

Notice of compliance with public notification requirements
Section 18.1 of the Development Assessment Rules

Wagner Corporation Pty Ltd
c/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350
Ph: (07) 4632 2535

RECEIVED
10/03/2022
TOOWOOMBA
REGIONAL COUNCIL

9 March 2022

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Attn: Sophie Spencer

PUBLIC NOTIFICATION – DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR A VARIATION REQUEST TO VARY THE EFFECT OF THE PLANNING SCHEME – 99-117 HAYDEN STREET EAST, KEARNEYS SPRING - LOT 12 SP187254, EMT B RP216771 (Council Ref: MCUI/2021/6070)

Dear Sophie,

In accordance with section 18.1 of the Development Assessment Rules, I wish to advise on behalf of the applicant Wagner Corporation Pty Ltd, that public notification for this development was undertaken from 24 January 2022 to 8 March 2022 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules.

I confirm the following public notification actions were undertaken for the above application:

- ✓ Publishing a notice in the Toowoomba Chronicle on 21 January 2022. A copy of the newspaper advertisement is attached to this notice at **Appendix A**; and
- ✓ Placing notices on the land in the way prescribed under the *Development Assessment Rules* from 21 January 2022 until 8 March 2022. Photographs of the signs as erected on the land are attached to this notice at **Appendix B**; and
- ✓ Giving a notice to the owners of all land adjoining the land on 19 January 2022. A list of the names and addresses, a sample letter and a copy of the public notice sign are attached to this notice at **Appendix C**.

Yours sincerely



Paul Kelly
Precinct Urban Planning
9 March 2022

Appendix A: Copy of Newspaper Advertisement

buy search sell
.com.au

Welcome to Australia's leading network of trusted local classifieds

To place business advertising
13 11 13 or buysearchsell.com.au

mytributes

13 11 35
mytributes.com.au

Tributes

Funerals

MCKEWIN
Myron Patrick
Aged 57 years.
Late of Moodies Road, Bargara and formerly of Toowoomba. Passed away peacefully on January 15th, 2022. Beloved husband of Christine. Dearly loved father of Jessica, Krystle, Deslie, Shane, Christine, Bernadette, Sarah and Rebecca. Dearly loved son of Leonard & Yvonne. Loving grandfather of 18 grandchildren. Loving brother, brother-in-law and uncle of respective families.

"Forever In Our Hearts"

A Funeral Service for Myron will be held at The Chapel, 'Branyan Gardens', Cummins Road, Branyan on Monday, January 24th, 2022 at 10.00am.

Condolences
www.brownsfunerals.com.au
F.C.Brown & Co
4151 3357

Kind words for a loved one

mytributes

mytributes.com.au

13 11 35

Careers

Jobs

Trades and Services

LANDSCAPER REQUIRED

Handy in all aspects of trade. Willing to work.

Send Resume to:
dowlandscaping@westnet.com.au

Notices

Proposed Development Notices

PROPOSED DEVELOPMENT

Make a submission from
24 January 2022 to 8 March 2022
Preliminary Approval for a Variation Request to Vary the Effect of the Planning Scheme

Where: 99-117 Hayden Street East, Kearneys Spring

On: Lot 12 SP187254, Emt B RP216771

Approval sought: Material Change of Use - Preliminary Approval - Variation Request

Application ref: MCUI/2021/6070

You may obtain a copy of the application and make a submission to:

Toowoomba Regional Council
PO Box 3021, Toowoomba Qld 4350
development@tr.qld.gov.au
131 872
www.tr.qld.gov.au

Public notification requirements are in accordance with the Planning Act 2016

Backyard need some sprucing?



buy search sell
.com.au

Notices

Proposed Development Notices

Proposed Development

Make a submission from
24 January 2022 to 15 February 2022
Boundary Realignment 2 into 2 Lots & Partial Demolition of a Character Place

Where: 58 Bridge Street, East Toowoomba

On: Lots 3 & 4 RP17809

Approval sought: Development Permit for Reconfiguring a Lot & Preliminary Approval for Building Works Assessable against the Planning Scheme

