

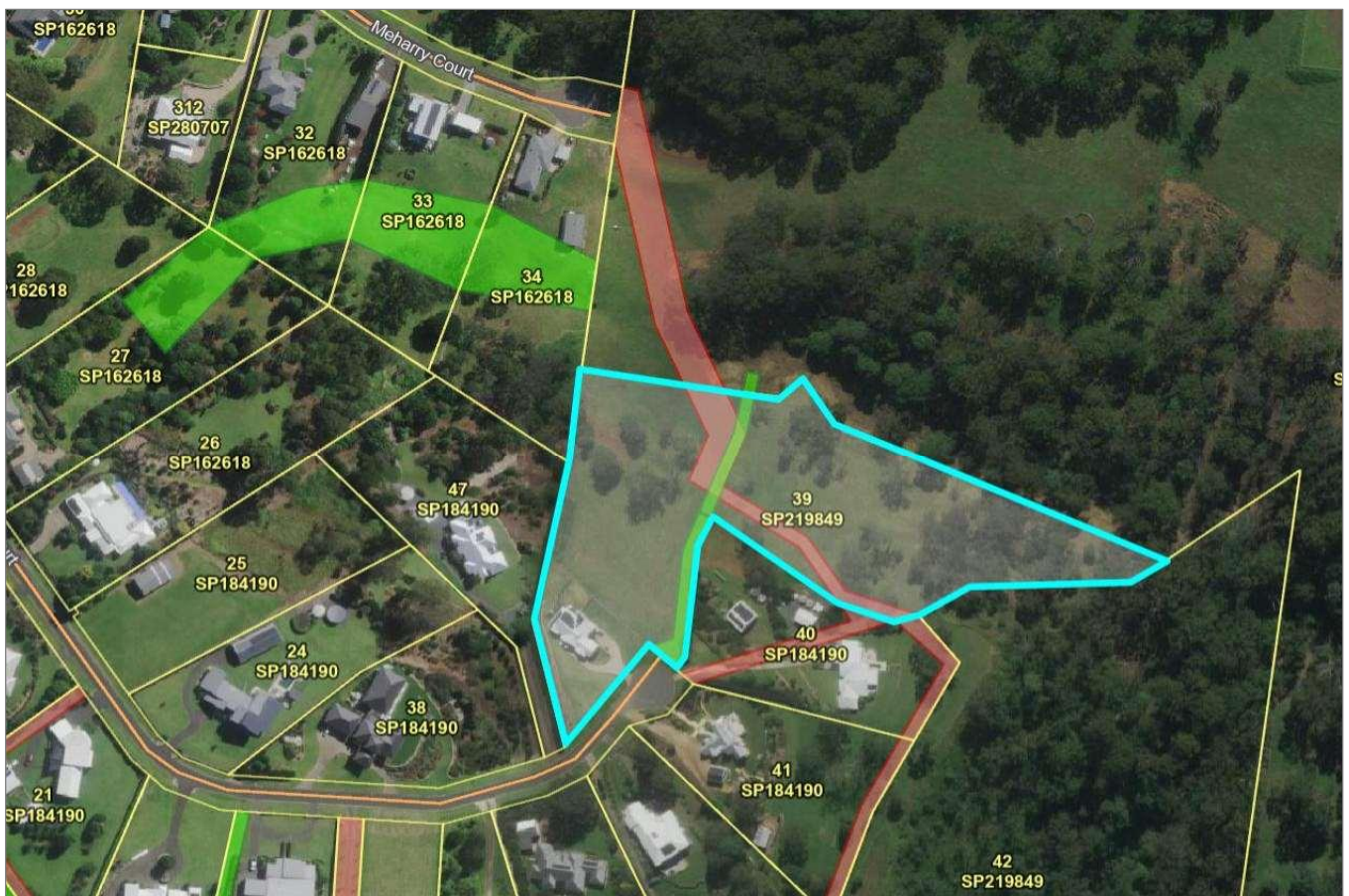
**RECEIVED**  
02/07/2026  
**TOOWOOMBA  
REGIONAL COUNCIL**

PROJECT: C2526067  
DATE: Monday, 22 June 2026  
ADDRESSED TO: Toowoomba Regional Council  
PO Box 3021  
Toowoomba QLD 4350  
EMAIL: development@tr.qld.gov.au  
ATTENTION: Development Assessment

