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Toowoomba Regional Council

PO Box 3021, Toowoomba QLD 4350

Application reference: RAL/2026/3313.

Proposed Development at

4 Rocky Ridge Court, Cotswold Hills QLD 4350

Dear Sir/Madam,

I am writing to formally lodge my objection to the proposed development and subdivision at 4 Rocky Ridge Court, Cotswold Hills. As the owner occupier of the next door (no6.) for 30 years, I believe the proposal will negatively impact the local environment, infrastructure, and neighbourhood character.

My objections are based on the following grounds:

1. Stormwater Management, Flooding, and Wastewater Risks

The proposed increase in high-density structures and the installation of an additional sewage treatment plant present severe environmental and overland flow risks to neighbouring properties to the west.

- **Existing Flooding Issues:** The cul-de-sac currently experiences water backup and localized flooding during moderate rainfall events. Council records show a previous drainage complaint where stormwater from No. 4 flowed onto No. 6, subsequently flooding a shed at No. 8.
- **Increased Runoff and Sewage Risk:** Additional hardstand areas will exacerbate this runoff. Furthermore, an extra sewage system increases the risk of treated or untreated effluent escaping onto western properties to an unacceptable level.
- **Required Mitigation:** Should any progression be considered, it is critical that a designated stormwater easement be established along the western boundary. Additionally, the existing drainage pipes at the end of the cul-de-sac (near the driveways of No. 9 and 10) must be upgraded in diameter to accommodate the increased flow.

2. Impact on Neighbourhood Character and Streetscape Aesthetics

The proposed subdivision conflicts with the established visual identity and spacious design of Rocky Ridge Court.

- **Inconsistent Setbacks and Lot Sizes:** Currently, the court consists of uniform, large, and spacious rural-residential allotments with consistent front setbacks.
- **Loss of Amenity:** Introducing a significantly smaller lot will likely result in a dwelling built much closer to the road. This fragmentation will diminish the open, rural-residential character of the streetscape and devalue the aesthetic appeal of the entire court.

3. Precedent for Fragmented Development

Approving this application establishes an undesirable planning precedent for Cotswold Hills. It will make it increasingly difficult for the Council to refuse future fragmentation and subdivision applications within the court. Given current land values, this could encourage the demolition of existing homes to facilitate high-density infill, permanently destroying the low-density, rural-residential nature of the area.

4. Necessary Infrastructure and Amenity Conditions

If the Council is minded to approve this application despite these objections, the following developer contributions and infrastructure upgrades must be mandated as strict conditions of approval:

- **Acoustic Fencing (Highway Noise):** The developer must install acoustic fencing to mitigate existing highway noise.
- **Internal Boundary Fencing:** Comprehensive buffer fencing must be constructed around the perimeter of the new boundaries (separating No. 4 and the proposed new lot) to protect the acoustic privacy of all immediate neighbours.
- **Road Infrastructure:** In alignment with past subdivision approvals in this court, the developer must be required to install standard street curbing along the property frontage.

Thank you for taking the time to consider these points during your assessment of the application. I welcome the opportunity to discuss these matters further.

Yours sincerely,
(Signature)

Paul Orford