

Our Reference: RAL/2026/3079
 CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

Torrington Project Pty Ltd
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11 May 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – One (1) Lot into Three (3) Lots
Location: 259-261 Hursley Road, TORRINGTON, QLD 4350
Property Description: Part Lot 1 SP346120, Emt A SP339850 and Emt B SP356763
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 28)*

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. LOT SIZES AND DEVELOPMENT PATTERN

Issue: Development Pattern	
1.1	<p>The proposed development involves the creation of three (3) new residential lots at a density of approximately 1.5 dwellings per hectare. This proposed density is not consistent with the intent of the Emerging Community Zone, Reconfiguring a Lot Code, or Strategic Framework of the <i>Toowoomba Regional Planning Scheme 2012</i>.</p>
	<p>The Strategic Framework of the <i>Toowoomba Regional Planning Scheme 2012</i> includes the following sections:</p> <ul style="list-style-type: none"> • Specific Outcome 3.3.3.1 (7) requires there is a “logical sequence to infrastructure delivery to ensure the effective and efficient delivery of land development and infrastructure services”. This is further reinforced in Strategic Outcome 3.8.1(1)(a)(c) and (e), and Specific Outcome 3.8.2.1 (1) and (3). • Specific Outcomes 3.3.3.1 (5) and (6) relates to promoting a compact urban growth with a defined ‘edge’, with Specific Outcome 3.3.5.1 (1)(d) limiting urban neighbourhoods to the urban extent shown on the Strategic Framework map.

- Land Use Strategy 3.3.3.2 (2) requires that structure planning of Emerging Community Land will be undertaken progressively as part of the Development Assessment Process.
- Land Use Strategy 3.3.3.2 (3)(a) requires that new developments contribute to achieving dwelling yields of 15 dwellings per hectare net in Greenfield Development Areas.

The Emerging Community Zone Code features the following Overall and Performance Outcomes:

- Overall Outcome 4(a)(i) requires that development for new communities occurs after detailed land use master planning and infrastructure planning of areas within the zone have been undertaken. Further, Overall Outcome 4(a)(iii) requires that development occurs in a logical pattern that facilitates the timely and cost efficient provision of infrastructure and supports the staged release of land.
- Overall Outcome 4(a)(v) requires that development for new communities achieves a high level of integration with existing and future urban development. The proposed lot yield is not seen to be appropriately integrated into the existing approved urban development of RAL/2024/8120/C which features lot sizes of 500-700m², and the future urban development on adjoining land which will be required, as is the case with this development, to achieve a minimum yield of 15 dwellings per hectare.
- Overall Outcome 4(a)(vi) requires that urban development is undertaken in accordance with a master planning process that provides for a variety and diversity of housing types that achieves a minimum dwelling yield of 15 dwellings per hectare. It is noted that the estimated yield of the proposed development is approximately 1.5 dwellings per hectare.
- Performance Outcome PO₁ of Table 6.6.2:2 within the Emerging Community Zone Code requires that new communities comply with a master plan for the locality which ensures development contributes to a logical pattern and sequence of development and infrastructure, and facilitates an efficient use of land and infrastructure.
- Performance Outcome PO₃ of Table 6.6.2:2 within the Emerging Community Zone Code requires that development does not limit or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts. The proposed reconfiguration will hinder development opportunities of land within the Emerging Community Zone.

The Reconfiguring a Lot Code features the following Overall and Performance Outcomes:

- Overall Outcome 2(a) requires that lot reconfiguration facilitates the creation of functionally efficient environments consistent with the desired character of the zone or precinct in which the site is situated. The desired character of the Emerging Community Zone is a compact urban form that occurs in a logical pattern, and provides for a variety and diversity of housing types that achieve a minimum dwelling yield of 15 dwellings per hectare. The proposed development is not consistent with the desired character of the Emerging Community Zone.
- Overall Outcome 2(h) requires that lot design and sizes are suited to the intended use of the land. The intended use of the land, as identified by its zoning within the Emerging Community Zone is for a compact urban form in a logical pattern that achieves a minimum dwelling yield of 15 dwellings per hectare.
- Performance Outcome PO₄ of Table 9.4.5:1 within the Reconfiguring a Lot Code requires that all new lots provide sufficient area and dimensions that enable future development to achieve the relevant outcomes in the applicable use, zone and other development codes. The outcomes of the applicable Zone Code are for a compact

