

Our Reference: RAL/2026/2219  
 CS Portal Reference: N/A  
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**INFORMATION REQUEST**  
*Planning Act 2016 Section 68(1)*  
*Development Assessment Rules Part 3*

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 C/- Precinct Urban Planning  
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 TOOWOOMBA QLD 4350

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16 April 2026

Dear Sir/Madam

**Development Application for:** Reconfiguring a Lot - Boundary Realignment 2 into 2 Lots and Access Easement  
**Location:** 251 O'Mara Road and 840 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350  
**Property Description:** Lot 9 SP281276, Lot 10 SP281276, Lot 11 SP281281, Emt A SP302940, Emt C SP346515  
**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. Proposed Lot Size**

<b>Issue:</b>	
<b>1.1</b>	<p>The subject premises is located within the Rural Zone (100 ha minimum Precinct). The proposed boundary realignment seeks to create a lot smaller (1.2632 ha) lot to contain an existing Dwelling House (and associated outbuildings) which is not consistent with the minimum lot size of the Zone.</p> <p>The purpose of the Rural Zone is to protect land for its productive capacity of current and future rural uses and prevent further fragmentation. It is not demonstrated that the proposal achieves this. The proposal will create a small residential lot which is not associated with any rural purposes and therefore will create a sensitive receptor and create conflicts with the productive capacity of the land.</p> <p>It noted that Lot 9 SP281276 is benefitted by an approved Transport Depot use, and any extensions to this use into proposed Lot 1 and/or 2 will require approval. Furthermore, this site is in an area of long-term transition to industrial land expected by 2031, known as the Enterprise Employment Precinct with the West Toowoomba Land Use Investigation (WTLUI),</p>

also reinforced in the SEQ Regional Plan as Major Enterprise and Industrial Area (MEIA). It is mentioned the current dwelling is used separately to the transport depot use on Lot 9 SP281276 and, informally Lot 11 SP281281. Regardless of this, there is concern the small proposed lot and the potential separate ownership of this dwelling will cause conflicts with the established and future uses of the site, which is a known issue in the area.

**Information Required:**

Demonstrate the proposed development meets the Purpose and Overall Outcomes of the Rural Zone Code. Additionally, the response should have regard to the long-term future intent and demonstrate how the development would not compromise the future industrial intent of the area.

**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



Sophie Spencer  
Lead Senior Planner, Planning Branch

CC      Robyn Denise Leerentveld  
         251 O'Mara Road  
         CHARLTON QLD 4350