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REGIONAL COUNCIL**

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03 June 2025

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Attention: Mr Jayden Forbes-Mitchell
By Email: jayden.forbes-mitchell@tr.qld.gov.au

Dear Jayden

NOTICE OF COMPLIANCE – PUBLIC NOTIFICATION – CHAPTER 1, PART 4, SECTION 18, DEVELOPMENT ASSESSMENT RULES – DEVELOPMENT APPLICATION - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE - DWELLING HOUSES, DUAL OCCUPANCY AND MULTIPLE DWELLINGS AND PRELIMINARY APPROVAL FOR A VARIATION REQUEST - 119 E DREWS ROAD, WESTBROOK – LOT 4 SP254418 (Council Ref: MCUI/2024/7257)

I act on behalf of the applicant, Fernleigh Properties Pty Ltd, in respect of the above matter.

In accordance with Chapter 1, Part 4, Section 18.1 of the *Development Assessment Rules*, I wish to advise that public notification for this development was undertaken from **15 April 2025** to **2 June 2025** in compliance with the requirements of Chapter 1, Part 4, Section 17 and Schedule 3 of the *Development Assessment Rules*.

I confirm the following public notification actions were undertaken for the above application:

- Publishing a notice in the Toowoomba Chronicle newspaper on 14 April 2024. A copy of the newspaper advertisement is attached to this notice at **Appendix A – Figure 1**;
- Placing a notice on the land in the way prescribed under the *Development Assessment Rules* from 14 April 2025 until 2 June 2025. Photographs of the sign as erected on the land are attached to this notice at **Appendix B – Figures 1-2**; and
- Giving a notice to the owners of all land adjoining the land on 10 April 2025. A list of the names and addresses and a sample letter are attached to this notice at **Appendix C**.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on phone 07 4632 2535, mobile 0427 737 526 or by email at andrew@precinctplan.com.au.

Yours sincerely



Andrew Bullen
Precinct Urban Planning

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URBAN PLANNING Pty Ltd

TOOWOOMBA 14-16 Hill Street, Toowoomba City
POST PO Box 3038, Toowoomba QLD 4350
P 07 4632 2535 E info@precinctplan.com.au

IPSWICH 174 Brisbane Street, Ipswich
POST PO Box 2251, North Ipswich QLD 4305
P 07 3447 0466 E info@precinctplan.com.au

Precinct Urban Planning Pty Ltd / ACN 639 546 688 / ABN 81 639 546 688

APPENDIX A – NEWSPAPER ADVERTISEMENT

Toowoomba Chronicle

FIGURE 1 – Extract of Newspaper Advertisement

28 CLASSIFIEDS
Toowoomba Chronicle | Monday April 14, 2025

buy search sell
.com.au

Welcome to Australia's leading network of trusted local classifieds
To place business advertising
13 11 13 or buysearchsell.com.au

Notices		Adults	
Proposed Development Notices	Public Notices	Adult & Escort Services	
<p style="text-align: center; font-weight: bold; margin: 0;">Proposed Development</p> <p style="font-size: 0.8em; margin: 0;">Make a submission from 15 April 2025 to 02 June 2025 Preliminary Approval for a Material Change of Use - Dwelling Houses, Dual Occupancy and Multiple Dwellings and Preliminary Approval for a Variation Request Where: 119 E Drews Road, Westbrook On: Lot 4 SP254418</p> <p style="font-size: 0.8em; margin: 0;">Approval sought: Preliminary Approval for a Material Change of Use - Dwelling Houses, Dual Occupancy & Multiple Dwellings & Preliminary Approval for a Variation Request to Vary the Effect of the Planning Scheme Application ref: MCUI/2024/7257 You may obtain a copy of the application and make a submission to: Toowoomba Regional Council PO Box 3021, Toowoomba Qld 4350 development@tr.qld.gov.au 131 872 www.tr.qld.gov.au</p> <p style="font-size: 0.7em; margin: 0;">Public notification requirements are in accordance with the <i>Planning Act 2016</i></p> <div style="text-align: center; margin-top: 10px;"> <p>Call 13 11 13</p> </div>	<p style="text-align: center; font-weight: bold; margin: 0;">VISITING HOURS</p> <p style="font-size: 0.8em; margin: 0;">BAILLIE HENDERSON HOSPITAL: Phone 4616 6000</p> <p style="font-size: 0.8em; margin: 0;">ST ANDREW'S: Enquiries 07 4646 3000 St Andrew's welcomes visitors to our hospital during the hours of 11:00am to 8:00pm. For up-to-date visitor information and announcements, please visit our website sath.org.au or social media, or contact our friendly Reception Team.</p> <p style="font-size: 0.8em; margin: 0;">ST VINCENT'S: General Enquiries 07 4690 4000 Visiting hours are from 8am-8pm Please use: Entrance 1: Patient Admission & Discharge Entrances 2, 3 & 4: Doctors' Appointments Entrance & Visitors: Emergency Department, Q&A-Ray and Intensive Care Unit For up-to-date information and a list of our Specialists, please visit svhb.org.au</p> <p style="font-size: 0.8em; margin: 0;">Parenting Class Bookings 07 4690 4127, 8am - 3:30pm Mon-Fri</p> <p style="font-size: 0.8em; margin: 0;">TOOWOOMBA HOSPICE: Please phone 4659 8500 for visiting times as times may vary due to individual care & personal needs.</p> <p style="font-size: 0.8em; margin: 0;">TOOWOOMBA HOSPITAL: Phone 4616 6000 Please note: Staff may not provide access in response to patient care needs. General hours 11am - 8pm Harbison (maternity), Birth Suite and Special Care Nursery 11am - 12pm and open till 7pm Acute Mental Health Unit Mon to Fri: 9pm - 8pm weekends and public holidays 9am-8pm Toowoomba Hospital Childbirth Education Classes are held every second Saturday. Contact Antenatal Clinic on 4616 6201 to book. For information on breast feeding education and loss of maternity unit please contact 4616 6201.</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: 0.8em; margin: 0;">* BUSTY GABRIELLE sz12 Naughty, 34yo, priates, A/C, Combat, In/Out calls ☎ 0406 985 113</p> </div> <div style="width: 45%;"> <p style="font-size: 0.8em; margin: 0;">Debbie Mature 58 yo Private Residence ☎ 0499 427 255</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <p style="font-size: 0.8em; margin: 0;">Asian Escort Sexy and fun Genuine photos Mature men welcome ☎ 0449 964 963</p> </div> <div style="width: 45%;"> <p style="font-size: 0.8em; margin: 0;">NEW TO TOWN Just arrived Sexy Slim Natural 40 DD Friendly no roach In/Out Call ☎ 0428203354</p> </div> </div> <div style="text-align: center; margin-top: 10px;"> <p style="font-size: 0.8em; margin: 0;">yasin GFE passionate ☎ 0416362868 In/out call</p> </div>	<div style="text-align: center; margin-top: 10px;"> <p>Call 13 11 13</p> </div>
<div style="text-align: center; margin-top: 10px;"> <p>Let's get down to business</p> <p>Connect with qualified candidates. Advertise jobs online and in print at Buy Search Sell.</p> <p>Call 13 11 13</p> </div>		<div style="text-align: center; margin-top: 10px;"> <p style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">Get your skates on</p> <p style="font-size: 1.2em; margin: 0;">Discover heaps of sports equipment at Buy Search Sell.</p> </div>	

