

Have your say on a development application



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| Submitted on | 18 June 2026, 12:38PM |
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Privacy collection notice

The personal information in this form is collected by Toowoomba Regional Council as part of its consideration of the issues raised in the submission. For impact assessable applications, the personal information in this form will be used to notify submitters about the Council's decision regarding the development application, in accordance with the [Planning Act 2016](#).

Form introduction

Provide support, comment or objection to a development application submitted to Toowoomba Regional Council.

After submission you may be notified of the outcome of the relevant development application.

If your submission is a 'properly made submission' under the [Planning Act 2016](#), you may have certain appeal rights in the Planning and Environment Court.

This submission, including personal contact information, will be lodged and publicly available at Development.i under the relevant development application in accordance with the [Right to Information Act 2009](#) and the [Evidence Act 1977](#).

I understand my submission, including personal contact information, will be lodged and publicly available at Development.i.

Do you agree with the declaration (required answer)? I agree with the declaration

Submitter details

First name

Last name

Phone number

Email

Your residential address

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|----------------|------------------|
| Street address | 43 Glenvale Road |
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| Suburb | Newtown |
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| State | QLD |
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| Postcode | 4350 |
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Is your postal address the same as the residential address?

Yes

Application details

Address of application

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|----------------|------------------|
| Street address | 31 Glenvale Road |
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|--------|---------|
| Suburb | Newtown |
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| State | QLD |
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| Postcode | 4350 |
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| Application number | MCUI/2026/1261 |
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Submission details

Information about grounds for a submission, can be [found on our website](#).

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| What is your position on the development application? | Object |
|---|--------|

State your grounds, and the facts and circumstances relied on to support the submission.

Firstly, and most importantly, this application is for a property that is squarely in the 'Clifford Park Stables Precinct' which according to information on the Toowoomba City Council website, correspondence from Toowoomba City Council to property owners within the precinct (of which we were one) and acknowledgements in the application itself (Urbis Town Planning Report - section 6 Key Planning matters - Density - Paragraph 1+2), this kind of development is strictly prohibited. The 'Clifford Park Stables Precinct' is zoned 'Low Density' residential and as

such this application is in no way consistent with the zoning. To allow this application to proceed would be extremely unfair to every other property owner in the precinct who have thus far all been held to this prohibition on unit/ townhouse developments. There are unit/ townhouse developments in adjacent areas mentioned and pictured in the application (Urbis Town Planning Report - Section 1.3 Surrounding land Uses - Picture 2 South and Picture 3 East) but these are not in the 'Clifford Park Stables Precinct'. These developments are in a different, clearly defined area in a different zoning that allows for this kind of development, that is 'Low - Medium Density'. Allowing this development would set a precedent that would inevitably lead to many more similar applications. This would definitely create confusion and uncertainty around the very precinct itself. Despite the application's assertions (Urbis Town Planning Report - Section 4.1 - Zoning) there are still many working stables in the 'Clifford Park Stables Precinct' as residents of the area are very well aware so departing from the intent of the precinct in starting to allow this kind of development would inevitably create problems for the precinct. The fact that this particular property is no longer used as a working stable is not relevant to the existing zoning. It does not justify departing from the existing 'Low Density' zoning requirements and allowing a much higher density housing development within the precinct.

Secondly, traffic a major concern. Residents in this area are finding Glenvale Road has become very busy and at times quite congested and is getting worse, supported by the acknowledgement in the application itself - Urbis Town Planning Report - Section 7.2 - Precinct Transition - Paragraph 2 - 'At the same time, Glenvale Road has evolved into a busy suburban corridor, with increased urbanisation and traffic volumes making small-lot commercial stabling increasingly constrained from both an operational and amenity perspective.' The applicant acknowledges that traffic has increased to an uncomfortable level for residents and the many working stables in the area, so allowing this development which does not comply with current zoning would almost certainly make the problem much worse given the many more cars coming and going, particularly at peak times, from the proposed higher density dwelling complex.

Thirdly, rubbish collection. The proposal is for on street rubbish collection which does not comply, acknowledged by the proposal (Urbis Traffic Impact assessment - Page 5 - Refuse Collection) that 'Table 9.4.2:1 of the Council's Planning Scheme requires on-site refuse collection for a Multiple Dwelling development with more than six units.'

The proposal is for 7 units. This is a major concern for impacts on traffic and safety for motorists on this stretch of Glenvale Road. Many trucks and vehicles with trailers/ caravans regularly use this stretch of road. Relaxing the rules and allowing an exemption for

a property in an area not zoned 'Low Density' and on a road with less traffic and less heavy vehicles is understandable, but this is not the case with this proposal at this address.

In conclusion, property owners in the 'Clifford Park Stables Precinct' are well aware of the zoning restricting unit/ townhouse development and the reasons for it. Allowing one to get past such planning restrictions negates the need for them in the first place and will cause major problems for residents, property owners and motorists alike.

Attach any documentation in support of the grounds raised in your submission.

Ctrl+Click to select multiple. Upload limit of 10MB.

If viewing the submitted form, attachments are located at the bottom of this document.

Fees

There is no fee for this application.

Declaration

I understand and acknowledge that:

- The information provided is true and complete.
- Council may determine not to accept this if any information or supporting documents are incomplete or false.
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the [Electronic Transactions \(Queensland\) Act 2001](#).

Do you agree with the declaration (required answer)?

I agree with the declaration

Full name of applicant

Nathan Anthony Ennor

Date

18/06/2026

Form process

After you submit this form a Council officer will review your representations and may be in contact depending on the nature of your submission.