

Cassidy Pugh
development@tr.qld.gov.au

Dear Cassidy

Re: 4 Rocky Ridge Court, COTSWOLD HILLS QLD 4350 (RAL/2026/3313)

Thank you for your letter dated 18 May 2026 requesting further information for RAL/2026/3313. Please see below response and supporting documentation attached.

1.1 Lot Layout and Design

Attachment A provides an amended subdivision layout plan identifying a proposed building envelope, indicative shed location and associated setbacks for proposed Lot 71.

The proposed building envelope has dimensions of approximately 22 metres by 24 metres, providing an area of approximately 528m². The envelope has been positioned to provide generous setbacks from adjoining property boundaries and sufficient separation from ancillary structures and on-site wastewater infrastructure.

The building envelope is capable of accommodating a substantial dwelling footprint while retaining extensive areas for landscaping, private open space and ancillary structures. The amended layout demonstrates that future development can readily accommodate:

- A future dwelling house;
- Ancillary structures, including a detached shed;
- Private open space areas; and
- On-site wastewater treatment and disposal infrastructure.

The proposed lot therefore remains capable of supporting a low-density residential outcome consistent with surrounding rural residential properties, which are characterised by detached dwellings, low site coverage, generous setbacks and substantial areas of open space.

Accordingly, the amended subdivision layout demonstrates that a future dwelling and associated residential infrastructure can be established on proposed Lot 71 while maintaining the established semi-rural landscape character of Rocky Ridge Court and the broader Cotswold Hills locality.

1.2 On-Site Wastewater Treatment and Disposal

Attachment B provides an On-Site Sewerage Facility Report prepared by A1 Sewerage Designs together with the supporting drainage plans and wastewater disposal design documentation.

The report confirms that proposed Lot 71 is capable of accommodating an appropriately sized on-site wastewater treatment and disposal system in accordance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547.

The assessment identifies that:

- The future dwelling is anticipated to generate approximately 750 litres of wastewater per day, based on a three-bedroom dwelling;
- A compliant on-site wastewater treatment and land application area has been designed and located within the proposed lot;
- The wastewater treatment and disposal area has been designed to comply with the applicable separation distances from property boundaries, buildings and other sensitive features; and
- Sufficient unconstrained land area remains available to accommodate a future dwelling house, ancillary structures, private open space and wastewater infrastructure in an integrated and compliant manner.
- The wastewater report and supporting plans demonstrate that the proposed lot contains sufficient unconstrained land area to facilitate a future dwelling house, associated residential infrastructure and a compliant on-site wastewater treatment and disposal system.

Missed Referral Agency

Council Approval Group confirms that contact has been made with the State Assessment and Referral Agency (SARA) regarding Council's Notice of Missed Referral Agency dated 29 May 2026.

The application is currently being progressed through the referral process. Upon receipt of SARA's referral response, a copy of the referral agency response will be forwarded to Council for its records and consideration as part of the ongoing assessment of the development application.

Conclusion

The information contained within Attachment A and Attachment B demonstrates that proposed Lot 71 is capable of accommodating a future dwelling house, ancillary structures, private open space and a compliant on-site wastewater treatment and disposal system while maintaining the established semi-rural character of the locality.

Accordingly, it is considered that the matters raised in Items 1.1 and 1.2 of Council's Information Request have been satisfactorily addressed and Council is respectfully requested to continue its assessment of the application.

Kind regards,

Rupert Luxton

Town Planner