

From: Shen Liu
Sent: Monday, 15 June 2026 4:37 PM
To: Development
Subject: Fw: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

From: Oliver O'Callaghan
Sent: Thursday, June 11, 2026 4:30 PM
To: Shen Liu
Cc: Marcus McNee ; James Juhasz
Subject: RE: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

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Hi Shen,
Hope you're having a good week.
Further to recent correspondence, please find attached Notice of Change letter.
Could you please confirm receipt of this letter by return email?
Any questions, please let me know.
Thanks,
Ollie O'Callaghan
Graduate Town Planner

P 07 3254 1566
E ollie@propertyprojectsaustralia.com.au

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From: Shen Liu <Shen.Liu@tr.qld.gov.au>
Sent: Wednesday, 10 June 2026 9:50 AM
To: Marcus McNee <marcus@propertyprojectsaustralia.com.au>
Subject: Re: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

RECEIVED
11/06/2026
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Hi Marcus

Sorry for the late response, I'm back to office today.

The change to the current application to include the access easement is considered a minor change, and no public notification is required, as discussed last week.

Regarding the engineering aspects, there are no outstanding issues.

Kind Regards,

Shen Liu

Planner

Planning Branch

Toowoomba Regional Council
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From: Marcus McNee

Sent: Thursday, 4 June 2026 1:28 PM

To: Shen Liu <Shen.Liu@tr.qld.gov.au>

Cc: James Juhasz <james@propertyprojectsaustralia.com.au>;

'ppaprojects@emailworkflowmax.com' <ppaprojects@emailworkflowmax.com>; Alice Pai <Alice.Pai@tr.qld.gov.au>; Oliver O'Callaghan <ollie@propertyprojectsaustralia.com.au>

Subject: RE: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

Hi Shen,

Thanks for your time on the phone.

As discussed, before we formally change the current development application, we are hoping Council can clarify the following two (2) items:

For context, Council noted the following:

- *It is noted that the site currently obtains access to Vision Street via an access easement established under the Sealing application (Ref: SEAL/2022/3820). However, the associated development approval (Ref: RAL/2022/215) does not provide Lot 2 with legal access to Vision Street. As such, it is recommended that either RAL/2022/215 be amended, or a new access easement be provided as part of the current application to ensure Lot 2 can lawfully utilise the access arrangement.*

We acknowledge Council's comments that the site currently obtains access to Vision Street via an access easement which is listed on the title of both lots and established under the Sealing application (Ref: SEAL/2022/3820), however the associated development approval (Ref: RAL/2022/215) does not expressly provide Lot 2 with access to Vision Street.

It would be greatly appreciated if Council could please provide comment on the following items?

- We seek confirmation from Council that, if the applicant was to change the current application to include the access easement, it would be considered a

minor change to the development application under s.52(3) of the Planning Act 2016 where aligning with the definition of a minor change under the Planning Act 2016 and not resulting in substantially different development, as defined within the Development Assessment Rules (Version 3.0)?

- We seek confirmation from Council that, if the applicant was to amend the application to include the access easement, public notification would not need to be undertaken again because the change would not likely attract a submission objecting to the change if public notification was required to be undertaken again as per s.26.2(b) of the Development Assessment Rules.

Any questions, please let me know.

Thanks

Marcus McNee

Senior Town Planner

M 0434 422 508

P 07 3254 1566 **Ext** 012

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From: Marcus McNee

Sent: Thursday, 21 May 2026 4:16 PM

To: 'Shen Liu' <Shen.Liu@tr.qld.gov.au>; Sophie Spencer <Sophie.Spencer@tr.qld.gov.au>

Cc: James Juhasz <james@propertyprojectsaustralia.com.au>;

'ppaprojects@emailworkflowmax.com' <ppaprojects@emailworkflowmax.com>; Alice Pai <Alice.Pai@tr.qld.gov.au>

Subject: RE: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

Hi Shen and Sophie,

Shen, thank you for your time on the phone earlier, appreciate you taking the time to work through our questions.

Sophie, when you have a moment, could you please call me back to discuss this application?

We have considered Council's correspondence from 15 May 2026 and 18 May 2026, and provide the following:

- If Council's recommendation was adopted:
 - the existing sewer infrastructure would need to be realigned.
 - the easement would need to be amended as it would then burden Proposed Lot 100 and Proposed Lot 2 rather than one (1) lot (Proposed Lot 100).
 - the site area of Proposed Lot 100 would be less than the current proposal
 - the dimensions of Proposed Lot 100 would be less than the current proposal.
 - the road frontage (Vision Street and Witmack Road) of Proposed Lot 100 would be the same as the current proposal.
 - the road access and internal vehicle access arrangements for both Proposed Lot 2 and Proposed Lot 100 would be the same as the current proposal (i.e. unchanged).
 - the 'functionality' of Proposed Lot 100 would remain the same as the current proposal.
 - the proposal would be non-compliant with the following outcomes of the Reconfiguring a Lot Code:
 - **Acceptable outcome AO2.1(a)** as the rearrangement of the boundaries would result in a lot that is connected to sewer infrastructure which is not wholly within the lot.
 - **Acceptable outcome AO2.1(b)** as the rearrangement of the boundaries would result in the augmentation of existing connections.
 - **Performance outcome PO2** as one (1) of the lots resulting from the rearrangement of boundaries will require the modification of existing connections.
 - **Performance outcome PO6** as the development would not be *'integrated with the surrounding urban or rural environment, having regard to . . . (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks'*.
 - **Overall outcome (1)(e)** because the development would represent an inefficient provision of infrastructure and services as they would need to be augmented.
- In relation to Council's comments regarding future development potential, it must be acknowledged that Proposed Lot 100 already contains an established and operational facility. By consenting to this application, the owner has confirmed that the portion of land proposed to be transferred to Proposed Lot 2 is surplus to the operational requirements of the existing use and does not provide any meaningful functional benefit to the ongoing operation of the site.
- Whilst we acknowledge Council's preference for a more regular lot configuration, it is respectfully considered that the currently proposed layout achieves a more efficient outcome from an infrastructure and operational perspective, particularly as it enables the existing sewer infrastructure and easement arrangements to remain unchanged.

Moving forward, it would be greatly appreciated if Council could please review the above information and clearly outline the benefit/s of the applicant adopting Council's recommendation?

Please let me know if you would like to discuss any aspect of the above further.

Thanks,

Marcus McNee

Senior Town Planner

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From: Shen Liu <Shen.Liu@tr.qld.gov.au>

Sent: Friday, 15 May 2026 11:59 AM

To: Marcus McNee <marcus@propertyprojectsaustralia.com.au>

Cc: James Juhasz <james@propertyprojectsaustralia.com.au>;

'ppaprojects@emailworkflowmax.com' <ppaprojects@emailworkflowmax.com>; Alice Pai

<Alice.Pai@tr.qld.gov.au>; Sophie Spencer <Sophie.Spencer@tr.qld.gov.au>

Subject: Re: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

Hi Marcus

Thank you for taking the call earlier this week.

Based on the Information Request response and our discussion, Council provides the following comments:

- The current proposed lot layout directly conflicts with the existing approval (MCUC/2021/4249/A). As such, a change application is required before Council can progress assessment of RAL/2026/2378. Whether this involves removing Stage 2 from the approval, or excising the relevant portion of land from Stage 2, is a matter for the applicant to determine. However, Council is unable to support or consider development

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