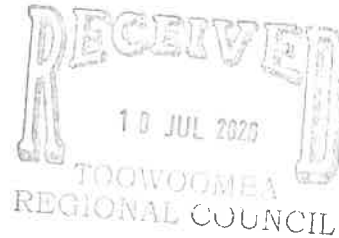


Assessment Manager
Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350
By email: development@tr.qld.gov.au



9 July 2026

MCUI/2025/7991 & RAL/2025/7992 – 402–410 Hume Street, Centenary Heights

Toowoomba Regional Council Properly Made Submission – Objection

I wish to lodge a properly made submission opposing the proposed development at **402–410 Hume Street, Centenary Heights**.

Key Concerns

- **Excessive density** – 62 new dwellings, including two-storey houses behind existing homes, will significantly change the neighbourhood and reduce privacy. The proposed development introduces up to three new lots behind many existing homes. This is not sensitively integrating into the existing landscape & not considering existing boundaries.
- **Missing development controls** – The Variation Request lists building height, setbacks, and site cover as “N/A”, preventing proper assessment of impacts. These controls undefined creates unacceptable uncertainty & omits fundamental development parameters.
- **Amenity impacts** – Increased noise, lighting, loss of privacy, and removal of mature vegetation will negatively affect surrounding residents.
- **Traffic and safety** – The development will add hundreds of daily vehicle movements to already constrained streets (Hume St, Lotus Cres, Marigold St, Jull Dr).
- **Loss of vegetation** – Reduction from 124 mature trees to 45 new plantings will fragment wildlife corridors and reduce shade, habitat, and screening.

Request

I respectfully request that Council **refuse the application** or require substantial amendments to address these issues.

Name: *Jeff Flemming*
Address: *3 Flagstone Creek Road, Middle Ridge*
Signature: *Jeff Flemming*