

Our Reference: MCUI/2026/6588
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Gemstone Lifestyle No. 8 Pty Ltd
 C/- Innovative Planning Solutions
 PO Box 1043
 MAROOCHYDORE QLD 4558

Email: info@ipsptyltd.com.au

26 August 2026

Dear Sir/Madam

Development Application for: Material Change of Use – Impact – Extension to Retirement Facility
Location: 25 Tall Oak Drive and 1-11 Tallowwood Boulevard, COTSWOLD HILLS QLD 4350
Property Description: Lot 1 SP330786 and Lot 3 SP338483
Relevant Planning Scheme: Toowoomba Regional Planning Scheme 2012

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:-

1. HOUSE DESIGNS AND INTERFACE WITH ROAD NETWORK

1.1	Issue: 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 PO ₁₈ (Table 9.3.7:2) of the Medium Density Residential Code.
	Information Required: 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.
1.2	Issue: 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.
	Information Required: Provide amended plans and cross sections which include the height and construction material of proposed retaining walls. <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>
1.3	Issue:
	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.
	Information Required:
	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.

2. WATER SUPPLY

	Issue:
	It is unclear whether the proposed development will achieve and can maintain the desired standard of service in Council's water supply network.
2.1	Information Required:
	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.

Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully



Krys den Hertog
Principal Planner, Planning Branch

cc: ToowoombaSARA@dsdilgp.qld.gov.au