

ATTACHMENT 1
Information Request

Issued by:
Toowoomba Regional Council

Our Reference: RAL/2026/2732
 Applicant's reference: J002593
 Contact Officer: Jun Ong
 Contact: 07 4688 9555
 Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Highfields Sheds Pty Ltd
 C/- Property Projects Australia
 PO Box 3686
 TOOWOOMBA QLD 4350

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29 April 2026

Dear Sir,

Development Application for: Reconfiguring a Lot - Impact - Reconfigure One (1) into Two (2) Lots and Access Easement
Location: 10609 New England Highway, HIGHFIELDS QLD 4352
Property Description: Lot 3 RP161523
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. EASEMENT EXTENT AND OPERATION

	Issue:
	The approved site plan of MCUI/2025/4697 indicates an access arrangement for the rear of the property separated from the two-way driveway servicing the approved Food and Drink Outlet. The proposed easement area of 440m ² appears to incorporate the landscaping strip along the south-western boundary, sections of the two-way driveway entry and sections of the road divider of Proposed Lot 1. The proposed easement is inconsistent with the access arrangement of existing approval MCUI/2025/4697.
1.1	Further information is required to clarify that the easement benefitting Proposed Lot 2 will not conflict with existing approval MCUI/2025/4697.
	Information Required:
	Provide amended plans with the following: <ul style="list-style-type: none"> • Dimensions of the proposed easement; • An overlay of the proposed easement over existing approval MCUI/2025/4697; and • Clarify how access along the easement does not overlap with approved landscape areas and vehicle movement in Proposed Lot 1. This will inform conditions relating to the use of the easement.

2. WASTEWATER FOR REAR LOT

2.1	Issue:
	Proposed Lot 2 is unsewered. Council requires the land application area and on-site sewerage facility of the existing use to be identified on Proposed Lot 2.
	An appropriate land application area (including compliant setbacks from site boundaries) is required to be demonstrated for the existing use on proposed Lot 2.
	Information Required:
	Provide amended plans indicating the location and dimensions of the on-site sewerage facility and associated land application area to demonstrate that adequate sewerage facilities can service the existing use (Swim School) and are fully contained within Proposed Lot 2, with compliant setbacks from side boundaries.

3. WATER SUPPLY

3.1	Issue:
	There is no water main located within the frontage of the property and the nearest Council's water main is situated on the opposite side of the New England Highway.
	Information Required:
	Provide engineering drawings to demonstrate both proposed lots will have a water supply connection to Council's water infrastructure. This may require the installation of an enveloped pipe across the New England Highway.

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



Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch