

21 September 2026

Our Reference: #449-Z-3

Council File Reference: MCUI/2026/6588

Toowoomba Regional Council

BY EMAIL TRANSMISSION

development@tr.qld.gov.au

RECEIVED
21/09/2026
TOOWOOMBA
REGIONAL COUNCIL

Attention: Emily Hinchcliffe

Dear Emily,

RE: RESPONSE TO INFORMATION REQUEST – MCUI/2023/5258/A – DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – IMPACT – EXTENSION TO EXISTING RETIREMENT FACILITY (25 DWELLINGS) - 25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350, 1-11 TALLOWWOOD BOULEVARD, COTSWOLD HILLS QLD 4350 - LOT 1 SP330786 AND LOT 3 SP338483

I refer to Council's Information Request dated 26 August 2026 issued in respect of the above application. Each of Council's request items have been set out and responded to below. The following supporting information is enclosed with this response.

Attachment 1	Amended Statement of Landscape Intent prepared by Zone Landscape, dated 3 September 2026
Attachment 2	Water Network Analysis prepared by JPF dated July 2026
Attachment 3	Villa Plans
Attachment 4	Updated Site Plan

HOUSE DESIGNS AND INTERFACE WITH ROAD NETWORK

1.1	Issue: <i>No house designs have been provided for the proposed extension to the retirement facility. Further, house sites 221 to 233 front Tall Oak Drive and Tallowwood Boulevard. House designs on these sites will be required to address these road frontages in accordance with Performance Outcome PO18 (Table 9.3.7:2) of the Medium Density Residential Code.</i> Information Required: <i>Provide plans and elevations of house designs. Designs for house sites 221 to 233 must address Tallowwood Boulevard and Tall Oak Drive while maintaining vehicle access from internal driveways.</i>
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Item 1.1 Response:

Please find **attached** villa plans intended to form part of the development application.

With respect to Council's request for the villas to be orientated towards the external street network (namely Tallowwood Boulevard and Tall Oak Drive), the following comments are provided:

- It is suggested that orientating the dwellings to face the external street network, whilst still relying on internal access will result in a reduction in amenity for the retirement facility itself and the affected villas given that they would no longer contribute to the activation of the internal streetscape and will result in a less than desirable interface between private open space areas and the internal driveway.
- The Tall Oak Drive frontage being affected is not significant (i.e. less than 150m of frontage);
- Tall Oak Drive is located close to the entry of the estate and will still achieve casual surveillance by vehicle and pedestrian traffic generated by both the proposal; the existing approved retirement facility and residents within the existing estate;
- As evidenced on the earthwork plans (**Attachment 4** of the original development application) the proposed finished levels for villas 227 to 233 are to range between 529.35m AHD and 529.48m AHD, whilst Tallowwood Boulevard is situated on land roughly between 530m AHD and 531m AHD. This confirms that the dwellings are to be situated on land below Tallowwood Boulevard, which would limit their visibility to the street or therefore their ability to contribute to activating the streetscape.
- Dwellings exist on the opposite side of Tallowwood Boulevard which provide the casual surveillance and activation that Council is seeking.
- Generous landscaping buffers are proposed along both frontages, which it is submitted will offer a superior outcome in terms of amenity for immediately surrounding residents and pedestrian and road users.

For the above reasons, it is respectfully submitted that the proposed arrangement is justified in the circumstances without further amendment and will not undermine the intent behind Performance Outcome 18 of the Medium Density Residential Code.

1.2	Issue: <i>The Landscape Plans indicate that a concrete sleeper retaining wall will be provided along the southern extent of house sites 229 to 233 fronting Tallowwood Boulevard. No details regarding the height of this retaining wall or how it will interface with Tallowwood Boulevard have been provided.</i>
	Information Required: <i>Provide amended plans and cross sections which include the height and construction material of proposed retaining walls.</i>

	<i>Note: Retaining walls constructed from concrete sleepers are not supported by Council Officers where these retaining walls front road reserves.</i> <i>Note: Retaining walls fronting road reserves in excess of 1.5m in height must be stepped in accordance with PSP No.2 – Engineering Standards – Roads and Drainage Infrastructure.</i>
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Item 1.2 Response: Please refer to **Attachment 4** (Earthworks Plans) provided within the original application material which confirm the interface arrangement. Specifically, ground levels are to be battered away from the road frontage such that no retaining is necessary. The landscape plans have been amended to accurately reflect the proposed arrangement (refer **Attachment 1**).

1.3	Issue: <i>While plans indicate a pedestrian connection between house sites 01 and 208 to 210, and 204 and 221, the plans do not identify that the pedestrian link will connect into the existing footpaths within Tall Oak Drive and Gowrie Junction Road.</i>
	Information Required: <i>Provide amended plans which incorporate a pedestrian connection through the site from the footpath in Tall Oak Drive to the footpath in Gowrie Junction Road.</i>

Item 1.3 Response:

Council is reminded that the pedestrian connection between villas 208 – 210 and 01 and the broader internal pedestrian network is for internal resident access only and are not intended for public access. In terms of facilitating resident access to the external street network, the current site plan shows a pedestrian gate adjacent to the existing emergency access point along Gowrie Junction Road. This can be formalised for direct resident access to the external street via a security gated arrangement. The applicant is prepared to accept a condition by Council reflecting same.

With respect to Tall Oak Drive access, we respectfully decline the request for an additional pedestrian connection for the following reasons:

- Access to Tall Oak Drive is available adjacent to Villa 24 and the pickleball facility via the main vehicle/pedestrian access point to the site.
- To maintain site and facility security, preference is given to avoiding any further connections to Tall Oak Drive.
- This existing access is (at most) a 250m detour for the most affected residents which it is submitted is not an unreasonable distance to gain access to Tall Oak Drive.

WATER SUPPLY INFRASTRUCTURE

2.1	Issue: <i>It is unclear whether the proposed development will achieve and can maintain the desired standard of service in Council's water supply network.</i>
	Information Required: <i>Provide a Detailed Water Analysis Report (with full network modelling) for the proposed development. The analysis must be undertaken in accordance with Council's Water Infrastructure Policy 2.03 and provide assessment of Council's existing system's adequacy for the proposed development.</i>

Item 2.1 Response: Included at **Attachment 2** to this correspondence is a Water Supply and Network Analysis Report prepared by JFP which establishes that no external water supply augmentations are required to cater for the proposed additional demand resulting from this extension to the existing approved Retirement Facility. It is noted that this document was previously provided to Council on 10 September 2026.

AMENDED OVERALL SITE PLAN:

Please be advised that an amended overall Site Plan (**Attachment 4**) has been prepared to accompany the application and which is intended to supersede the version supplied with the original development application material.

In terms of the extent of changes, it is noted that this largely relate to the introduction of four (4) additional 'yellow' type lots in the northern extents of Lot 3 with the following further detail provided as follows –

- Four (4) 13m x 25m standard lot type lots are to be replaced by four (4) 12.5m x 25m small lots.
- All previously shown 12m x 25m lot types have been replaced with 12.5m x 25m lot types.
- No additional yield is proposed.
- No material impact to the existing landscape buffers or associated development parameters will result.

It is submitted that this change is largely immaterial to Council's overall assessment. Nevertheless, the detail is provided for Council's records and to ensure the latest proposal plans accurately reflect the current proposal.

Summary

This response is considered to constitute a full response to Council's Information Request, and we therefore request that Council proceed with its assessment of the application.

Should you have any further queries or wish to discuss anything further, please do not hesitate to contact the office on 07 5452 5207.

Yours sincerely



James Brownsworth
DIRECTOR
INNOVATIVE PLANNING SOLUTIONS