**ENGINEERING INFRASTRUCTURE PROVISIONING STATEMENT**  
**20 Bogong Court, Cabarlah – 1 into 2 Lot Subdivision**

Dear Sir/Madam,

From a desktop assessment of the proposed one into two Lot Reconfiguration at 20 Bogong Court, Cabarlah, we believe that a full Engineering Infrastructure Provisioning Report is unnecessary. This is due to the Lot Reconfiguration as proposed, will not dramatically alter the existing stormwater catchment characteristics, change the existing stormwater network or services requirements, or require any additional non-private infrastructure for the subdivision. Refer proposed subdivision layout shown below in **FIGURE 1**. This existing property is already provided with the necessary piped stormwater management infrastructure generally suitable for the upstream catchment.

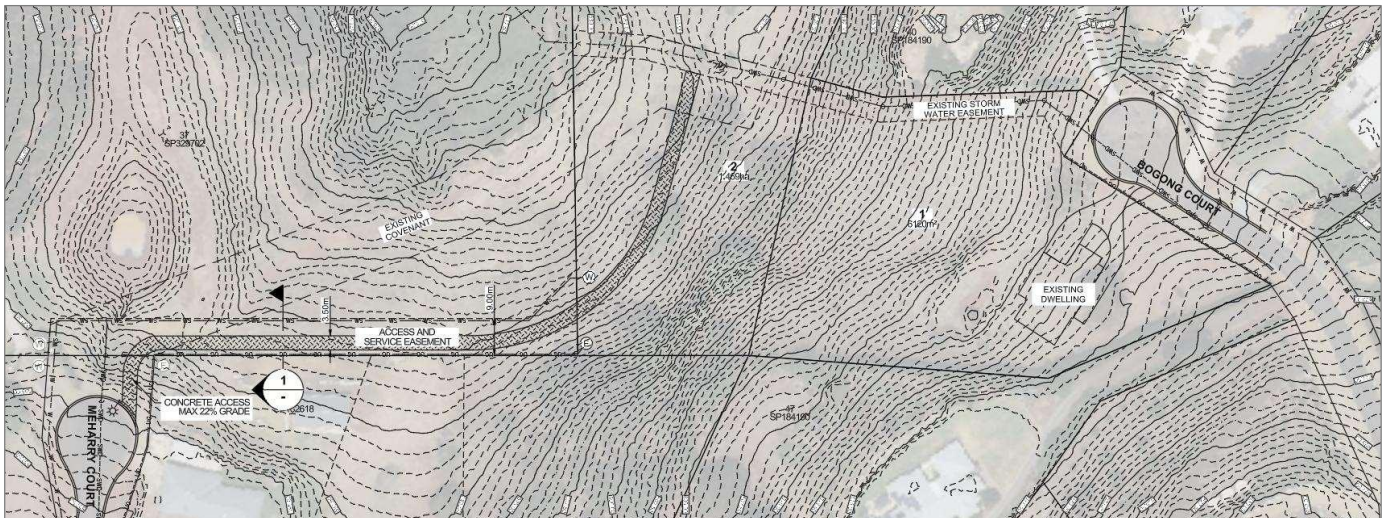


**FIGURE 1** PROPOSED DEVELOPMENT SITE AERIAL IMAGE (QUEENSLAND GLOBE 2026)

The proposed site reconfiguration consists of an existing 2.081ha parcel that will be split into two parcels, Lot 1 where the existing dwelling is situated and Lot 2 is the proposed new parcel, 6,120m<sup>2</sup> and 1.469ha respectively. The second newly proposed parcel (Lot 2) will be accessed within a new 6.0m wide access and services easement (within Lot 37 on SP329702) from the cul-de-sac end of Meharry Drive.

It is proposed that this new access and services easement is to be provided to accommodate the formation of a new 3.5m wide sealed driveway for access to Lot 2, with a maximum gradient of 22%.

The site (Lot 2) will be accessed via Meharry Court using a standard residential driveway crossover as per the proposed Overall Layout Plan as shown below in **FIGURE 2**.



