a connection in that direction. To this end, with respect to master planning the only connection available is to the east, and a road frontage has been provided to that land.

Overall Outcome 4(a)(v) – Integration with Existing and Future Urban Development

Council's comparison with the approved subdivision to the north is not determinative. The dwelling yields that have been approved as part of these development approvals simply recognise that that land is less constrained than the development area.

Likewise, comparing the land to future development to the east or west does not demonstrate the development area can accommodate a higher dwelling density. In fact, like the development area, the land to the east and west is below the ridgeline and include significant areas that are impacted by slope, bushfire and overland flow. To this end, until detailed design has been completed on those sites, it is not clear that these examples can actually achieve the stated dwelling target.

As outlined above, dwelling densities will ebb and flow across a site or locality based on the relevant physical characteristics and / or mapped constraints (and opportunities). Applying dwelling density targets uniformly oversimplifies the residential development process and is inconsistent with the Planning Scheme, including the Zone Code, which anticipates that development outcomes will vary in response to physical site

conditions. The proposed development remains compatible with surrounding development patterns while recognising the unique topographical constraints affecting the subject land.

Overall Outcome 4(a)(vi) – 15 Dwellings per Hectare

Section 6.2.2.1 of the Zone Code reiterates that it applies to all land included in the Emerging Community Zone Code or identified as requiring assessment against the Zone Code. It should not be interpreted as requiring every parcel of land within the Zone, irrespective of its physical suitability, to independently achieve that density target. Such an interpretation would be inconsistent with the broader purpose of the zone, which expressly recognises that some land may be unsuitable for urban development due to natural or topographical constraints.

Again, as outlined above, where it is recognised that dwelling density will ebb and flow across a site or locality, and this provision is considered holistically, it is demonstrated that this locality achieves a density of approximately 18.87 dwellings per hectare.

Performance Outcome P01 – Efficient Use of Land and Infrastructure

The amended five (5) lot subdivision represents an efficient and appropriate use of the land having regard to its constraints. The proposal responds to the site's topography, avoids excessive earthworks, reduces significant capital and operational expenditure and preserves future development opportunities.

It therefore satisfies the intent of P01, particularly the requirement that development respond to site constraints and facilitate efficient infrastructure outcomes.

Performance Outcome P03 – Long-Term Urban Development Potential

The proposal does not limit or preclude the long-term urban use of the site or adjoining land. The proposed lots are for a residential use, which is entirely consistent with urban development.

In our view, this performance outcome relates to development that has potential to prevent urban development due to reverse amenity impacts, such as industrial development that generates off-site emissions. The performance outcome is not relevant to the development proposal.

Reconfiguring a Lot Code

Overall Outcome 2(a) – Functionally Efficient Environment

The proposed lot configuration is functionally efficient having regard to the physical characteristics of the land and the road alignment that Council has approved. The lots are appropriately sized and configured to accommodate development while responding to slope constraints and minimising environmental and engineering impacts.

Furthermore, as outlined above, it is not the intent of the Zone Code to uniformly require dwelling densities of 15 dwellings per hectare, for every parcel of land within the Emerging Community Zone. The Zone Code clearly articulates that design should be site responsive and, to this end, dwelling densities will vary across land and/or a locality.

Overall Outcome 2(h) – Lots Suited to Intended Use

The intended use of the land is not solely determined by a theoretical density target. The proposed lots are appropriately sized having considered the site's physical characteristics and are capable of

accommodating residential development without compromising safety, infrastructure efficiency or environmental outcomes.

If Council was unequivocal in its view that the attributes of the land meant it could achieve a dwelling density of 15 dwellings per hectare, it is submitted that Council would have included the land within the Low Density Residential Zone Code.

However, Council inclusion of the land within the Emerging Community Zone, in our view, reflects the intent that a level of design review and site planning was required to determine the intended use for the site, recognising that, by definition, urban development does not just include residential development.

To this end, this site review has now occurred, and the intended use for the site is very low density residential development.

