

Date: 11 June 2026
Our Reference: J002604
Your Reference: RAL/2026/2378

Attention: Shen Liu

Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350

Dear Shen,

Site Address:	44 and 56 Witmack Road, Wellcamp
RPD:	Lot 2 on RP155271, Lot 100 on SP329858 and Easement A on SP329858
Method of Distribution:	Email [shen.liu@tr.qld.gov.au / development@tr.qld.gov.au]
Correspondence Subject:	Notice of Change to Development Application Pursuant to Section 25.1 (Chapter 1) of the Development Assessment Rules (Version 3.0) and Section 52(3) of the Planning Act 2016.

We write on behalf of *F K Gardner and Sons Pty Ltd* ("the Applicant") regarding the above-mentioned development application.

On 19 March 2026, a development application was lodged with Toowoomba Regional Council ("the Council"), as assessment manager. The development application seeks a development approval for the following aspect of development:

- Development Permit for Reconfiguring a Lot for a Boundary Realignment (Two (2) Lots into Two (2) Lots).

The development application is currently within Part 5: Decision of the development assessment process, with a decision currently due on 03 July 2026.

Pursuant to Section 52 of the Planning Act 2016, the Applicant hereby gives notice of a change to the development application.

As detailed below, the change is a minor change and, therefore, the change does not affect the development assessment process. We ask that the assessment manager provide written notice to the referral agency under Section 25.1 of the Development Assessment Rules (Version 3.0).

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1. PROPOSED CHANGE

The proposed change relates to the access arrangements for Proposed Lot 2. Specifically, the proposed change involves the incorporation of an access easement into the development application to ensure Proposed Lot 2 can lawfully access Vision Street via Proposed Lot 100.

For context, currently the site (Lot 2 on RP155271) obtains access to Vision Street via an access easement (Easement A on SP329858) which is listed on the title of both lots and established under the Plan Sealing application (Council Reference: SEAL/2022/3820), however the associated development approval (Council Reference: RAL/2022/215) does not expressly state that Lot 2 on RP155271 can access Vision Street via Lot 100 on SP329858.

On this basis, the current development application will be amended to seek approval for the following aspects of development:

- Development Permit for Reconfiguring a Lot for a Boundary Realignment (Two (2) Lots into Two (2) Lots) and Access Easement.

For clarity, the access easement will burden Proposed Lot 100 and benefit Proposed Lot 2 for access purposes in accordance with the arrangement registered on the titles and the arrangement approved by Council (Council Reference: SEAL/2022/3820).

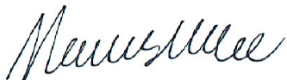
2. SUMMARY

In accordance with section 52(3) of the Planning Act 2016, the proposed change is a minor change and does not stop the development assessment process. Pursuant to section 25.1 of the Development Assessment Rules, we request that Council provide a copy of this notice to the referral agency and confirm that the assessment process continues.

Whilst we trust this information is sufficient to enable you to progress with the assessment of this development application, should you have any queries, please do not hesitate to contact James Juhasz or the undersigned on (07) 4632 0516.

Yours faithfully,

Property Projects Australia Pty Ltd



Marcus MCNEE

Senior Town Planner