

24 November 2025

The Assessment Manager  
Toowoomba Regional Council  
PO Box 3021  
TOOWOOMBA QLD 4350

Attention: Ms Emily Hinchliffe  
By Email: [Emily.Hinchliffe@tr.qld.gov.au](mailto:Emily.Hinchliffe@tr.qld.gov.au)

RECEIVED  
24/11/2025  
TOOWOOMBA  
REGIONAL COUNCIL

Dear Emily

**NOTICE OF COMPLIANCE – PUBLIC NOTIFICATION – CHAPTER 1, PART 4, SECTION 18, DEVELOPMENT ASSESSMENT RULES – DEVELOPMENT APPLICATION - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE (MIXED USE PRECINCT) INCLUDING A VARIATION REQUEST - MORT ST, HARLAXTON – LOT 1 SP116255, LEASE F SP183756, EMT D SP297263, EMT B RP810589, EMT E RP856489, EMT A SP116255, LOT 2 RP17546, LOT 3 RP17547 & LOT 2 RP17536**  
(Council Ref: MCUI/2019/5122) (Our Ref: 2024-616)

I act on behalf of the applicant, George Weston Foods Limited, in respect of the above matter.

In accordance with Chapter 1, Part 4, Section 18.1 of the *Development Assessment Rules*, I wish to advise that public notification for this development was undertaken from **10 October 2025** to **21 November 2025** in compliance with the requirements of Chapter 1, Part 4, Section 17 and Schedule 3 of the *Development Assessment Rules*.

I confirm the following public notification actions were undertaken for the above application:

- Publishing a notice in the Toowoomba Chronicle newspaper on 9 October 2025. A copy of the newspaper advertisement is attached to this notice at **Appendix A – Figure 1**;
- Placing notices on the land in the way prescribed under the *Development Assessment Rules* from 9 October 2025 until 21 November 2025. Photographs of the signs as erected on the land are attached to this notice at **Appendix B – Figures 1-10**; and
- Giving a notice to the owners of all land adjoining the land on 7 October 2025. A list of the names and addresses and a sample letter are attached to this notice at **Appendix C**.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on phone 07 4632 2535, mobile 0427 737 526 or by email at [andrew@precinctplan.com.au](mailto:andrew@precinctplan.com.au).

Yours sincerely



Andrew Bullen  
Precinct Urban Planning

## APPENDIX A – NEWSPAPER ADVERTISEMENT

*Toowoomba Chronicle*




FIGURE 1 – Extract of Newspaper Advertisement

Thursday October 9, 2025 | Toowoomba Chronicle
**CLASSIFIEDS 33**

# buy search sell


.com.au

Welcome to Australia's leading network of trusted local classifieds
To place business advertising  
13 11 13 or [buysearchsell.com.au](http://buysearchsell.com.au)

Notices	Public Notices	Adults
<p><b>Proposed Development Notices</b></p> <p><b>Proposed Development</b></p> <p>Make a submission from <b>10 October 2025 to 21 November 2025</b></p> <p><b>Preliminary Approval for a Material Change of Use including a Variation Request</b></p> <p><b>Where:</b> Mort Street, Harlaxton <b>On:</b> Lot 1 SP116255, Lease F SP183756, Emt D SP297263, Emt B RP810589, Emt E RP856489, Emt A SP116255, Lot 2 RP17516, Lot 3 RP17547 &amp; Lot 2 RP17536</p> <p><b>Approval sought:</b> Preliminary Approval for a Material Change of Use (Bar, Car Wash, Child care centre, Community care centre, Community use, Dwelling unit, Educational establishment, Emergency Services, Food and drink outlet, Function facility, Health care service, Hospital, Hotel, Low impact industry, Multiple dwelling, Office, Outdoor sales, Park, Parking station, Place of worship, Research and technology industry, Residential care facility, Retirement facility, Rooming accommodation, sales office, Service industry, Shop, Shopping centre, Short-term accommodation, Showroom, Telecommunications facility, Theatre, Utility installation, Veterinary service, and/or Warehouse) including a Variation Request</p> <p><b>Application ref:</b> MCIU/2019/5122 <b>You may obtain a copy of the application and make a submission to:</b> Toowoomba Regional Council PO Box 3021, Toowoomba QLD 4350 <a href="mailto:development@tr.qld.gov.au">development@tr.qld.gov.au</a> 131 872 <a href="http://www.tr.qld.gov.au">www.tr.qld.gov.au</a></p> <p><small>Public notification requirements are in accordance with the Planning Act 2016</small></p>	<p><b>VISITING HOURS</b></p> <p><b>BAILLIE HENDERSON HOSPITAL:</b> Phone 4616 6000</p> <p><b>ST ANDREW'S:</b> Enquiries 07 4646 2000 St Andrew's welcomes visitors to our hospital during the hours of 11:00am to 6:00pm. For up-to-date visitor information and announcements, please visit our website <a href="http://sahtr.org.au">sahtr.org.au</a> or social media, or contact our friendly Reception team.</p> <p><b>ST VINCENT'S:</b> General Enquiries 07 4690 4000 Please note: Visiting hours are from 8am-5pm. Please use: <b>Entrance 1:</b> Patient Admission &amp; Discharge <b>Entrances 2, 3 &amp; 4:</b> Doctors' Appointments <b>Entrance 6:</b> Visitors, Emergency Department, X-Ray and Intensive Care Unit For up-to-date information and a list of our Specialists, please visit <a href="http://svh.org.au">svh.org.au</a></p> <p><b>Parenting Class Bookings</b> 07 4690 4127, 8am - 3:30pm Mon-Fri</p> <p><b>TOOWOOMBA HOSPICE:</b> Please phone 4659 8500 for visiting times as times may vary due to individual care &amp; personal needs.</p> <p><b>TOOWOOMBA HOSPITAL:</b> Phone 4616 6000 Please note: Staff may vary visitor access in response to patient care needs. <b>General hours:</b> 8am-5pm <b>Harbison (maternity), Birth Suite and Neonatal Unit:</b> 11am - 12pm and 5pm-8pm <b>Acute Mental Health Unit:</b> Mon to Fri, 9am - 5pm, weekends and public holidays 9am-5pm Toowoomba Hospital Childbirth Education Classes are held every second Saturday. Contact Antenatal Clinic on 4616 6201 to book. For information on breastfeeding facilities and hours of maternity unit please contact 4616 6201</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;">  <p><b>BUSTY GABRIELLE</b> v12+ Naughty, 54yo, priv's, A/C, Comfort, In/Outcalls ☎ 0406 985 113</p> </div> <div style="width: 30%;">  <p><b>NEW TO TOWN</b> Fast service! Sexy 54yo - 20yo Aboriginal friendly no rush service! Call 0428 203 354</p> </div> <div style="width: 30%; text-align: right;">  </div> </div> <div style="text-align: center; margin-top: 10px;">  </div>
<p><b>Join the club</b></p> <p>Discover your new hobby at Buy Search Sell.</p>  <p style="text-align: right;"><b>buy search sell</b> .com.au</p>		

**Pack it all in**

Find a bigger suitcase at Buy Search Sell.





## **APPENDIX B – PUBLIC NOTICE SIGN**

Location of Signs



**FIGURE 1 – Sign 1 Facing Toowoomba Bypass Frontage - External - Wording**



**FIGURE 2 – Sign 1 Facing Toowoomba Bypass Frontage - Internal**



**FIGURE 2 – Sign 2 on Old Mort Street Frontage (North) - Wording**



**FIGURE 3 – Sign 2 on Old Mort Street (North) - Location**



**FIGURE 4 – Sign 3 on Old Mort Street (South) Frontage - Wording**



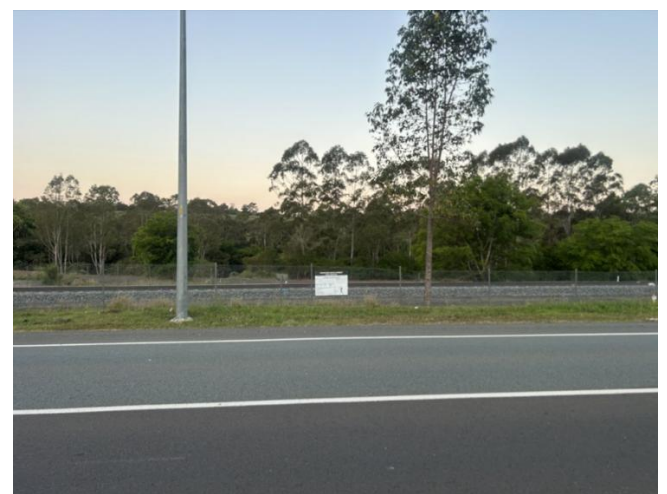
**FIGURE 5 – Sign 3 on Old Mort Street (South Frontage - Location**



**FIGURE 6 – Sign 4 on Mort Street Frontage - Wording**



**FIGURE 8 – Sign 4 on Mort Street Frontage - Location**



**FIGURE 9 – Sign 5 on Griffith Street Frontage - Wording**



**FIGURE 10 – Sign 5 on Griffith Street Frontage - Location**



## **APPENDIX C – NOTICE TO ADJOINING LANDOWNERS**

## List of Adjoining Landowners

<b>Adjoining Property Details</b>	<b>Mort Street, HARLAXTON QLD 4350 Lot 1 SP309631</b>
Adjoining Landowner Name	State of Qld, Department of Transport & Mains Roads
Adjoining Landowner Postal Address	GPO Box 1412 <b>BRISBANE QLD 4001</b>
<b>Adjoining Property Details</b>	<b>Jones Street, HARLAXTON QLD 4350 Lot 3 SP309658, Lot 2 RP17542 &amp; Lot 22 SP117159</b>
Adjoining Landowner Name	Qld Rail
Adjoining Landowner Postal Address	C/- Property GPO Box 1429 <b>BRISBANE QLD 4001</b>
<b>Adjoining Property Details</b>	<b>105-123 Griffiths Street, HARLAXTON QLD 4350 Lot 96 SP126704</b>
Adjoining Landowner Name	Toowoomba City Council
Adjoining Landowner Postal Address	PO Box 3021 <b>TOOWOOMBA QLD 4350</b>



[www.precinctplan.com.au](http://www.precinctplan.com.au)

7 October 2025

Qld Rail  
C/- Property  
GPO Box 1429  
**BRISBANE QLD 4001**

Dear Sir/Madam,

**NOTIFICATION OF ADJOINING OWNER – PUBLIC NOTIFICATION – CHAPTER 1, PART 4, SECTION 17.1(B), DEVELOPMENT ASSESSMENT RULES – DEVELOPMENT APPLICATION - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE (MIXED USE PRECINCT) INCLUDING A VARIATION REQUEST - MORT ST, HARLAXTON - LOT 1 SP116255, LEASE F SP183756, EMT D SP297263, EMT B RP810589, EMT E RP856489, EMT A SP116255, LOT 2 RP17546, LOT 3 RP17547 & LOT 2 RP17536**  
(Council Ref: MCUI/2019/5122)

In accordance with the requirements of Chapter 1, Part 4, Section 17.1(b) of the *Development Assessment Rules (DA Rules)*, you are hereby notified that a Development Application has been lodged by George Weston Foods Limited for a site adjacent to your land (Lot 3 SP309658, Lot 2 RP17542 and Lot 22 SP117159). The subject site is located at Mort Street, Harlaxton, described as Lot 1 SP116255, Lease F SP183756, Emt D SP297263, Emt B RP810589, Emt E RP856489, Emt A SP116255, Lot 2 RP17546, Lot 3 RP17547 & Lot 2 RP17536.

The Development Application seeks a Preliminary Approval for Material Change of Use (Including the uses of Bar, Car Wash, Child care centre, Community care centre, Community use, Dwelling unit, Educational establishment, Emergency Services, Food and drink outlet, Function facility, Health care service, Hospital, Hotel, Low impact industry, Multiple dwelling, Office, Outdoor sales, Park, Parking station, Place of worship, Research and technology industry, Residential care facility, Retirement facility, Rooming accommodation, sales office, Service industry, Shop, Shopping centre, Short-term accommodation, Showroom, Telecommunications facility, Theatre, Utility installation, Veterinary service, and/or Warehouse) including a Variation Request. In accordance with the provisions of Chapter 1, Part 4, Section 17.1(b) of the DA Rules, I provide you with the enclosed copy of the public notice sign on the premises.

