

Our Reference: RAL/2026/5108
 CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

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 C/- Precinct Urban Planning
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6 July 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot - Reconfigure 1 into 5 Lots
Location: 45 Highfields Road, HIGHFIELDS QLD 4352
Property Description: Lot 6 SP146079
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. Pedestrian Connection

1.1	Issue:
	The proposed subdivision involves a hatchet lot (Proposed Lot 4) that is accessed from Arcadia Court. Justification against PO46 states that the existing subject lot is “ <i>within 200m of Major Centre Zoned land and the proposed hatchet lot (Lot 4) is located within suitable proximity of employment areas</i> ”. However, the Proposed Lot 4 would not have any pedestrian access to Highfields Road, and therefore has a walking distance for over 1,100 metres to the land zoned as Major Centre. This does not comply with PO46 of the Reconfiguring a Lot Code. Additionally, a pedestrian connection through the site would support options for active transport modes in accordance with PO4, PO14(e), PO24, of the Reconfiguring a Lot Code, and Sustainable Transport Infrastructure outcomes sought by the <i>State Planning Policy and ShapingSEQ 2023</i> .
	Information Required:
	Provide amended plans showing a pedestrian link between Arcadia Court and Highfields Road in accordance with the requirements of the Reconfiguring a Lot Code and SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> . <i>Advice Note: The stormwater plans identify the stormwater easement (Emt A SP146079) has an indicative cross-section with an underground stormwater pipe and grass swale which is 6 metres. Despite this, it may still be able to facilitate a footpath.</i>

2. Capacity of Arcadia Court

2.1	Issue:
	Cul-de-sac are identified in the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies Contents – Engineering Standards – Road and Drainage Infrastructure</i> , to service a maximum of 12 dwellings. Arcadia Court has already reached this limit, and the proposed development will result in further exceeding this design capacity and operational limits of the Court cul-de-sac.
	Information Required:
	Provide a traffic impact assessment report demonstrating that addition of the two proposed lots (Lot 4 and 5) to the cul-de-sac will not create any significant impacts on the current road traffic.

3. Waste Collection on Arcadia Court Frontage

3.1	Issue:
	The site's frontage to Arcadia Court is limited with street infrastructure and the proposed driveway crossover. Further information is required in the submitted plans to confirm kerbside collection for proposed Lot 4 and 5 in Arcadia Court.
	A minimum of 2m long x 1 m deep unhindered kerbside to be provided at Arcadia Court kerb for each lot within the boundary alignment in order for the bins for the two new lots to be placed out in front of the property.
	Information Required:
	Provide amended plans that demonstrate how waste collection for proposed Lot 4 and 5 will be serviced.

4. Water Supply

4.1	Issue:
	Water modelling has identified that there are capacity constraints for water supply in this area without the completion of the Harch Road and Highfields trunk main and reservoir project. As such, it is unclear whether the existing water supply network has capacity to support the proposed additional lots.
	Information Required:
	Provide a network water analysis report, including detailed planning, demonstrating that the proposed development will not worsen the existing network capacity constraints.
	<i>Advice Note: If this is not possible, or there is insufficient capacity in the network the proposed development may need to be delayed until the delivery of the above-mentioned main works and associated reservoir.</i>

5. Onsite Wastewater Treatment and Land Disposal Facilities

5.1	Issue:
	The proposed lots will require on-site wastewater treatment systems and land application facilities to be managed onsite, and treated wastewater safely and compliantly along with the building.
	The proposed lots would meet the minimum lot size of the Park Residential Precinct of the Low Density Residential Zone, noting that the intent of the precinct is to ensure lots are greater than 2,250m ² to "remain sufficiently large to enable on-site treatment and disposal of effluent". It has been found that site limitations such as soil types and current requirements for effluent treatment systems, can result in the lot size of 2,250m ² not being able to accommodate the required area for land application and clearance requirements. This would result in public health and amenity concerns for adjoining lots.

	Further information is required to demonstrate that each of the proposed allotments can fully accommodate the land application areas for the proposed lots wholly within each of their respective boundaries.
	Information Required:
	Provide; <ul style="list-style-type: none"> a) an effluent disposal report for each lot, demonstrating that each proposed lot can accommodate the required land disposal areas for compliant and safe on-site wastewater management for each of the proposed lots; and b) a separate site plan showing the indicative on-site treatment and land application areas on each of the proposed lots, that achieves the minimum clearance distances required under the Queensland Plumbing and Wastewater Code.

6. Identification of Demolition and Retention

	Issue:
	The provided plans do not clearly identify which buildings and structures are proposed to be retained or demolished. Some existing improvements appears to be located across multiple lots.
6.1	Additionally, there is mature vegetation located on the site. Any trees that can be retained through the proposed development should be identified for retention on the plans, as per PO3.
	Information Required:
	Provide amended plans identifying each structure for retention or removal, ensuring that all structures meet the QDC setback requirements, and any vegetation that will be retained.

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



Sophie Spencer
Lead Senior Planner, Planning Branch

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