**FIGURE 2 OVERALL LAYOUT PLAN** (Kehoe Myers Drawing C2526067-DA01-P4)

The site has been assessed for the following items:

- Earthworks. Minor earthworks will be required to provide a new sealed driveway access for Lot 2. From these works it is seen that there will be no adverse impacts on neighbouring allotments to the west.
- Roadworks/Access. Internal pavement works and a standard concrete crossover will be required for Lot 2 access from Meharry Court. All external crossover works that are required can be undertaken generally in accordance with TRC's standard drawings. Driveway crossover works and surrounding verge profile will be shaped as such to encourage any excess overland flow unable to be handled from the existing stormwater infrastructure in larger events, as overland flow as it currently does rather than down the driveway.
- Stormwater Quantity and Quality Management. There is no increase in flow, and as the development is less than six lots, no Quantity or Quality controls are necessary.
- Wastewater. The existing parcel is zoned as Rural Residential with the proposed reconfiguration still falling within the minimum area for rural residential. As such it is assumed that the proposed new parcel will be able to self-manage its wastewater internally within the parcel. Further detail of this would be provided in a future plumbing and drainage application.
- Water Supply. A new water meter and mains connection would need to be installed to service the proposed new parcel (Lot 2). This new meter and service connection would extend down the proposed access and services easement in the existing Lot 37. Further detail of this connection would be provided in a future plumbing and drainage application.
- Electrical and Communication. A new connection point would need to be installed to service the proposed new parcel (Lot 2). This new Electrical and Communications connection would extend down the proposed access and services easement in the existing Lot 37.

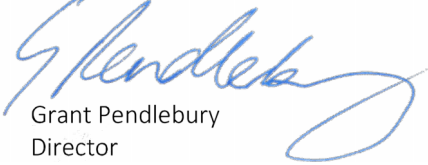
Refer to our drawing C2526067-DA01-P4 'Overall Layout' depicting the above information.

As detailed above and in the attached drawing, it has been determined that the proposed development works will provide adequate Access, Stormwater, Sewer, Water Reticulation, and Power/Telecommunications services to proposed development works.

Further details of these works can be provided as a part of a future Building Approval or Plumbing and Drainage Approval.

We trust this letter is to Council's satisfaction and look forward to receiving our Development Approval at your earliest convenience.

Kind regards,



Grant Pendlebury  
Director  
BEng (Civil), CPEng, RPEQ No. 05356  
**Kehoe Myers Consulting Engineers**

Attachments:

- C2526067-DA01-P4

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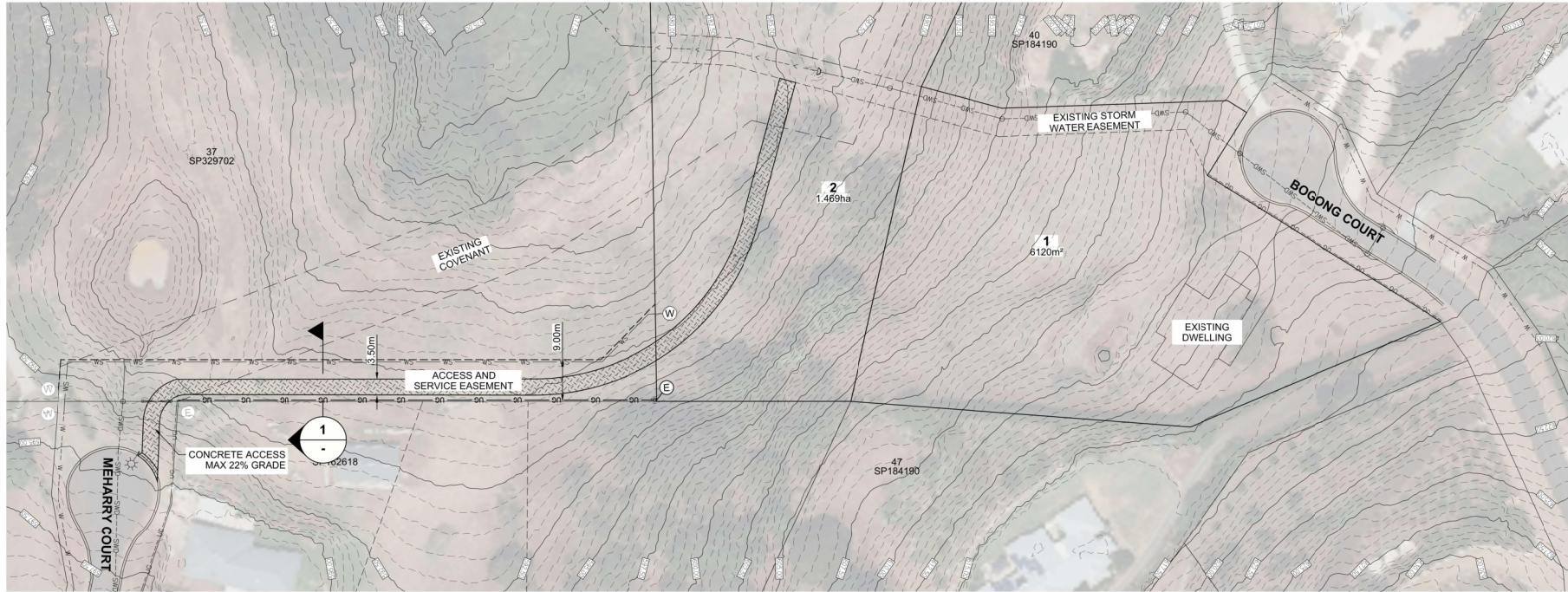
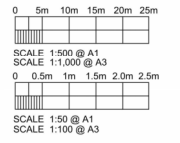
*The recommendations and conclusions presented in this report are based on available information at the time of preparation. Changes in conditions, data, or other relevant factors may impact the validity of these findings. Kehoe Myers shall not be responsible for any loss or damage arising from the use of or reliance on this report beyond the limitations set out herein.*