The application notification period begins on 10 October 2025 and ends on 21 November 2025. The application can be viewed online on Council's website at [www.tr.qld.gov.au](http://www.tr.qld.gov.au). The Development Application reference number is MCUI/2019/5122.

Any person may, on or before **21 November 2025**, make a submission to: The Assessment Manager, Toowoomba Regional Council via post to PO Box 3021, Toowoomba, QLD, 4350 or by electronic submission to [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au).

Yours sincerely



**Andrew Bullen**  
Precinct Urban Planning



**TOOWOOMBA** 14-16 Hill Street, Toowoomba City  
**POST** PO Box 3038, Toowoomba QLD 4350  
**P** 07 4632 2535 **E** [info@precinctplan.com.au](mailto:info@precinctplan.com.au)

Precinct Urban Planning Pty Ltd / ACN 639 546 688 / ABN 81 639 546 688

**IPSWICH** 174 Brisbane Street, Ipswich  
**POST** PO Box 2251, North Ipswich QLD 4305  
**P** 07 3447 0466 **E** [info@precinctplan.com.au](mailto:info@precinctplan.com.au)

# PROPOSED DEVELOPMENT HAVE YOUR SAY

## Preliminary Approval for a Material Change of Use including a Variation Request

**Where:** Mort Street, Harlaxton

**On:** Lot 1 SP116255, Lease F SP183756, Emt D SP297263, Emt B RP810589,  
Emt E RP856489, Emt A SP116255, Lot 2 RP17546, Lot 3 RP17547 &  
Lot 2 RP17536

**Approval sought:** Preliminary Approval for a Material Change of Use for Various  
Uses (As per Adjacent Schedule) including a Variation Request

**Application reference:** MCUI/2019/5122

**Make a submission from 10 October to 21 November 2025**



Lot size and frontage  
N/A



Building height  
N/A



Setbacks  
N/A



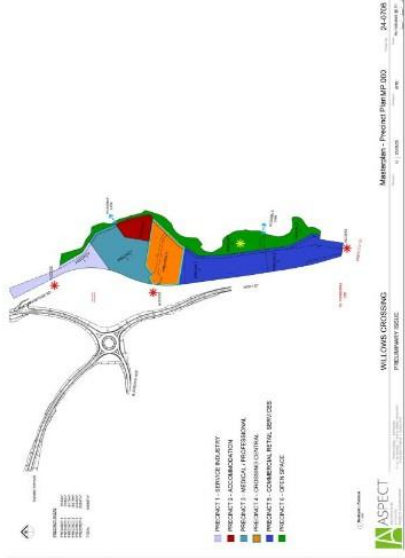
Site cover  
N/A

### Aspects of Development

#### Type of Development

- A preliminary approval for the Willows Crossing Mixed Use Development Precinct (including the uses of Bar, Car Wash, Child care centre, Community care centre, Community use, Dwelling unit, Educational establishment, Emergency services, Food and drink outlet, Function facility, Health care facility, Industrial, Office, Retail, Shop, Storage, Veterinary service, and Outdoor uses, bar, parking station, place of worship, research and technology industry, Residential care facility, retirement facility, Rooming accommodation, sales office, Service industry, Shop, Shopping centre, Short-term accommodation, Showroom, Telecommunication facility, Theatre, Utility installation, Veterinary service, and/or Warehouse);

- A Variation Request for the Willows Crossing Mixed Use Development Precinct.



**For further information and to view a copy of the application, contact:**

- Toowoomba Regional Council
- [www.tr.qld.gov.au](http://www.tr.qld.gov.au)
- 131 872

**Submissions can be made to:**

- Toowoomba Regional Council
- PO Box 3021, Toowoomba Qld 4350
- [development@tr.qld.gov.au](mailto:development@tr.qld.gov.au)

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016