Performance Outcome P04 – Future Development Potential

The proposed lots provide sufficient area and dimensions to accommodate future residential development. Importantly, P04 requires lots to be capable of achieving the relevant outcomes of the Planning Scheme, including applicable Use, Zone, Overlay or Other Development Codes. It does not require reconfiguration to achieve the maximum theoretical density contemplated elsewhere in the scheme.

As outlined above, considered properly, the Zone Code does not dictate 15 dwellings per hectare uniformly across every land parcel in the zone. It requires master planning to be completed in order to demonstrate development potential.

For the above reasons, the Applicant considers that the amended five (5) lot subdivision appropriately balances the future urban intent of the Emerging Community Zone with the significant physical constraints affecting the subject land and should be regarded as consistent with the Planning Scheme when read as a whole.

Overview

The response demonstrates that the amended five (5) lot subdivision achieves an appropriate balance between the future urban intent of the Emerging Community Zone and the physical constraints affecting the land.

While Council has relied heavily on the 15 dwellings per hectare target, the Planning Scheme, when read as a whole, does not require every parcel within the zone to achieve that density irrespective of site conditions. Rather, it requires a site-responsive outcome that recognises topography, natural constraints, infrastructure efficiency and the results of detailed planning investigations. The proposal responds directly to those matters and increases the development yield whilst remaining consistent with the physical capability of the site.

Importantly, the proposal does not prejudice the long-term urban development of the locality, sterilise infrastructure corridors or undermine future master planning outcomes. Instead, it preserves future development opportunities, avoids disproportionate infrastructure expenditure, and delivers residential development that is consistent with the Planning Scheme's broader objectives relating to efficient infrastructure provision, logical sequencing of development and the protection of significant topographical features. For these reasons, the Applicant considers the amended proposal represents a reasonable, site-responsive and planning-compliant outcome that address Item 1 of the Information Request.

For the Applicant's response to the remainder of the Information Request, please refer to **Attachment 2**.

PROPOSED CHANGES IN RESPONSE TO INFORMATION REQUEST

In response to the information request, the Applicant provides notice to Council in accordance with s.52 of the *Planning Act 2016* ("PA") to make a minor change to the development application. More specifically, the changes are presented in the Amended Plans provided at **Attachment 3** and discussed in the responses to the information request below.

The key change involves the establishment of two (2) additional allotments, such that this development application now seeks approval for a Development Permit for Reconfiguring a Lot - Subdivision - One (1) into Five (5) Residential Lots.

The provision of two (2) additional allotments represents the maximum extent of appropriate development density over the development area given the topographical context, mapped constraints, remnant vegetation, and future road grading over the site (refer to **Attachment 2 - Item 1 - Response** for further detail).

In our view, the proposed changes are minor changes because:-

- They do not result in substantially different development;
- They do not result in prohibited development or adversely impact referral agency matters; and
- There is no change to the category of assessment.

The changed development application does not trigger any additional assessment fees, however, an updated DA Form 1 is provided at **Attachment 6**.

ASSESSMENT PROCESS

In accordance with s.52(3) of the PA, a minor change does not affect the development assessment process.

Despite this, if Council is not satisfied the changes were minor, s.26.1(c) of the Development Assessment Rules ("DA Rules") states that the development assessment process does not stop where changes are made in direct response to the Assessment Manager's Information Request.

In this regard, we note that all amendments are made in response to Council's Information Request.

Based on the above, we request that the Assessment Manager now proceed to:-

- finalise its assessment of the development application and resolve to approve the development application, subject to reasonable and relevant conditions.

ASSESSMENT FEES

In accordance with Council's *2025-26 Register of Fees and Charges, Item 1, Section - Miscellaneous - Application / Request*, no charge applies where the change does not affect the development assessment process.

SUMMARY

In accordance with s.13.2 of the *Development Assessment Rules*, this correspondence represents part of the information requested and we request that the assessment manager proceed with assessment of this application.

Whilst we trust this information is sufficient to enable you to progress with the assessment of this development application, should you have any queries please do not hesitate to contact the undersigned on (07) 4632 0516.

Yours faithfully,
Property Projects Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'A Dent', with a long horizontal stroke extending to the right.

Alistair Dent
Graduate Town Planner

Enc. As Above.

ATTACHMENT 1

Information Request

Prepared by:

Toowoomba Regional Council

Our Reference: RAL/2026/3079
 CS Portal Reference: N/A
 Contact Officer: James Leader
 Contact: (07) 4688 6664
 Email: development@tr.qld.gov.au

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

Torrington Project Pty Ltd
 C/- Property Projects Australia
 123 Margaret Street
 TOOWOOMBA QLD 4350

Email: james@propertyprojectsaustralia.com.au
alistair@propertyprojectsaustralia.com.au
ollie@propertyprojectsaustralia.com.au

11 May 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – One (1) Lot into Three (3) Lots
Location: 259-261 Hursley Road, TORRINGTON, QLD 4350
Property Description: Part Lot 1 SP346120, Emt A SP339850 and Emt B SP356763
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 28)*

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. LOT SIZES AND DEVELOPMENT PATTERN

Issue: Development Pattern	
1.1	<p>The proposed development involves the creation of three (3) new residential lots at a density of approximately 1.5 dwellings per hectare. This proposed density is not consistent with the intent of the Emerging Community Zone, Reconfiguring a Lot Code, or Strategic Framework of the <i>Toowoomba Regional Planning Scheme 2012</i>.</p> <p>The Strategic Framework of the <i>Toowoomba Regional Planning Scheme 2012</i> includes the following sections:</p> <ul style="list-style-type: none"> • Specific Outcome 3.3.3.1 (7) requires there is a “logical sequence to infrastructure delivery to ensure the effective and efficient delivery of land development and infrastructure services”. This is further reinforced in Strategic Outcome 3.8.1(1)(a)(c) and (e), and Specific Outcome 3.8.2.1 (1) and (3). • Specific Outcomes 3.3.3.1 (5) and (6) relates to promoting a compact urban growth with a defined ‘edge’, with Specific Outcome 3.3.5.1 (1)(d) limiting urban neighbourhoods to the urban extent shown on the Strategic Framework map.

- Land Use Strategy 3.3.3.2 (2) requires that structure planning of Emerging Community Land will be undertaken progressively as part of the Development Assessment Process.
- Land Use Strategy 3.3.3.2 (3)(a) requires that new developments contribute to achieving dwelling yields of 15 dwellings per hectare net in Greenfield Development Areas.

The Emerging Community Zone Code features the following Overall and Performance Outcomes:

- Overall Outcome 4(a)(i) requires that development for new communities occurs after detailed land use master planning and infrastructure planning of areas within the zone have been undertaken. Further, Overall Outcome 4(a)(iii) requires that development occurs in a logical pattern that facilitates the timely and cost efficient provision of infrastructure and supports the staged release of land.
- Overall Outcome 4(a)(v) requires that development for new communities achieves a high level of integration with existing and future urban development. The proposed lot yield is not seen to be appropriately integrated into the existing approved urban development of RAL/2024/8120/C which features lot sizes of 500-700m², and the future urban development on adjoining land which will be required, as is the case with this development, to achieve a minimum yield of 15 dwellings per hectare.
- Overall Outcome 4(a)(vi) requires that urban development is undertaken in accordance with a master planning process that provides for a variety and diversity of housing types that achieves a minimum dwelling yield of 15 dwellings per hectare. It is noted that the estimated yield of the proposed development is approximately 1.5 dwellings per hectare.
- Performance Outcome PO₁ of Table 6.6.2:2 within the Emerging Community Zone Code requires that new communities comply with a master plan for the locality which ensures development contributes to a logical pattern and sequence of development and infrastructure, and facilitates an efficient use of land and infrastructure.
- Performance Outcome PO₃ of Table 6.6.2:2 within the Emerging Community Zone Code requires that development does not limit or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts. The proposed reconfiguration will hinder development opportunities of land within the Emerging Community Zone.