TCH032020MA - V1

APPENDIX B – PUBLIC NOTICE SIGN

FIGURE 1 – Sign on Shoesmith Road Frontage - Wording



FIGURE 2 – Sign on Shoesmith Road Frontage - Location



APPENDIX C – NOTICE TO ADJOINING LANDOWNERS

List of Adjoining Landowners

Adjoining Property Details	Shoesmith Road WESTBROOK QLD 4350 Lot 1 SP254418
Adjoining Landowner Name	Toowoomba Regional Council
Adjoining Landowner Postal Address	PO Box 3021 TOOWOOMBA QLD 4350



10 April 2025

Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Dear Sir/Madam,

PUBLIC NOTIFICATION – DEVELOPMENT APPLICATION FOR PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE - DWELLING HOUSES, DUAL OCCUPANCY AND MULTIPLE DWELLINGS AND PRELIMINARY APPROVAL FOR A VARIATION REQUEST - 119 E DREWS ROAD, WESTBROOK – LOT 4 SP254418 (Council Ref: MCUI/2024/7257)

In accordance with the requirements of Chapter 1, Part 4, Section 17.1(b) of the Development Assessment Rules you are hereby notified that a development application has been lodged by Fernleigh Properties Pty Ltd for a site adjacent to your land. The subject land is located at 119 E Drews Road, Westbrook, being that land described as Lot 4 SP254418.

The Development Application seeks Preliminary Approval for a Material Change of Use for Dwelling Houses, Dual Occupancy and Multiple Dwellings and Preliminary Approval for a Variation Request to Vary the Effect of the Planning Scheme. In accordance with the provisions of Chapter 1, Part 4, Section 17.1(b) of the Development Assessment Rules, I provide you with the enclosed copy of the public notice sign on the premises.

The application notification period begins on 15 April 2025 and ends on 2 June 2025. The application can be viewed online on Council's website: www.tr.qld.gov.au. The Development Application number is MCUI/2024/7257.

Any person may, on or before 2 June 2025, make a submission to: The Assessment Manager, Toowoomba Regional Council, PO Box 3021, Toowoomba Qld 4350 or an electronic submission to development@tr.qld.gov.au.

Yours sincerely



Andrew Bullen
Precinct Urban Planning



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URBAN PLANNING Pty Ltd

TOOWOOMBA 14-16 Hill Street, Toowoomba City
POST PO Box 3038, Toowoomba QLD 4350
P 07 4632 2535 **E** info@precinctplan.com.au

IPSWICH 174 Brisbane Street, Ipswich
POST PO Box 2251, North Ipswich QLD 4305
P 07 3447 0466 **E** info@precinctplan.com.au

Precinct Urban Planning Pty Ltd / ACN 639 546 688 / ABN 81 639 546 688

PROPOSED DEVELOPMENT HAVE YOUR SAY

Preliminary Approval for a Material Change of Use - Dwelling Houses, Dual Occupancy and Multiple Dwellings and Preliminary Approval for a Variation Request

Where: 119 E Drews Road, Westbrook

On: Lot 4 SP254418

Approval sought: Preliminary Approval for a Material Change of Use – Dwelling Houses, Dual Occupancy & Multiple Dwellings & Preliminary Approval for a Variation Request to Vary the Effect of the Planning Scheme

Application reference: MCUI/2024/7257

Make a submission from 15 April to 2 June 2025



Lot size and frontage
N/A



Building height
N/A



Setbacks
N/A



Site cover
N/A



For further information and to view a copy of the application, contact:

- Toowoomba Regional Council
- www.tr.qld.gov.au
- 131 872

Submissions can be made to:

- Toowoomba Regional Council
- PO Box 3021, Toowoomba Qld 4350
- development@tr.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016