

31 May 2026

Chief Executive Officer  
Toowoomba Regional Council  
PO Box 3021  
Toowoomba QLD 4350  
Email: [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au)

**RECEIVED**  
01/06/2026  
**TOOWOOMBA  
REGIONAL COUNCIL**

**Attn: Davis Uhlmann – Development Assessment**

Dear Davis,

**Information Request Response for Development Application for Reconfiguring a Lot – Impact Assessable – One (1) Lot into Three (3) Lots at 185 Postle Street, Mount Rascal, Qld 4350 (described as Lot 15 on SP295684) – RAL/2026/514.**

In accordance with the *Planning Act 2016* and on behalf of the applicant, Steinmuller Property Pty Ltd, we hereby respond to Council's Information Request, dated 24 February 2026, in its entirety and request Council to proceed with its assessment of the application. The responses provided herein, and attached supporting plans/documents provided, address all issues raised within Council's Information Request and provides all requested information as relevant/required.

## **RESPONSE TO INFORMATION REQUEST**

### **1. MINIMUM LOT SIZE**

#### **1.1 – Issue:**

*The size of proposed Lot 17 is less than the minimum lot size of 4,000m<sup>2</sup> identified by Performance Outcome PO6 (Table: 6.6.7:2), and Overall Outcome (3)(b) of the Rural Residential Zone Code of the Toowoomba Regional Planning Scheme 2012 (Planning Scheme).*

*In addition to the above, the following Planning Scheme provisions are also relevant:*

- *Performance Outcome PO6 (Table 6.6.7:2) of the Rural Residential Zone Code requires that development maintain a very low density residential character;*
- *Performance Outcome PO4 (Table 6.6.7:2) of the Rural Residential Zone Code requires that development maintain a high level of residential amenity within the site and for surrounding area;*
- *Performance Outcome PO3 (Table 6.6.7:2) of the Rural Residential Zone Code requires that the site layout achieves adequate buffering, screening or separation to adjoining development;*
- *Performance Outcome PO2 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires that subdivision reinforce a strong and positive local identity by considering site characteristics, amongst other matters; and*
- *Performance Outcome PO4 (Table 9.4.5:1) of the Reconfiguring a Lot Code that requires all new lots to have sufficient area, frontage and dimensions to accommodate its future intended use.*

*The prevailing pattern of development in the surrounding area consists primarily of dwelling houses and ancillary structures, sited on large lots (>4,000m<sup>2</sup>), with generous setbacks, and substantial separation distances to adjoining development, maintaining a very low density residential character. These properties are afforded a high level of residential amenity, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.*

*The relationship of built form to open space on an individual property, including the siting of buildings and boundary setbacks, is considered to contribute to residential amenity and the perceived intensity of development. As such, the siting*

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of a future dwelling house is considered relevant to maintaining the rural amenity and spacious local character of the surrounding area.

The site is subject to constraints which limit the building envelope for a future Dwelling House including bushfire hazard, site topography and on-site effluent disposal.

The submitted Potential Effluent Disposal Plan identifies potential dwelling house sites and the Bushfire Mitigation Plan identifies building envelopes, to demonstrate compliance with the relevant criteria. However, there is no consolidated building envelope plan which shows the developable portion of the site for a future dwelling house and ancillary structures.

### **1.1 - Information Required:**

The applicant is requested to demonstrate how the proposed development achieves the relevant assessment benchmarks in relation to amenity, local character and streetscape.

Provide a Building Envelope Plan which demonstrates the useable portion of proposed lots 16 and 17 is sufficient in size to provide a dwelling house that maintains the residential amenity and landscape character of the surrounding area. The plan should include the following:

- Proposed boundary setbacks for the future dwellings, on proposed lots;
- Separation distances to existing and proposed adjoining development;
- Setbacks and separation distances as identified in the Bushfire Assessment report;
- Siting of any future dwelling in response to the steep topography;
- Separation distances to effluent application areas, for the future dwellings, on proposed lots; and
- Vegetation to be retained/removed within the proposed lots.