Application ref: RAL/2021/894 & PSW/2021/896

You may obtain a copy of the application and make a submission to:
Toowoomba Regional Council
PO Box 3021, Toowoomba Qld 4350
development@tr.qld.gov.au
131 872
www.tr.qld.gov.au

Public notification requirements are in accordance with the Planning Act 2016

Public Notices

VISITING HOURS

BAILLIE HENDERSON HOSPITAL:

Phone 4616 6000

ST ANDREW'S:

Phone 4646 3000

General Wards

11:00am-8:00pm

Intensive Care Unit and Cardiac Medical Unit

11:30am-1:30pm and 3:30pm-8:00pm

South Ward

3:00pm-8:00pm Mon-Fri

11am-8:00pm Sat & Sun

For up to date visiting information, please visit

www.health.qld.gov.au

ST VINCENT'S:

General Enquiries 07 4690 4000

From Thursday 15 April 2021 our hospital visiting hours will return to 8am to 8pm.

Please use:

Entrance 1: Patient Admission & Discharge

Entrances 2, 3 & 4: Doctors' Appointments

Entrance 6: Visitors, Emergency Department & Qld X-Ray

As a condition of entry to the main hospital you must:

- Complete the COVID-19 Screening Form
- Pass through the thermographic cameras
- Use hand sanitiser

You may not visit if:

- You are currently diagnosed with COVID-19
- You are awaiting a COVID-19 test result
- You have been asked to self-quarantine
- You have had contact with a person with COVID-19 or have returned from overseas in the past 14 days
- You have a fever (37.5 degrees or more) or a cough, runny nose, sore throat, shortness of breath, fatigue, diarrhoea, vomiting or nausea or loss of smell and/or taste
- Have been in a declared hot spot in the past 14 days.

Maternity Bookings and Parenting classes

1800 655 099, 8am - 5:30pm Mon-Fri

TOOWOOMBA HOSPICE:

Please phone 4659 8500 for visiting times as times may vary due to individual care & personal needs.

TOOWOOMBA HOSPITAL:

Phone 4616 6000

Please note: Staff may vary visitor access in response to patient care needs. General hours 11am - 8pm Harbison (maternity), Birth Suite and Special Care Nursery 11am - 1pm and 3pm - 8pm

Acute Mental Health Unit

Mon to Fri: 3pm - 8pm, weekends and public holidays 9am-8pm

Toowoomba Hospital Childbirth Education Classes are held every second Saturday. Contact Antenatal Clinic on 4616 6201 to book. For information on breastfeeding education and tours of maternity unit please contact 4616 6201

Motoring

Cars For Sale

STEVE'S PICK UPS
CASH FOR CARS
\$500 - \$3000
UTE, WANS, 4WDs, TRUCKS
SMASHED, BLOWN
MOTORS, INSURANCE
WRITE OFFS,
Scrap Vehicles min \$150
- conditions apply
URGENTLY WANTED:
Hilux, Hilux, Dina Trucks
CASH ON PICK UP
FREE ESTIMES
0417 562 567
Open 7 DAYS - 24/7
bargaincarsandtrucks.com.au

Adults

Adult & Escort Services

AUSSIE GENUINE BLONDE
Busty DD
Fun, Flirty
Friendly & Sensual
Erotic Sexy Curves
Mature Gents Welcome
0475 687 439

ABSOLUTE AMAZING SEXY AMY

Mature Unwind & Relax In/Out Calls 7 Days,
0439 180 115

Adults

Adult & Escort Services

ASIAN LEXI
BUSTY BEAUTY
Toys, Fetishes, Hit, Pretty A/C, No Pen Numbers In/Out Calls
0481 989 938

BUSTY GABRIELLE ex16
Naughty, 52yo, pri'ves, A/C Comfort, In/Outcalls
0406 985 113

Debbie Mature 50's

Private Residence
0499 427 255

Lovely Asian

Long Hair
Busty, no rash
Toys in out calls
0427485515

Adult Relaxation

SEXY AND SENSUAL AVA
Sensual Erotic
0432053288

buy search sell
.com.au

I need space

Turn clutter into cash at Buy Search Sell. Call 13 11 13



buy search sell
.com.au

Mum, I'm boored Find games, movies and more at Buy Search Sell.

buy search sell
.com.au

**Appendix B: Photographs of Public Notification Signs
Copy of Wording of Public Notification Signs**



Photograph 1: View of public notification signage location on frontage to Hayden St East.