	<p>urban form in a logical pattern that achieves a minimum dwelling yield of 15 dwellings per hectare.</p> <ul style="list-style-type: none"> • Performance Outcome PO₁ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that development: occurs in a logical pattern and sequence, and is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of dwelling choices. The proposed development does not facilitate an efficient land use pattern that features a mix of lot sizes, and does not occur in a logical pattern or sequence. • Performance Outcome PO₄ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires lot types to be generally rectilinear and arranged to provide a mix of lot sizes. • Performance Outcome PO₁₂ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes. <p>Contrary to the statements made in the submitted planning report, the development is not seen to be a logical land use planning outcome which will advance the purpose of the <i>Planning Act 2016</i>. The development is a severe underdevelopment of the site and is not in line with the intended development pattern identified within the Strategic Framework, Emerging Community Zone Code, or Reconfiguring a Lot Code of the Planning Scheme. The development will result in the further fragmentation and limitation of land within the Emerging Community Zone which is not a logical use of developable land within the urban extent.</p> <p>An amended lot layout and configuration is required which demonstrates a minimum density of 15 dwellings per hectare, and provides master planning and structure planning demonstrating that the proposed development provides a logical pattern of development and infrastructure that results in the efficient development of the site, ensuring that the suitability and capacity for future urban development is maintained. The master plan must demonstrate the logical sequencing and location of infrastructure, ensuring the development will not compromise the long-term consolidated development of Torrington and land within the Emerging Community Zone.</p> <p>Information Required:</p> <p>Provide an amended lot layout and configuration which results in a minimum density of 15 dwellings per hectare, and provides master planning and structure planning which demonstrates that the proposed development provides a logical pattern of development and infrastructure. Master planning is required to accompany the amended lot layout and configuration.</p> <p>An assessment must also be provided against the relevant sections of the Planning Scheme, including the Strategic Framework.</p>
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2. WASTEWATER INFRASTRUCTURE

2.1	<p>Issue: Wastewater Management</p> <p>The area in which the subject site is located has been identified for connection into the wastewater network. As such, it is a requirement that the proposed development will provide connection to the wastewater network rather than operate an on-site wastewater treatment system.</p> <p>The Strategic Framework of the <i>Toowoomba Regional Planning Scheme 2012</i> includes the following sections:</p> <ul style="list-style-type: none"> • Specific Outcome 3.3.3.1 (7) requires there is a “logical sequence to infrastructure delivery to ensure the effective and efficient delivery of land development and infrastructure services”. This is further reinforced in Strategic Outcome 3.8.1(1)(a)(c) and (e), and Specific Outcome 3.8.2.1 (1) and (3). • Land Use Strategy 3.3.3.2 (2) requires that structure planning of Emerging Community
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Land will be undertaken progressively as part of the Development Assessment Process.

- Land Use Strategy 3.3.3.2 (3)(a) requires that new developments contribute to achieving dwelling yields of 15 dwellings per hectare net in Greenfield Development Areas.
- Specific Outcome 3.8.2.1 (3) requires that essential infrastructure including waste disposal is planned for and delivered prior to or at the time of development and proceeds in accordance with the scale and type of current and future development, location of growth, sequencing and timing identified in the Local Government Infrastructure Plan (LGIP).

