

Date: 16 June 2026  
Our Reference: J002552  
Your Reference: RAL/2026/2448

**RECEIVED**  
16/06/2026  
**TOOWOOMBA  
REGIONAL COUNCIL**

Attn: James Leader - Senior Planner

Toowoomba Regional Council  
PO Box 3021  
TOOWOOMBA QLD 4350

Dear James,

Site Address:	Old Homebush Road, Gowrie Junction QLD 4352
Property Description:	Lot 7 on SP311097
Method of Distribution:	Email [James.Leader@tr.qld.gov.au / development@tr.qld.gov.au]
Correspondence Subject:	Response to Information Request Pursuant to s.13 (Chapter 1) of the Development Assessment Rules

We write on behalf of *Neue Projects Three Pty Ltd* ("the Applicant") regarding the abovementioned development application.

On 23 April 2026, an information request was issued by *Toowoomba Regional Council*, as assessment manager. Pursuant to s.13.2(b) of the *Development Assessment Rules*, please refer below for the applicant's response to this information request.

This information request response is to be considered in conjunction with the following detailed attachments:

- Attachment 1 - Information Request
- Attachment 2 - Applicant Response Table
- Attachment 3 - Rural Residential Zone Code Purpose and Overall Outcomes Assessment
- Attachment 4 - Reconfiguring a Lot Code Purpose and Overall Outcomes Assessment
- Attachment 5 - Strategic Framework Assessment
- Attachment 6 - Amended Proposal Plans
- Attachment 7 - Amended Infrastructure Report
- Attachment 8 - Amended Stormwater Management Plan

With this response provided, the Applicant will proceed to Part 4: Public Notification of the Development Assessment Rules.

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## **PROPOSED CHANGES IN RESPONSE TO INFORMATION REQUEST**

In response to the information request, the Applicant provides notice to Council in accordance with s.52 of the *Planning Act 2016* ("PA") to make a minor change to the development application. The changes are presented in the enclosed documentation and discussed in the responses to the information request items below (refer **Attachment 2**).

The key changes to the proposed development include the redesign of the lot and road configuration and the extension of the new water main along Old Homebush Road to connect to the Sunrise Court infrastructure.

Amended Proposal Plans (**Attachment 6**), an Amended Infrastructure Report (**Attachment 7**), and an Amended Stormwater Management Plan (**Attachment 8**) have been provided to support the changes proposed as part of this information request response.

In our view, the proposed changes are minor changes because:-

- They do not result in substantially different development;
- They do not result in prohibited development or adversely impact referral agency matters; and
- There is no change to the category of assessment.

The changed development application does not trigger any additional assessment fees and does not require an updated DA Form 1.

## **ASSESSMENT PROCESS**

In accordance with s.52(3) of the PA, a minor change does not affect the development assessment process.

Despite this, if Council is not satisfied the changes were minor, s.26.1(c) of the Development Assessment Rules ("DA Rules") states that the development assessment process does not stop where changes are made in direct response to the Assessment Manager's Information Request.

In this regard, we note that all amendments are made in response to Council's Information Request.

Based on the above, we request that the Assessment Manager now proceed to:-

- finalise its assessment of the development application and resolve to approve the development application, subject to reasonable and relevant conditions (after Public Notification is completed).

## **SUMMARY**

In accordance with s.13.2 of the *Development Assessment Rules*, this correspondence represents part of the information requested.

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 the undersigned on (07) 4632 0516.

Yours faithfully,  
Property Projects Australia Pty Ltd



Alistair Dent  
Graduate Town Planner

Enc. As Above.