Photograph 2: Copy of wording of public notification signage on Hayden St East frontage.



Photograph 3: View of public notification signage location on frontage to West Street.



Photograph 4: Copy of wording of public notification signage on Toowoomba West Street frontage.

Appendix C: Adjoining Land Owner Details

Letter Served to Adjoining Land Owners

**Copy of Public Notice Sign Served to
Adjoining Land Owners**

List of Adjoining Property Owners

Gregory Peter Fraser
and Maxine Helen Fraser
PO Box 119,
DRAYTON NORTH QLD 4350

Paul Anthony Gollan
566 West Street,
KEARNEYS SPRING QLD 4350

Jeteld Pty Ltd
PO Box 9109,
WILSONTON QLD 4350

Ryley Glen Mc Ewan
and Sari Jane Mc Ewan
15 Ironbark Drive,
MOUNT RASCAL QLD 4350

Wagner Properties Pty Ltd
PO Box 2005,
TOOWOOMBA QLD 4350

19 January 2022

Gregory Peter Fraser
and Maxine Helen Fraser
PO Box 119,
DRAYTON NORTH QLD 4350

Dear Sir/Madam,

PUBLIC NOTIFICATION – DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR A VARIATION REQUEST TO VARY THE EFFECT OF THE PLANNING SCHEME – 99-117 HAYDEN STREET EAST, KEARNEYS SPRING - LOT 12 SP187254, EMT B RP216771 (Council Ref: MCUI/2021/6070)

In accordance with the requirements of Section 17.1(b) of the Development Assessment Rules you are hereby notified that a development application has been lodged by Wagner Corporation Pty Ltd for a site adjacent to your land. The subject land is located at 99-117 Hayden Street East, Kearneys Spring being that land described as Lot 12 SP187254 and Emt B RP216771.

The Development Application seeks a Material Change of Use - Preliminary Approval for a Variation Request to Vary the Effect of the Planning Scheme. In accordance with the provisions of Section 17.1(b) of the Development Assessment Rules, I provide you with the enclosed copy of the public notice sign to be erected on the premises.

The application notification period begins on 24 January 2022 and ends on 8 March 2022. The application can be viewed online on Council's website: www.tr.qld.gov.au. The Development Application number is MCUI/2021/6070.

Any person may, on or before 8 March 2022, make a submission to: The Assessment Manager, Toowoomba Regional Council, PO Box 3021, Toowoomba Qld 4350 or an electronic submission to development@tr.qld.gov.au.






Yours sincerely



Paul Kelly
Precinct Urban Planning

PROPOSED DEVELOPMENT HAVE YOUR SAY

Preliminary Approval for a Variation Request to Vary the effect of the Planning Scheme

-  **Where:** 99-117 Hayden Street East, Kearneys Spring
-  **On Lot 12 SP187254, Emt B RP216771**
-  **Approval sought:** Material Change of Use – Preliminary Approval - Variation Request
-  **Application reference:** MCUI/2021/6070
-  **Make a submission from 24 January to 8 March 2022**



Lot size and frontage
N/A



Building height
N/A



Setbacks
N/A



Site cover
N/A

For further information and to view a copy of the application, contact:

- Toowoomba Regional Council
- www.tr.qld.gov.au
- 131 872

Submissions can be made to:

- Toowoomba Regional Council
- PO Box 3021, Toowoomba Qld 4350
- development@tr.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the *Planning Act 2016*

