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# TOOWOOMBA REGIONAL COUNCIL

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**TOOWOOMBA  
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## Receipt of Paper Work

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OWN PLANNING SUBMISSION. - 1A CANTOR RD. HIGHFIELDS

THE ASSESSMENT MANAGER.  
DEVELOPMENT ASSESSMENT.  
TOOWOOMBA REGIONAL COUNCIL.  
TOOWOOMBA. 4350.

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11.15AM

Graham Glover  
3 Cawdor Road  
HIGHFIELDS QLD 4352  
Ph. 0488546217  
Email: gglover6@bigpond.com

20 May 2026

The Assessment Manager  
Development Assessment  
Toowoomba Regional Council  
P O Box 3021  
TOOWOOMBA QLD 4350

Dear Sir/Madam,

Objection to proposed development – 1A Cawdor Road, HIGHFIELDS QLD 4352.

Combined Development Application - Impact Assessment.  
Material Change of Use - Child Care Centre - MCUI/2025/5337  
Reconfigure a Lot - 1 lot into 2 lots - RAL/2025/5338  
Property Situated 1A Cawdor Road, HIGHFIELDS QLD 4352  
Described as Lot 2 SP 307313 (Incl. Easement A RP 56980)

I refer to the abovementioned development application and wish to register my objection to the proposed development on the following grounds:-

The subject land is located in the Low Density Residential Zone (Park Residential Precinct) under the Toowoomba Regional Planning Scheme 2012. Pursuant to Section 6.2.1.2 of the planning scheme, the stated purpose and overall outcomes of the Low Density Residential Zone is "to provide a variety of low density dwelling types, including dwelling houses and community uses and small scale services, facilities and infrastructure that cater for local residents." However, in the Park Residential Precinct of the Low Density Residential Zone, the use of land for non-residential purposes is not permitted.

Section 6.2.1.2 (4) (a) (c) of the planning scheme clearly states:-

- (4) The overall outcomes of the Park Residential precinct within the Low Density Residential zone are:
- (a) land in this precinct accommodates dwelling houses in a very low density setting, with lots greater than 2,250m<sup>2</sup>;
  - (c) **non-residential uses are not permitted in this precinct.**

## Assessment Benchmarks

Section 4.7.2 of the town planning report which has been submitted in support of this development application identifies the Overall Outcomes for development in the Low Density Residential Zone. With respect to the Park Residential Precinct, Overall Outcome (c) states **“non-residential uses are not located in this precinct.”** The Performance Solution Response to this Outcome requirement states, in part, **“It is noted that the site contains an existing water supply easement and directly adjoins a service station. Accordingly, it is considered that the development of the site for a non-residential use is appropriate in this instance.”**

The fact that the site contains a water supply easement and directly adjoins a service station does not justify the use of the site for non-residential use contrary to the provisions of the town planning scheme. It should be noted that the service station was not approved under the current provisions of the Toowoomba Regional Council Planning Scheme 2012. At the time of lodgement of the development application for the service station on the 6 April 2016, the development site was zoned Low Density Residential (Highway Precinct) and subject to assessment under the Highfields Local Plan and the planning scheme provisions in force at the time. The planning scheme was subsequently amended on the 29 July 2016 and the zoning of the land changed to Low Density Residential (Park Residential Precinct) and The Highfields Local Plan was replaced by the Highfields, Meringandan and Meringandan West Local Plan. **As the service station was not approved under the current provisions of the town planning scheme, it cannot be regarded as setting a precedent for the establishment of a Child Care Centre or any other non-residential use on the adjoining property at 1A Cawdor Road.**

## Summary.

The development application for the establishment of a Child Care Centre on the property situated at 1A Cawdor Road, Highfields should be refused as the proposed development constitutes a non-residential use of land in the Park Residential Precinct of the Low Density Residential Zone, contrary to the provisions of the Toowoomba Regional Council Planning Scheme 2012. If the application is approved, it will also set an undesirable precedent for the non-residential use of the proposed adjoining lot which may result from the combined lot reconfiguration application.

I trust this submission will receive the due consideration of Council.

Yours faithfully,



Graham Glover