

ATTACHMENT 2

Applicant Response Table

Prepared by:

Property Projects Australia



Reference	Request	Applicant Response	Reference Document
<p>1. Lot Sizes and Development Pattern</p>	<p><i>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.</i></p> <p><i>An assessment must also be provided against the relevant sections of the Planning Scheme, including the Strategic Framework.</i></p>	<p>Following further detailed review of the reconfiguration layout, the proposal has been amended to increase the development yield from three (3) lots to five (5) lots.</p> <p>The applicant does not agree with Council’s assessment that the Planning Scheme requires the subject site land to achieve a minimum density of fifteen (15) dwellings per hectare.</p> <p>The subject site land is affected by significant constraints, including substantial slope gradients, the presence of remnant vegetation, and the alignment of the approved Collector Road that will connect Hursley Road to the residential and retirement developments to the north (Council Reference: RAL/2024/8120/C & MCUC/2023/5398/B) through the subject site.</p> <p>Importantly, the Planning Scheme expressly recognises that development within the Emerging Community Zone should represent a site-responsive outcome by responding to on-site constraints and natural values as opposed to achieving the uniform and theoretical density target of fifteen (15) dwellings per hectare for every site within the Emerging Community Zone.</p> <p>With that being said, the wholistic dwelling density for this area of development within the Emerging Community Zone, inclusive of the remainder of the ‘Torrington West’ subdivision (Council Reference: RAL/2024/8120/C) and the Clifton Lifestyle Retirement Facility (Council Reference: MCUC/2023/5398/B) is calculated as approximately 18.87</p>	<p>Please refer to the <i>Amended Proposal Plan</i> prepared by <i>Burchills</i> and provided at Attachment 3.</p>

		<p> dwellings per hectare, which exceeds Council’s dwelling density target of 15 dwellings per hectare.</p> <p>To this end, the amended five (5) lot subdivision achieves an appropriate balance between the future urban intent of the Emerging Community Zone and the constraints identified as affecting the subject site land.</p> <p>Further justification for the amended reconfiguration layout against the relevant outcomes of the Strategic Framework, Emerging Community Zone Code, and Reconfiguring a Lot Code is provided as part of the cover letter.</p>	
<p>2. Wastewater Infrastructure</p>	<p><i>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).</i></p> <p><i>Note: 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.</i></p>	<p>In accordance with the Applicants response to item 1 of the information request above, the proposal has been amended to increase the development yield from three (3) lots to five (5) lots. As a result, this information request item is now seeking a demonstration of how proposed Lots 3-5 will connect to Council’s wastewater network.</p> <p>Proposed lots 1 and 2 are to connect to reticulated sewer infrastructure established under development approval OW/2025/8984.</p> <p>Proposed lot 3, containing the existing dwelling improving the development area, is already serviced by an on-site effluent treatment and disposal system.</p> <p>Proposed lots 4 and 5 are considered to be better suited for wastewater servicing by on-site effluent treatment and disposal systems for the following reasons:</p>	<p>Not Applicable.</p>

		<ol style="list-style-type: none">1. The assumptions made in the Planning Scheme and <i>Local Government Infrastructure Plan</i> (LGIP), with regard to the extent of the sewer catchment area intended to be directed towards 'Future SPS 3', has reduced to the extent that the establishment of 'Future SPS 3' has been seriously undermined. This is a consequence of Council approving development within the sewer catchment area that will drain north to Carrington Road instead of the Future SPS 3 at the Hursley Road / Robson Hursley Road intersection. 2. Council is overstating the size of the residual catchment and assuming that the residual land within the sewer catchment area of 'Future SPS 3' can achieve a higher density than what is reasonably practicable. In particular, it is noted that:-<ol style="list-style-type: none">a. Further to engagement with Council, the majority industrial land at 229 Hursley Road Torrington can be developed to drain north or south (i.e. not required to drain to Future SPS 3).b. The residual catchment area within the Emerging Community Zone that can not drain wastewater north under gravity is identified as being constrained in a manner similar to the development area and more suited for rural residential development, as is existing.	
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<p>3.1 Submitted Plans - Site Plans</p>	<p><i>Provide amended plans which detail the size, dimensions, and setbacks from property boundaries for:</i></p> <ul style="list-style-type: none"> • <i>The Part Lot which development has been applied over; and</i> • <i>Easement B on SP356763.</i> 	<p>The updates made to the <i>Amended Proposal Plans</i>, in conjunction with the <i>Plan of Easement Survey</i>, provide the requested detail in the form of sizes, dimensions, and setbacks for the part of Lot 1 on SP346120 which the development application has been lodged over and the easements.</p>	<p>Please refer to the <i>Amended Proposal Plan</i> prepared by <i>Burchills</i> and provided at Attachment 3.</p> <p>Please refer to the <i>Plan of Easement Survey</i> prepared by MinStaff Survey and provided at Attachment 4.</p> <p>Please refer to the <i>Amended Context Figure</i> prepared by Property Projects Australia at Attachment 7.</p>
<p>3.2 Submitted Plans - Previous Application Requirements</p>	<p><i>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.</i></p>	<p>The <i>OW/2024/8531 Approved Plans</i> demonstrate that the Hursley Road widening works have already been considered as part of the proposed subdivision.</p> <p>To this end, the road widening required under MCUC/2023/5398/B has been represented in the <i>Amended Proposal Plans</i>.</p>	<p>Please refer to the <i>Amended Proposal Plan</i> prepared by <i>Burchills</i> and provided at Attachment 3.</p>

	<p><i>Note: 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.</i></p>		<p>Please refer to the OW/2024/8531 Approved Plans prepared by Manage Design Engineer and provided at Attachment 5.</p>
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