

Our Reference: MCUI/2026/2909
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

James Matthew Gleeson
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6 May 2026

Dear Sir

Development Application for: **Material Change of Use - Impact - Multiple Dwelling (Six (6) x 3-Bedroom Units)**
Location: **18-20 Jenkins Street, NEWTOWN QLD 4350**
Property Description: **Lot 19 RP17023, Lot 2 RP78188, Lot 3 RP63099**
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. RESIDENTIAL DEVELOPMENT IN THE LOW DENSITY RESIDENTIAL ZONE

Issue:	
	<p>The Low Density Residential Zone is primarily intended for small-scale, low density residential developments. Where diverse housing forms are proposed, the Purpose of the Low Density Residential Zone anticipates new developments provide a density appropriate to the residential scale, amenity and lifestyle that integrates well with existing low density housing.</p> <p>The proposed Multiple Dwelling presents a higher density form of development, which may be able to adequately address relevant assessment benchmarks with site design amendments. Further refinement of the submitted concept is necessary to ensure the following assessment benchmarks are addressed:</p>
1.1	<ul style="list-style-type: none"> • The development exceeds the 60% impervious area requirement of AO8.1 of the Low Density Residential Zone Code. Visual impact of additional hardstand can be reduced to address PO8(b) and/or AO8.1 of the Low Density Residential Zone Code; • The extent and number of driveway crossovers can be minimised to achieve compliance with PO11 of the Medium Density Residential Code; • Private Open Space in the front setback area conflicts with AO8.3 of the Medium Density Residential Code. Relocation of Private Open Spaces may address compliance with PO8 of the Medium Density Residential Code; • The proposed 1.8m high privacy fencing in the front boundary does not adequately reflect the low density streetscape amenity anticipated for the zone. Note particularly PO12, PO18, PO22, PO23 of the Medium Density Residential Code; and • Proposed bin storage areas for Units 2, 3, 4 and 6 adjoin Private Open Spaces and

	<p>may be better located to manage odour amenity and hygiene to comply with PO16 of the Medium Density Residential Code.</p>
	<p>Information Required:</p> <p>Provide an amended site design that addresses the following:</p> <ul style="list-style-type: none"> • Reduce visual impact of driveway hardstand and minimise the extent of driveways for compliance with PO8 of the Low Density Residential Zone Code and PO11 of the Medium Density Residential Code; • Locate Private Open Space to comply with PO8 of the Medium Density Residential Code; • A multi-faceted design of front fencing and privacy fencing without relying on just one design outcome for compliance with PO8, PO12, PO18, PO22, PO23 of the Medium Density Residential Code; • Indicate window screenings for upper floor windows to address PO12 of the Medium Density Residential Code; and • Amend bin storage locations further from habitable room windows and screened from the road frontage for compliance with PO16 of the Medium Density Residential Code. <p>A number of site layout amendments may assist. For example, a southern vehicle access to the carport of Unit 3 may reduce impervious hardstand area in the front setback. Or, alternatively, a single driveway crossover may be able to service the entire development where relocating the carport of Unit 3 to the eastern side of Unit 3.</p> <p>The applicant is invited to meet with Council officers to discuss site layout amendments to address the specific assessment benchmarks listed above, which may assist in demonstrating compliance with broader assessment benchmarks PO1 and PO4 of the Low Density Residential Zone Code.</p>

2. LANDSCAPING

	<p>Issue:</p> <p>A landscape plan has not been provided. For Council to undertake a comprehensive assessment and provide advice the applicant is requested to submit a landscape concept plan for review. A landscape plan will ensure resolution of landscaping requirements and may assist in demonstrating how the development may comply with the Medium Density Residential Code and the Landscaping Code.</p>
2.1	<p>Information Required:</p> <p>Where a landscape plan is provided through the development application which addresses the code requirements it can be endorsed through the approval.</p> <p>Submit a detailed landscape plan that demonstrates how the application complies with the Medium Density Residential Code and the Landscaping Code.</p> <p>Refer to Toowoomba Regional Council's Landscaping Codes and Landscape Plans Guidelines for landscape plan requirements.</p>

3. WASTEWATER INFRASTRUCTURE

	<p>Issue:</p> <p>As lot amalgamation will occur for this development, Council would provide a single sewer connection point only and at the lowest area in the sewer main. That requires a new DN1050 Maintenance Hole (MH) to be constructed at the eastern side of 18 Jenkins Street at no cost to Council. As the sewer line appears to terminate (end of line) within the development site, Council would have no further use for those assets past the new DN1050 MH and is proposed to be abandoned.</p>
3.1	<p>Information Required:</p> <p>Provide amended drawings showing a new sewer DN1050 Maintenance Hole (MH) with a 1.5m offset from the eastern lot boundary or the proposed side fencing, 1.5m to whichever is closer. The new MH will also require clearances of 300mm edge to edge to any site drainage pipework & pits, and 1.5m radius clear to the sky maintenance access from any structure &</p>

	<p>fixture of the property, including fences and landscape walls.</p> <ul style="list-style-type: none"> • Prior to MH works, please confirm the existing sewer ends within the development and does not service any other upstream wastewater connections that may impact other lots. <p><i>Notes: The new sewer MH should not require a sewer OW application, but only PWQ request to Council, the request for amended engineering drawing provides necessary information for the future PWQ. If Council's sewer infrastructure to the interior of the site is abandoned, Council would permit an on-grade sewer connection to the new MH and Council would revert to owning the pipe stub as the sewer connection point. Also any future QDC MP1.4 restraints would only apply to the new sewer MH and connection point.</i></p>
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4. WATER SUPPLY INFRASTRUCTURE

	<p>Issue:</p> <p>As lot amalgamation will occur for this development, Council would provide a single water connection. The concept design proposed site plan has a note to incorporate one of Council's water meters into the driveway concrete. Water meters and fittings must be greater than 1m away from driveways and the nominated existing water service may not be adequate for the development (diameter). The water service is a long side road crossing and Council can't guarantee the required diameter water service will fit in the existing envelope conduit, or even if it's present onsite.</p>
4.1	<p>Information Required:</p> <p>Provide further details on the proposed water service connection, including diameter and location of infrastructure, to ensure appropriate water supply connection without conflicting with driveways or any other infrastructure.</p>

5. EARTHWORKS

	<p>Issue:</p> <p>The proposed development is subject to the earthwork requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012</i>, Works and Services Code and PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. No information on the proposed cut/fill areas have been provided to determine the extent of proposed earthworks are able to satisfactorily demonstrate compliance with these requirements.</p>
5.1	<p>Information Required:</p> <p>Provide further information including the following:</p> <ul style="list-style-type: none"> • A plan clearly identifying the proposed cut/fill areas and annotate the quantities; • Cross sections and/or long sections along the cut/fill areas at regular intervals as appropriate; and • Amended plans identifying the locations and extent of proposed retaining walls. <p><i>Note: All earthworks must be in accordance with the Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.2.5 – Standards for Provision of Earthworks.</i></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



Krys den Hertog
Principal Planner, Planning Branch