

Our Reference: RAL/2026/4838
 CS Portal Reference: N/A
 Contact Officer: James Leader
 Contact: (07) 4688 6664
 Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

Paul Christian Adams
 C/- Alpha Planning Applications Pty Ltd
 PO Box 764
 TOOWOOMBA QLD 4350

Email: andrew@alphaplanning.com.au

29 June 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – One (1) Lot into Two (2) Lots
Location: 40 Underwood Crescent, HARRISTOWN QLD 4350
Property Description: Lot 124 on RP42476
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. SETBACKS

Issue: Lot 1 setbacks	
1.1	<p>The proposed lot layout involves a side boundary setback from proposed Lot 2's access handle to the existing dwelling on proposed Lot 1 of approximately 0.01m.</p> <ul style="list-style-type: none"> Performance Outcome PO4 (Table 9.4.5:1) of the Reconfiguring a Lot Code requires that all new lots provide sufficient area, frontage, and road access for lots to achieve the relevant outcomes of the zone and use code in relation to dwellings, setbacks, and other design criteria. Performance Outcome PO48 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires that the configuration of hatchet lots maintain the ability of existing buildings and structures to provide adequate daylight and ventilation to habitable rooms, and does not adversely impact on the amenity or privacy of adjoining residents. <p>A 1cm boundary setback for the existing dwelling adjoining the access handle of proposed Lot 2, is not considered to meet the requirements of Performance Outcome PO4 (Table 9.4.5:1) or Performance Outcome PO48 (Table 9.4.5:2) of the Reconfiguring a Lot Code, as the setback does not comply with the requirements of the Low-Medium Density Residential Zone, the Queensland Development Code, nor does it comply with building regulations for fire separation.</p>

Information Required:
Provide an amended plan demonstrating an increased side boundary setback to the existing dwelling house on proposed Lot 1. Alternatively, demonstrate that all relevant fire separation requirements can be met for the existing dwelling, and that the 1cm side boundary setback for proposed Lot 1 can provide adequate access to sunlight and ventilation for habitable rooms in the existing dwelling.

2. DRIVEWAY/ACCESS HANDLE

Issue: Access Handle
<p>The proposed development is subject to the requirements for hatchet lots in the Reconfiguring a Lot Code of the <i>Toowoomba Regional Planning Scheme 2012</i>. The information provided has not satisfactorily demonstrated that these requirements will be achieved. In particular, the following issues are of concern:</p> <ul style="list-style-type: none"> Performance Outcome PO49 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires that access handles for a hatchet lot have a minimum width of 6 metres for its full length. <p>The access handle serving proposed Lot 2 is approximately 4 x P Z.L.Council has concerns that the proposed access handle width is not sufficient to accommodate services such as stormwater, water, bin storage, and electricity infrastructure with appropriate separation distances from lot boundaries and the existing dwelling.</p> <p>As such, further information is required to demonstrate that the proposed Lot 2 can accommodate the required, water, stormwater, bin storage, and electricity infrastructure with associated separation distances within the proposed access handle.</p>
Information Required:
<p>Provide amended plans demonstrating a 6m wide access handle for proposed Lot 2. Alternatively, provide amended plans and information demonstrating a 4m wide access handle can comply with the overall outcomes of the Reconfiguring a Lot Code and the below requirements:</p> <ul style="list-style-type: none"> Demonstrate all the required services including stormwater, water, communication, bin storage, and electricity infrastructure can be accommodated within the proposed access handle.

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 'J. Leader', written in a cursive style.

James Leader
A/Lead Senior Planner, Planning Branch