The Reconfiguring a Lot Code features the following Overall and Performance Outcomes:

- Overall Outcome 2(a) requires that lot reconfiguration facilitates the creation of functionally efficient environments consistent with the desired character of the zone or precinct in which the site is situated. The desired character of the Emerging Community Zone is a compact urban form that occurs in a logical pattern, and provides for a variety and diversity of housing types that achieve a minimum dwelling yield of 15 dwellings per hectare. The proposed development is not consistent with the desired character of the Emerging Community Zone.
- Overall Outcome 2(h) requires that lot design and sizes are suited to the intended use of the land. The intended use of the land, as identified by its zoning within the Emerging Community Zone is for a compact urban form in a logical pattern that achieves a minimum dwelling yield of 15 dwellings per hectare.
- Performance Outcome PO₄ of Table 9.4.5:1 within the Reconfiguring a Lot Code requires that all new lots provide sufficient area and dimensions that enable future development to achieve the relevant outcomes in the applicable use, zone and other development codes. The outcomes of the applicable Zone Code are for a compact

	<p>urban form in a logical pattern that achieves a minimum dwelling yield of 15 dwellings per hectare.</p> <ul style="list-style-type: none"> • Performance Outcome PO₁ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that development: occurs in a logical pattern and sequence, and is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of dwelling choices. The proposed development does not facilitate an efficient land use pattern that features a mix of lot sizes, and does not occur in a logical pattern or sequence. • Performance Outcome PO₄ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires lot types to be generally rectilinear and arranged to provide a mix of lot sizes. • Performance Outcome PO₁₂ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes. <p>Contrary to the statements made in the submitted planning report, the development is not seen to be a logical land use planning outcome which will advance the purpose of the <i>Planning Act 2016</i>. The development is a severe underdevelopment of the site and is not in line with the intended development pattern identified within the Strategic Framework, Emerging Community Zone Code, or Reconfiguring a Lot Code of the Planning Scheme. The development will result in the further fragmentation and limitation of land within the Emerging Community Zone which is not a logical use of developable land within the urban extent.</p> <p>An amended lot layout and configuration is required which demonstrates a minimum density of 15 dwellings per hectare, and provides master planning and structure planning demonstrating that the proposed development provides a logical pattern of development and infrastructure that results in the efficient development of the site, ensuring that the suitability and capacity for future urban development is maintained. The master plan must demonstrate the logical sequencing and location of infrastructure, ensuring the development will not compromise the long-term consolidated development of Torrington and land within the Emerging Community Zone.</p> <p>Information Required:</p> <p>Provide an amended lot layout and configuration which results in a minimum density of 15 dwellings per hectare, and provides master planning and structure planning which demonstrates that the proposed development provides a logical pattern of development and infrastructure. Master planning is required to accompany the amended lot layout and configuration.</p> <p>An assessment must also be provided against the relevant sections of the Planning Scheme, including the Strategic Framework.</p>
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2. WASTEWATER INFRASTRUCTURE

	<p>Issue: Wastewater Management</p> <p>The area in which the subject site is located has been identified for connection into the wastewater network. As such, it is a requirement that the proposed development will provide connection to the wastewater network rather than operate an on-site wastewater treatment system.</p>
2.1	<p>The Strategic Framework of the <i>Toowoomba Regional Planning Scheme 2012</i> includes the following sections:</p> <ul style="list-style-type: none"> • Specific Outcome 3.3.3.1 (7) requires there is a “logical sequence to infrastructure delivery to ensure the effective and efficient delivery of land development and infrastructure services”. This is further reinforced in Strategic Outcome 3.8.1(1)(a)(c) and (e), and Specific Outcome 3.8.2.1 (1) and (3). • Land Use Strategy 3.3.3.2 (2) requires that structure planning of Emerging Community

Land will be undertaken progressively as part of the Development Assessment Process.

- Land Use Strategy 3.3.3.2 (3)(a) requires that new developments contribute to achieving dwelling yields of 15 dwellings per hectare net in Greenfield Development Areas.
- Specific Outcome 3.8.2.1 (3) requires that essential infrastructure including waste disposal is planned for and delivered prior to or at the time of development and proceeds in accordance with the scale and type of current and future development, location of growth, sequencing and timing identified in the Local Government Infrastructure Plan (LGIP).

