

[REDACTED]

From: Shen Liu <Shen.Liu@tr.qld.gov.au>
Sent: Friday, 15 May 2026 11:59 AM
To: Marcus McNee <marcus@propertyprojectsaustralia.com.au>

[REDACTED]

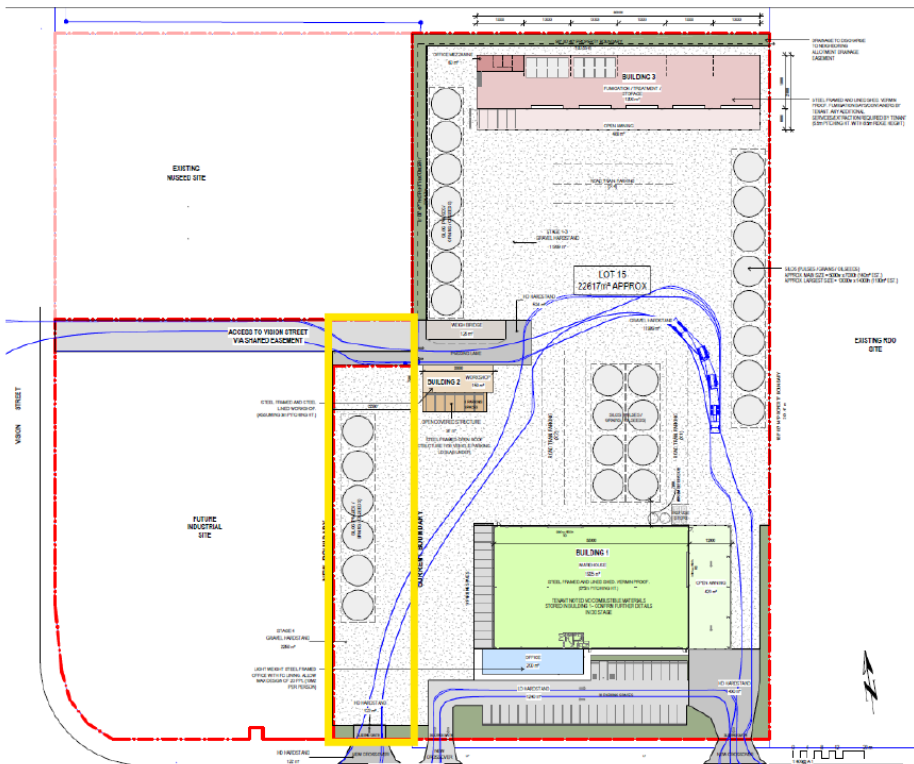
Subject: Re: J002604 - 44 Witmack Road, Wellcamp (RAL/2026/2378)

Hi Marcus

Thank you for taking the call earlier this week.

Based on the Information Request response and our discussion, Council provides the following comments:

- The current proposed lot layout directly conflicts with the existing approval (MCUC/2021/4249/A). As such, a change application is required before Council can progress assessment of RAL/2026/2378. Whether this involves removing Stage 2 from the approval, or excising the relevant portion of land from Stage 2, is a matter for the applicant to determine. However, Council is unable to support or consider development approvals that directly conflict with one another or compromise the future development potential of the land.
- Rectangular lot configurations are preferred in accordance with the Planning Scheme. It is noted that there is an opportunity for Lot 100 to retain a rectangular shape. Accordingly, it is recommended that the lot layout be amended as indicated in yellow in the markup below for proposed lot 2 to include the entirety of the yellow outline. Alternatively, should the application be approved, we are happy to mark up the plan to reflect the requirement as below:



Extract 1 - Lot 2 - Indicative Site Plan (For Information Purposes Only)
Source - FKG

- It is noted that the site currently obtains access to Vision Street via an access easement established under the Sealing application (Ref: SEAL/2022/3820). However, the associated development approval (Ref: RAL/2022/215) does not provide Lot 2 with legal access to Vision Street. As such, it is recommended that either RAL/2022/215 be amended, or a new access easement be provided as part of the current application to ensure Lot 2 can lawfully utilise the access arrangement.

I trust the above provides clarification on the matter, please do not hesitate to contact me should you wish to discuss anything further.

Kind Regards,

Shen Liu
Planner
 Planning Branch

Toowoomba Regional Council
 PO Box 3021, Toowoomba QLD
 P 07 4688 9593
Shen.Liu@tr.qld.gov.au
www.tr.qld.gov.au

Toowoomba Regional Council distributes the information in this email as a general reference source. While care has been taken to ensure the accuracy of the information contained in this communication, Toowoomba Regional Council, its Councillors, officers, employees, consultants, and agents accept no responsibility nor liability for any errors or for any consequence of its use. Any action taken, or omission made by a user or other person in reliance of this information is taken or made at the sole risk and expense of that person. No person should rely on the contents of this communication for the purpose of ascertaining the legal rights or obligations of any person or for any other purpose without first obtaining legal, commercial, financial, planning, or other relevant professional advice.

From: Marcus McNee <marcus@propertyprojectsaustralia.com.au>
Sent: Friday, May 15, 2026 10:21 AM