### **RESPONSE**

Please find attached "Amended Engineering Survey Plan" (to remove tree that doesn't exist within Postle Street road frontage – see attached Arborists Report), an "Amended Concept Effluent Disposal Plan" (showing relevant dimensions etc.) and a new "Driveway Crossover Plan" (to show potential driveway locations, potential future house locations and dimensions and setbacks etc.) to address the above issues, as follows:

- **Proposed boundary setbacks for the future dwellings, on proposed lots;**

The attached plans show potential future house sites (providing ample area for minimum 250m<sup>2</sup> house sites) and dimensions to boundary lines which demonstrate that the proposed lots can easily accommodate future "Dwelling House" uses with front, side and rear setback distances that are consistent with the Zone intents – noting that houses within the Rural Residential Zone need only comply with the setback requirements of the QDC (6m front setback & 1.5m side setback).

Further to the above it is noted that the lots could accommodate houses with larger front setbacks and larger side boundary setbacks as:

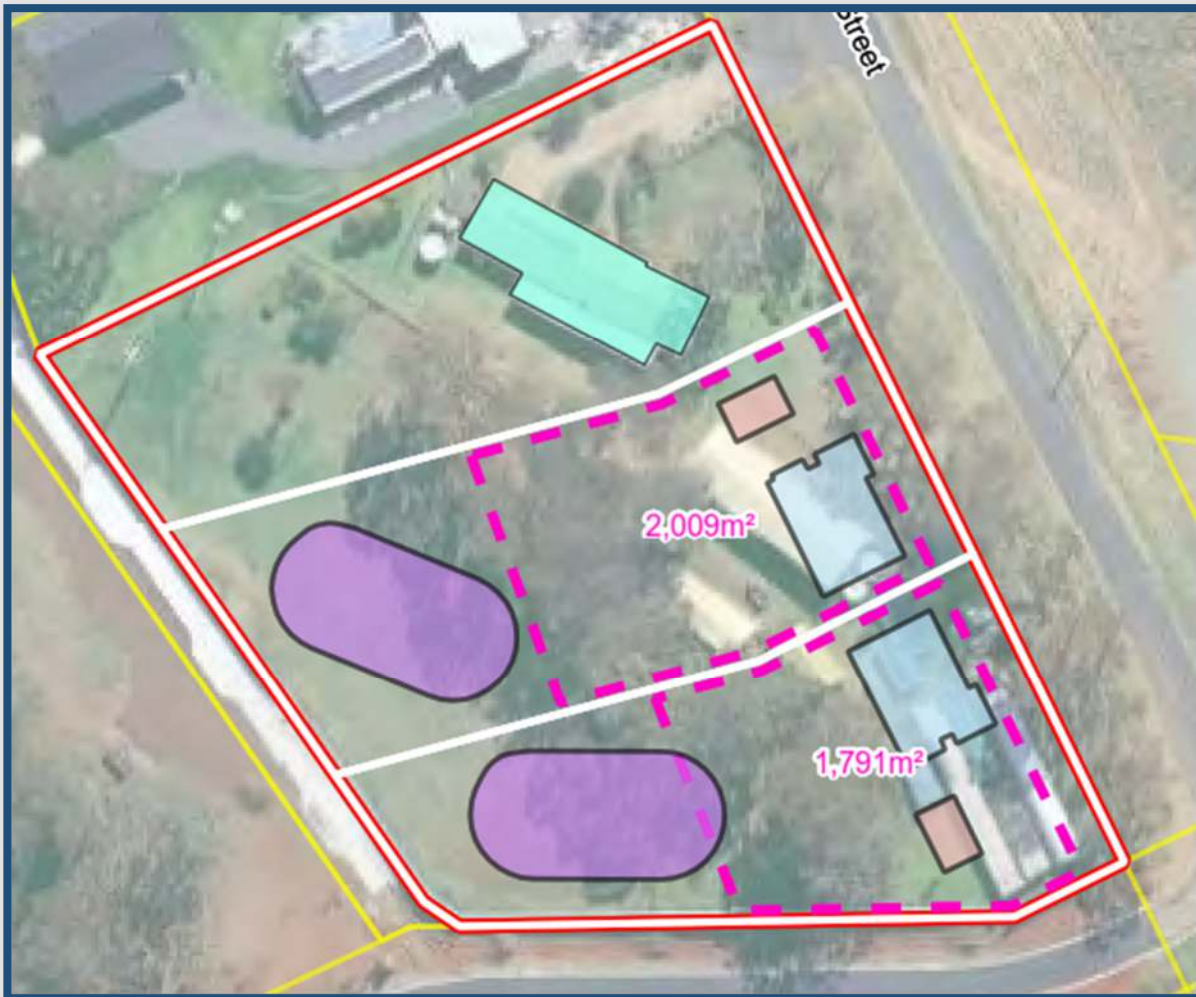
- The Bushfire Assessment Report submitted with the application allows for the use of approximately two thirds of the new lots (see Building Envelopes in Figure 12 of the BAR) for the Building;
- The vegetation shown on the Engineering Survey Plan included on the other plans (Effluent Disposal & Driveway Crossover Plans) is a minimum of 13 metres behind the concept dwelling location on Lot 16 which would allow an increased total potential front setback on that lot of over 15 metres if so desired (whilst remaining inside the BAR's Building Envelope and not requiring vegetation removal and well away from the Effluent Disposal areas – which only requires a minimum 10m separation);
- The vegetation shown on the Engineering Survey Plan included on the other plans (Effluent Disposal & Driveway Crossover Plans) shows no notable vegetation behind the concept dwelling location on Lot 17 which would allow an increased total potential front setback on that lot of over 15 metres if so desired (whilst remaining inside the BAR's Building Envelope and not requiring vegetation removal and well away from the Effluent Disposal areas – which only requires a minimum 10m separation); and
- Alternate configurations of future dwelling houses may result in much larger setback to those already proposed – which already exceed minimum requirements based on a 'conservative' concept design (potential houses not shown 'centred' on proposed lots).