The Emerging Community Zone Code features the following Overall and Performance Outcomes:

- Overall Outcome 4(a)(i) requires that development for new communities occurs after detailed land use master planning and infrastructure planning of areas within the zone have been undertaken. Further, Overall Outcome 4(a)(iii) requires that development occurs in a logical pattern that facilitates the timely and cost efficient provision of infrastructure and supports the staged release of land.
- Performance Outcome PO₁ of Table 6.6.2:2 within the Emerging Community Zone Code requires that new communities comply with a master plan for the locality which ensures development contributes to a logical pattern and sequence of development and infrastructure, and facilitates an efficient use of land and infrastructure.

The Reconfiguring a Lot Code features the following Overall and Performance Outcomes:

- The purpose of the Reconfiguring a Lot Code in accordance with Part (1)(e) of the Reconfiguring a Lot Code, is to ensure that lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services.
- Overall Outcome 2(j) requires that infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs.
- Performance Outcome PO₆ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that development is integrated with the surrounding urban environment having regard to connections to infrastructure networks.
- Performance Outcome PO₄₁ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that services including sewage disposal are provided in a manner which is efficient, promotes total water cycle management, and minimises whole of life cycle costs for that infrastructure.

Proposed Lot 2 and Lot 3 feature an onsite wastewater disposal system which is inconsistent with the intended development pattern identified within the Strategic Framework, Emerging Community Zone Code, or Reconfiguring a Lot Code of the Planning Scheme. Proposed Lot 2 and Lot 3 are required to be connected to Council's existing reticulated Wastewater Network.

In accordance with Item 1 of this Information Request, a Master Plan is required to be provided for the site and surrounding land within the Urban Footprint. This Master Plan must demonstrate the logical sequencing and location of infrastructure, ensuring the development will not compromise the long-term consolidated development of Torrington nor that of the infrastructure networks.

Information Required:

Demonstrate how proposed Lot 2 and Lot 3 will be connected to Council's Wastewater Network. This may involve construction of the "Future SPS 3" identified by the Greater Western Toowoomba Sewerage Strategy Study (May 2015).

	<p><u>Note:</u> In accordance with Item 1 of this Information Request, a Master Plan is required to be provided. This Master Plan must include details on the provision of wastewater infrastructure to each proposed lot.</p>
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3. SUBMITTED PLANS

3.1	<p>Issue: Site Plans</p> <p>The submitted site plans do not adequately demonstrate the dimensions and areas of:</p> <ul style="list-style-type: none"> • The part lot which has been applied over; and • The easements located over the site. <p>Amended plans are required which detail the size, dimensions, and setbacks from property boundaries for the proposed Part Lot which the development has been applied on, and Easement B on SP356763.</p>
	<p>Information Required:</p> <p>Provide amended plans which detail the size, dimensions, and setbacks from property boundaries for:</p> <ul style="list-style-type: none"> • The Part Lot which development has been applied over; and • Easement B on SP356763.
3.2	<p>Issue: Previous Application Requirements</p> <p>It is noted that a previous approval MCUC/2023/5398/B required land dedication along the subject site's frontage to Hursley Road. The submitted site plan does not reflect the 4.5m road widening conditioned as part of MCUC/2023/5398/B. It is noted that the works conditioned under MCUC/2023/5398/B must be undertaken before the parent subdivision (RAL/2024/8120/C) which this development relies on can be sealed. As such, amended plans are required which demonstrate the road widening required under Condition 20 of MCUC/2023/5398/B, and the resulting change in proposed lot sizes as part of this development.</p>
	<p>Information Required:</p> <p>Provide amended plans which demonstrate the road widening required under MCUC/2023/5398/B, and which reflect any changes to the proposed lot sizes of this development as a result of the road widening requirement.</p> <p><u>Note:</u> Should the application be approved, a condition of the development will require that Plan of Survey for Development Approval RAL/2024/8120/C must be registered with the Queensland Titles Registry and proof provided to Council, prior to lodgement of the Plan of Survey for this Development Approval.</p>

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

A handwritten signature in black ink, appearing to read 'R Green', written in a cursive style.

Richard Green
Lead Senior Planner, Planning Branch