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**TOOWOOMBA
REGIONAL COUNCIL**

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Form introduction

Provide support, comment or objection to a development application submitted to Toowoomba Regional Council.

After submission you may be notified of the outcome of the relevant development application.

If your submission is a 'properly made submission' under the Planning Act 2016, you may have certain appeal rights in the Planning and Environment Court.

This submission, including personal contact information, will be lodged and publicly available at Development.i under the relevant development application in accordance with the Right to Information Act 2009 and the Evidence Act 1977.

I understand my submission, including personal contact information, will be lodged and publicly available at Development.i *

Submitter details

First name *

David

Last name *

Waters

Phone number: *

0438840537

Email address *

Dandcwaters@bigpond.com

Address

Residential address *

Street address *

3 Daniel Street

City *

Glenvale

State *

QLD

Postcode *

4350

Is your postal address the same as above? *

Yes

No

Application details

Address of application *

Street address *

3 Daniel Street

City *

Glenvale

State *

QLD

Postcode *

4350

Application number

MCUI/2025/7037

Submission details

Information about grounds for a submission, can be [found on our website](#).

What is your position on the development application? *

- Support
- Object
- Neutral

State your grounds, and the facts and circumstances relied on to support the submission. *

I strongly object to the above application for the following reasons.

It has always been an expectation that low-medium density land existing rural residential land without a buffer zone being put in place. The proposed rezoning is inappropriate for this location and would result in unacceptable and irreversible impacts on the existing neighbourhood, environment, and safety of residents.

Conflict with the Strategic Intent

- Approval is sought for a material change of use to enable a land use more intensive than that contained in the majority of Toowoomba's urban areas.
- In the greater Toowoomba area, there are very few sub-divisions which allow for lots as small as those proposed (300-455sqm) on this draft plan. Particularly in a semi-rural landscape.
- The proposal is at odds with the South East Queensland Regional Plan 2009-2031 which is designed to protect land from inappropriate development.
- This development application is incompatible with the existing uses of the adjacent land which is home to a range of biodiversity including kangaroos, koalas and remnant vegetation. Is there any offsetting required for the loss of habitat. ?

This development will cause a huge increase in population in this small semi-rural area causing a loss of amenity by existing owners/occupiers. The current road system and provision of services will not cater for a development of this size.

- There are no services available to this development that are within walking distance. There is no public bus service currently using Drayton Wellcamp Road the nearest bus stop is located on the corner of Panorama Drive and Harvey Road. A school bus does service the area with limited pick-up zones. This development will worsen the situation.

We are aware that the provision of schools is a state government responsibility, however there are only two public primary schools servicing the immediate area. That being Glenvale and Wellcamp. Glenvale only has one entry point and there is regular traffic hashes at school drop off and pick up. This development will exacerbate traffic issues.

Wellcamp school is small and would need to expand to accommodate an increase in student numbers. We are aware that a new private primary school is supposed to be built at Westbrook opening in 2027. The same issue arises with the lack of high schools in this catchment area. Shopping centres, doctors, hospitals and police are all a significant distance from this proposal. Even the lack of a convenience store requires getting in your vehicle.

- Pressure of increased development on the ability of the Toowoomba Showgrounds and Equestrian Centre of Excellence, Wellcamp Airport and Charlton Speedway to limit noise.
- Some properties on the southern boundary could have as many as 6 neighbours on their rear fence.
- This lack of privacy with the inherent increased noise levels and possible increase in crime levels will severely impact the existing owners.
- It is requested that a 20m "Natural Asset" Buffer zone, excluded from private lot calculations, along the entire southern boundary. This buffer should be used for the retention of any existing mature canopy trees and supplementary deep planting of additional trees to create a permanent visual and acoustic screen.
- It is recognised that by placing small dwellings directly against established larger dwellings creates a significant bulk and scale conflict. Therefore, a significant buffer zone is requested or a transition from large blocks to small blocks be proposed.

Environment and Heritage Concerns

- The immediate area around this proposed development is home to numerous koalas, kangaroos, wallabies, lizards, and bird life.
- There is also a large area of native vegetation with established trees and flora which will all come under threat.

Safety and Resilience

- Should Rebecca Street be allowed to be opened up to this proposed development a road safety issue will definitely be of concern. There are currently a lot of young children who use the safety of the Cul de sac to ride bicycles and play.
 - A large number of vehicle movements would ensure that this activity ceases along with the need for traffic calmers etc.
 - A development of this size and the need for a large amount of vehicle movements could pose a safety issue in the event of flooding as seen in the past. Notwithstanding the roadworks that have been completed post the 2011 floods.
- Council planners advise that a development of this size does not need two access points and that the overall application of the rezoning of the said land being changed from rural /residential to medium high density as I object to having high density houses in a rural residential area. on my boundary and very small blocks that will create loud music and other domestic noise so close to homes.

Attach any documentation in support of the grounds raised in your submission

Browse

Ctrl+Click to select multiple. Upload limit of 10MB.

Development - Have Your Say On A Development Application

Fees

There is no fee for this application.

Declaration

I understand and acknowledge that:

- The information provided is true and complete.
- Council may determine not to accept this if any information or supporting documents are incomplete or false.
- This is submitted during the formal public notification period (noted in public notification material within the development application).
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the Electronic Transactions (Queensland) Act 2001.

Signature

I agree with the declaration *

Full name of applicant

David Waters

Date

28/01/2026

Form process

After you submit this form a Council officer will review your representations and may be in contact depending on the nature of your submission.