**NOTE:**  
 + ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.

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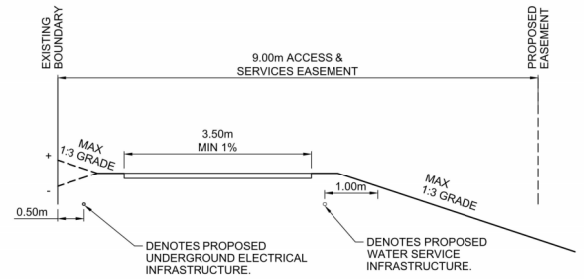
**DATUM**  
 PSM  
 SURVEYOR\_INFORMATION

DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	18.12.25	FOR APPROVAL	AJK
P2	05.01.26	FOR APPROVAL	GRP
P3	15.05.26	FOR APPROVAL	GRP
P4	19.05.26	FOR APPROVAL	GRP



**OVERALL LAYOUT (ACCESS & SERVICE EASEMENT)**  
 SCALE:- 1:500 @ A1, 1:1000 @ A3

LEGEND	
<b>EXISTING WORKS</b>	
--- ## ---	MAJOR EXISTING SURFACE CONTOUR (2.5m INTERVALS)
--- ---	MINOR EXISTING SURFACE CONTOURS (0.5m INTERVALS)
--- W ---	EXISTING WATER MAIN
--- SWD ---	EXISTING STORMWATER DRAINAGE PIPE, MANHOLE AND GULLY
--- UG ---	EXISTING UNDERGROUND ELECTRICAL CONDUITS
<b>PROPOSED WORKS</b>	
[Hatched Box]	PROPOSED CONCRETE PAVEMENT
--- UG ---	PROPOSED UNDERGROUND ELECTRICAL LINE
--- WS ---	PROPOSED WATER SERVICE



**SECTION 1**  
 SCALE:- 1:50 @ A1  
 1:100 @ A3

**PRINT IN COLOUR**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 DATE 19.05.26 04:10 PM

**Kehoe Myers**  
 CONSULTING ENGINEERS KEHOEMYERS.COM.AU  
 PH +61 452 8190

CIVIL | STRUCTURAL | HYDRAULIC

CLIENT  
 PRETHINK GROUP

PROJECT  
 20 BOGONG COURT, CARBARLAH - SUBDIVISION

DRAWING TITLE  
 OVERALL LAYOUT PLAN

DESIGN	AJK	ORIGINAL SIZE	A1
DRAWN	AJK	PROJECT NUMBER	C2526067
CHECKED	GRP		
APPROVED	RPEQ # 05356	DRAWING NUMBER	DA01
DATE		ISSUE	P4