The Emerging Community Zone Code features the following Overall and Performance Outcomes:

- Overall Outcome 4(a)(i) requires that development for new communities occurs after detailed land use master planning and infrastructure planning of areas within the zone have been undertaken. Further, Overall Outcome 4(a)(iii) requires that development occurs in a logical pattern that facilitates the timely and cost efficient provision of infrastructure and supports the staged release of land.
- Performance Outcome PO₁ of Table 6.6.2:2 within the Emerging Community Zone Code requires that new communities comply with a master plan for the locality which ensures development contributes to a logical pattern and sequence of development and infrastructure, and facilitates an efficient use of land and infrastructure.

The Reconfiguring a Lot Code features the following Overall and Performance Outcomes:

- The purpose of the Reconfiguring a Lot Code in accordance with Part (1)(e) of the Reconfiguring a Lot Code, is to ensure that lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services.
- Overall Outcome 2(j) requires that infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs.
- Performance Outcome PO₆ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that development is integrated with the surrounding urban environment having regard to connections to infrastructure networks.
- Performance Outcome PO₄₁ of Table 9.4.5:2 within the Reconfiguring a Lot Code requires that services including sewage disposal are provided in a manner which is efficient, promotes total water cycle management, and minimises whole of life cycle costs for that infrastructure.

Proposed Lot 2 and Lot 3 feature an onsite wastewater disposal system which is inconsistent with the intended development pattern identified within the Strategic Framework, Emerging Community Zone Code, or Reconfiguring a Lot Code of the Planning Scheme. Proposed Lot 2 and Lot 3 are required to be connected to Council's existing reticulated Wastewater Network.

In accordance with Item 1 of this Information Request, a Master Plan is required to be provided for the site and surrounding land within the Urban Footprint. This Master Plan must demonstrate the logical sequencing and location of infrastructure, ensuring the development will not compromise the long-term consolidated development of Torrington nor that of the infrastructure networks.

Information Required:

Demonstrate how proposed Lot 2 and Lot 3 will be connected to Council's Wastewater Network. This may involve construction of the "Future SPS 3" identified by the Greater Western Toowoomba Sewerage Strategy Study (May 2015).

	<p><u>Note:</u> In accordance with Item 1 of this Information Request, a Master Plan is required to be provided. This Master Plan must include details on the provision of wastewater infrastructure to each proposed lot.</p>
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3. SUBMITTED PLANS

3.1	<p>Issue: Site Plans</p> <p>The submitted site plans do not adequately demonstrate the dimensions and areas of:</p> <ul style="list-style-type: none"> • The part lot which has been applied over; and • The easements located over the site. <p>Amended plans are required which detail the size, dimensions, and setbacks from property boundaries for the proposed Part Lot which the development has been applied on, and Easement B on SP356763.</p>
	<p>Information Required:</p> <p>Provide amended plans which detail the size, dimensions, and setbacks from property boundaries for:</p> <ul style="list-style-type: none"> • The Part Lot which development has been applied over; and • Easement B on SP356763.
3.2	<p>Issue: Previous Application Requirements</p> <p>It is noted that a previous approval MCUC/2023/5398/B required land dedication along the subject site's frontage to Hursley Road. The submitted site plan does not reflect the 4.5m road widening conditioned as part of MCUC/2023/5398/B. It is noted that the works conditioned under MCUC/2023/5398/B must be undertaken before the parent subdivision (RAL/2024/8120/C) which this development relies on can be sealed. As such, amended plans are required which demonstrate the road widening required under Condition 20 of MCUC/2023/5398/B, and the resulting change in proposed lot sizes as part of this development.</p>
	<p>Information Required:</p> <p>Provide amended plans which demonstrate the road widening required under MCUC/2023/5398/B, and which reflect any changes to the proposed lot sizes of this development as a result of the road widening requirement.</p> <p><u>Note:</u> Should the application be approved, a condition of the development will require that Plan of Survey for Development Approval RAL/2024/8120/C must be registered with the Queensland Titles Registry and proof provided to Council, prior to lodgement of the Plan of Survey for this Development Approval.</p>

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

A handwritten signature in black ink, appearing to read 'R Green', written in a cursive style.

Richard Green
Lead Senior Planner, Planning Branch