

ATTACHMENT 1

Information Request

Prepared by:

Toowoomba Regional Council

Our Reference: RAL/2026/2448
 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

Neue Projects Three Pty Ltd
 C/- Property Projects Australia
 PO Box 3686
 TOOWOOMBA QLD 4350

Email: blake@propertyprojectsaustralia.com.au
alistair@propertyprojectsaustralia.com.au
ollie@propertyprojectsaustralia.com.au

23 April 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – One (1) Lot into 15 Lots
Location: Old Homebush Road, GOWRIE JUNCTION QLD 4352
Property Description: Lot 7 SP311097
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

1.1	<p>Issue:</p> <p>The proposed lot layout and sizes are inconsistent with the existing and intended character of the Zone and Precinct in which the land is located. As such, the proposal conflicts with the Purpose of the Reconfiguring a Lot Code (statement (1)(a));</p> <p><i>“provide for good neighbourhood design, consistent with the character and environmental values of the overlay, zone and precinct, and local plan area in which the land is located”</i></p> <p>The subject site is located within the 1 Hectare Precinct of the Rural Residential Zone Code. The overall outcomes for this precinct are:</p> <p>(a) <i>“provide for a semi-rural living environment, where development is subservient to and integrates with the natural or rural landscape; and</i> (b) <i>facilitate lots with a minimum lot size of 1 hectare.”</i></p> <p>The proposed lot sizes are inconsistent with the Overall Outcomes listed for the 1 Hectare Precinct of the Rural Residential Zone Code.</p> <p>The submitted planning report in section 4.1 states that <i>“the absence of clear purpose for this rural residential precinct undermines its suitability.”</i> Reference is therefore made to Overall Outcomes 4(a) & 4(b), and the purpose of the Rural Residential Zone Code in Part 6.6.7.2 of the <i>Toowoomba Regional Planning Scheme 2012 (Version 28)</i> which contains the purpose and overall outcomes for the Rural Residential Zone Code and 1 Hectare Precinct. Further reference is made to the Strategic Framework (Part 3) of the Planning Scheme.</p>
------------	---

	<p>Further justification and assessment is required against the Purpose and Overall Outcomes of the Rural Residential Zone Code, and Reconfiguring a Lot Code amongst others, as well as an assessment against the Strategic Framework of the Planning Scheme to justify the inconsistent lot sizes.</p> <p><i>Note: Large rural residential lots greater than 1 hectare are currently the predominant subdivision form in the locality.</i></p>
	<p>Information Required:</p> <p>Provide a detailed assessment against the Purpose and Overall Outcomes of the Rural Residential Zone Code and Reconfiguring a Lot Code, as well as an assessment against the Strategic Framework of the Planning Scheme, justifying the inconsistent lot sizes proposed.</p>

2. ROADWORKS

	<p>Issue:</p> <p>The proposed subdivision layout does not meet the requirements of the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policy (PSP), SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> regarding the proposed cul-de-sac arrangement.</p> <p>A total of 13 lots are proposed to gain access from the cul-de-sac road of approximately 220m in length. PSP2 requires that cul-de-sacs only provide access to a maximum of 12 lots, and feature a maximum length of 100m.</p> <p>The submitted proposal plans indicate a 6m wide road carriageway on an 18m wide road reserve for the proposed cul-de-sac. PSP2 requires a cul-de-sac standard road to provide access to a maximum of 12 lots.</p> <p>The submitted plans must be amended to provide a revised lot layout that grants access to the proposed cul-de-sac for a maximum of 12 lots, or must be revised to reflect a Local Access standard road with a 7m carriageway on a 18m road reserve.</p>
	<p>Information Required:</p> <p>Provide an amended layout plan that reflects either:</p> <ul style="list-style-type: none"> • Access from the proposed cul-de-sac being granted to 12 lots only; or • A 7m wide carriageway width for the proposed access road.
	<p>Issue:</p> <p>The proposed street and lot layout, ending in a cul-de-sac, does not provide for a high level of connectivity or facilitate future connectivity of roads, open space, and stormwater drainage to comply with Overall Outcomes (2)(l) and (2)(o) of the Reconfiguring a Lot Code.</p> <p>Council requires a new road connection to be created that provides for connectivity to the south, demonstrating future master planning to ensure development occurs in a logical pattern and sequence in accordance with the requirements of Performance Outcome PO₁ in Table 9.4.5:2 of the Reconfiguring a Lot Code.</p> <p>The development is required to provide a road connection to land to the south to allow for connectivity to future development on adjoining land. The road connection must be provided as a Local Access Standard with an 18m road reserve width and 7m carriageway.</p>
	<p>Information Required:</p> <p>Provide amended plans that provide for a road connection from the proposed development to land to the south.</p>

3. WATER SUPPLY

	<p>Issue:</p> <p>The submitted 'Preliminary Services Layout' drawing, No. 'PR02, Issue P1' contained within the submitted 'Engineering Infrastructure Report' indicates a dead-end water main that</p>
--	---

	<p>terminates at proposed Lot 15. The proposed water main does not comply with the requirements of the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure</i>.</p> <p>An amended preliminary services layout is required that demonstrates compliant water connections provided to all proposed lots.</p>
	Information Required:
	<p>Provide an amended Preliminary Services Layout drawing that shows a new DN100 water main along Old Homebush Road that connects to the existing Sunrise Court water main to remove the proposed dead-end water main. Fire hydrants and stop valves will be required to be provided in accordance with Council standards and requirements.</p> <p><u>Note:</u> <i>Direct water service connections to proposed lots 14 and 15 from the trunk mains located along Old Homebush Road are not permitted.</i></p>

4. WASTE MANAGEMENT

	Issue:
4.1	<p>The submitted site plans indicate that the site will implement an internal road that terminates with a cul-de-sac. The submitted plans do not indicate the cul-de-sac head width. Council requires a minimum cul-de-sac head diameter of 20m to accommodate waste collection vehicles in accordance with the requirements of PSP2.</p>
	Information Required:
	<p>Provide amended site plans which indicate the diameter of the cul-de-sac head, providing a minimum 20m diameter in accordance with the requirements of PSP2.</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



Richard Green
Lead Senior Planner, Planning Branch