- **Separation distances to existing and proposed adjoining development;**

Note the above. Furthermore, the separation distances to adjoining development will not be altered or be of note – noting that the existing house will remain separated from adjoining uses as existing and the future dwellings on proposed lots 16 & 17 will be even further away than the existing house and/or significantly separated from adjoining/surrounding uses by Postle Street and Melroy Close road reserves.

- **Setbacks and separation distances as identified in the Bushfire Assessment report;**

The location of the concept future house sites, and alternate ones discussed above, will remain within the Building Envelopes nominated/identified within the Bushfire Assessment Report (BAR) provided with the application – which covers approximately two thirds of the lots – see below from Figure 12 of the BAR:



- **Siting of any future dwelling in response to the steep topography;**

The site and the proposed vacant lots do not contain areas covered by the Planning Scheme's Landslide Hazard Overlay and the proposed concept house sites are located within the front and 'flatter' sections of the proposed lots. Noting, as per the Engineering Survey Plan, that the rear steeper sections of the sites only have maximum falls of 11% to 14% and maximum falls within the front sections of between 4% to 10% with some small areas of a maximum fall of 13% in the middle. None of these falls are considered to be excessive or warrant further scrutiny in relation to the relevant matters herein.

- **Separation distances to effluent application areas, for the future dwellings, on proposed lots; and**

As discussed above the attached plans clearly demonstrate that minimum separation distances of 10 metres can be achieved for compliant effluent disposal systems – even if front and side boundary setbacks were to be significantly increased (potential for setbacks to be more than doubled). Noting also that the effluent disposal areas would not require the clearing of significant vegetation.

- **Vegetation to be retained/removed within the proposed lots.**

The attached plans demonstrate that trees will not be required to be removed for the future development of the lots in any 'proposed scenario'.

It is considered that the applicant has adequately addressed all of the issues raised above by Council via the provision of the attached Plans, and the representations provided above, and in doing so has demonstrated compliance with the Planning Scheme's requirements. Therefore, it is considered that that no further regard to this matter is required in the assessment of the proposed development.

## **2. STREET TREES**

### **2.1 Issue:**

The proposed development is subject to the ecological significance and vegetation clearing requirements outlined in the Toowoomba Regional Planning Scheme 2012, as follows:

- Acceptable Outcome AO1 (Table 8.5.1:1) of the Environmental Significance Overlay requires development be located wholly outside mapped areas of ecological significance buffer identified on the Environmental Significance Overlay maps; and
- Performance Outcome PO3 (Table 6.6.7:2) of the Rural Residential Zone Code and Performance Outcome PO3 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires the layout of lots respond appropriately to the environmental features of the site or locality, including minimising the loss of vegetation.

The application proposes driveway crossovers to Postle Street for proposed Lots 16 and 17. The proposed plans do not specify where these will be provided along the Postle Street frontage to avoid the harm or removal of existing Council Controlled Trees.

### **2.1 - Information Required:**

*Provide a plan that identifies the proposed location of driveway crossovers for proposed Lots 16 and 17 to Postle Street and demonstrate that existing Council Controlled Tree/s are retained and not harmed by the proposed works (infrastructure and excavation to install). This must be demonstrated by the provision of an arborist report prepared by a suitably qualified person (Level 5 arborist) that includes at a minimum (but not be limited to) the following:*

- *Site address;*
- *Tree location/s and context (e.g. ground conditions);*
- *Inspection methodology (aerial inspection, visual tree assessment, other);*
- *Tree dimensions (height, crown spread and trunk diameter);*
- *Health and structural condition;*
- *Estimated age and useful life expectancy;*
- *Details of the construction activities and their likely impact;*
- *Tree Retention value;*
- *Cultural / heritage values;*
- *Tree protection measures to be applied;*
- *Recommendations; and*
- *Supporting evidence (pictures, test results and site plan).*

## **RESPONSE**

Please find attached "Driveway Crossover Plan" and "Arboricultural Impact Assessment Report" which demonstrates that future driveway crossovers can be provided for Lots 16 and 17 without requiring the removal of or resulting in adverse impacts upon the Street Trees within the lots' frontages. It is considered that the applicant has adequately addressed all of the issues raised above by Council and in doing so has demonstrated compliance with the Planning Scheme's requirements. Therefore, it is considered that that no further regard to this matter is required in the assessment of the proposed development.

### 3. SIGNIFICANT VEGETATION

#### 3.1 Issue:

The proposed development is subject to the ecological significance and vegetation clearing requirements outlined in the Toowoomba Regional Planning Scheme 2012, as follows:

- Acceptable Outcome AO1 (Table 8.5.1:1) of the Environmental Significance Overlay requires development be located wholly outside mapped areas of ecological significance buffer identified on the Environmental Significance Overlay maps; and
- Performance Outcome PO3 (Table 6.6.7:2) of the Rural Residential Zone Code and
- Performance Outcome PO3 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires the layout of lots respond appropriately to the environmental features of the site or locality, including minimising the loss of vegetation.

Future dwelling houses on proposed lots 16 and 17 will require internal driveways to the Postle Street road reserve. The Potential Effluent Disposal and Site Layout Plan submitted identifies existing vegetation within proposed lots 16 and 17.

The proposed plans do not specify where internal driveways will be provided to avoid harm or removal of existing onsite vegetation.

#### 3.1 Information Required:

Provide a plan that identifies the proposed internal driveway location for proposed lots 16 and 17, and demonstrate that existing environmentally significant vegetation is retained and not harmed by the proposed works (infrastructure and excavation to install).

#### RESPONSE

Please find attached "Driveway Crossover Plan" and "Arboricultural Impact Assessment Report" which demonstrates that future driveway crossovers, and internal driveways, can be provided for Lots 16 and 17 without requiring the removal of or resulting in adverse impacts upon the Street Trees or significant trees within the lots. It is considered that the applicant has adequately addressed all of the issues raised above by Council and in doing so has demonstrated compliance with the Planning Scheme's requirements. Therefore, it is considered that that no further regard to this matter is required in the assessment of the proposed development.

#### Conclusion

It is considered that the applicant has now adequately responded to all of the issues raised within Council's Information Request and has demonstrated that the proposal addresses all relevant issues and achieves compliance with the Planning Scheme's requirements. It is trusted that the information provided in this information request response (including its attachments) is considered sufficient. If Council does not agree to any of the responses provided herein, it is respectfully requested that Council advises us in writing (email is sufficient) as soon as possible with a view to arranging a meeting between Council and the applicant to discuss the matter/s further. If any additional information is required, or if you have any questions, please don't hesitate to contact me on 0439 373 414 or by email at [andrew@alphaplanning.com.au](mailto:andrew@alphaplanning.com.au).

Yours faithfully



**Andrew Hill**  
**Managing Director**

Bachelor of Business – RMIT University  
Graduate Diploma in Urban and Regional Planning – UNE



Urban and Regional Planning and Development Consultants

#### Attachments:

- Attachment A – Amended Conceptual Effluent Disposal Plan
- Attachment B – Amended Engineering Survey Plan
- Attachment C – Driveway Crossover Plan
- Attachment D – Arboricultural Assessment Report
- Attachment E – Engineering Response Letter

# Attachment A

## Amended Conceptual Effluent Disposal Plan

# Attachment B

## Amended Engineering Survey Plan

# Attachment C

## Driveway Crossover Plan

# Attachment D

## Arboricultural Assessment Report

# Attachment E

## Engineering Response Letter