

Our Reference: RAL/2026/6365
CS Portal Reference: N/A
Contact Officer: Alanna Walker
Contact: (07) 4688 8333
Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

Pureland Developments Pty Ltd
C/- Novus Urban
PO Box 159
HIGHFIELDS QLD 4352

Email: stephen@ahmm.com.au

10 August 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – Boundary Realignment Four (4) Lots into Four (4) Lots
Location: Donovan Road, CABARLAH QLD 4352
Property Description: Lot 1-2 RP21632, Lot 264 A34251, Lot 337 A34254,
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. BUSHFIRE HAZARD OVERLAY CODE

	Issue:
1.1	The proposed development is located within areas of Medium and High Fire Risk within the Bushfire Hazard Overlay. Proposed Lots 11 and 12 feature existing dwellings and will not require further assessment for bushfire hazard. However, proposed Lot 13 and 14 provide for new residential dwellings which are subject to the bushfire hazard. In order to demonstrate compliance with Performance Outcome PO5 (Table 8.2.2:2) of the Bushfire Hazard Overlay, Council requests that the applicant provide a consolidated site plan, that includes the following information: • Site Building Envelopes for lots 13 and 14; • Setback distances from hazardous fuel loads; • Vegetation to be retained/ removed; and • Where need be, any proposed Asset Protection Zones. Acceptable Outcome AO5 (Table 8.2.2:2) of the Bushfire Hazard Overlay Code requires a setback distance of 10 metres from buildings and structures to retained vegetation. Should the applicant choose to locate the proposed building envelopes proximal to hazardous fuel loads the applicant will be required to submit a Bushfire Management Plan, prepared by a suitably qualified person to demonstrate compliance with PO5.

	Information Required: Provide amended site plans that identify dimensioned distances from hazardous fuel loads, Asset Protection Zones (where required), and vegetation identified to be retained or removed, to the proposed Building Envelopes on proposed Lot 13 and 14. Should the applicant choose to locate building envelopes within 10 metres of any hazardous fuel loads, the applicant will be required to submit a Bushfire Management Plan, prepared by a suitably qualified person that includes at a minimum, the following information: • Determine site specific 5% AEP (annual exceedance probability) fire weather event FFDI; • Determine site specific vegetation classes, fuel loads, and vegetation height for on site and adjacent site vegetation; • Determine the effective (not average) slope of the site and adjacent land where fire threat may come from; • Calculate the Slope between each lot and the classified vegetation; • Determine flame length; • Determine flame width; • Confirm the elevation of the receiver. This will depend on anticipated building heights, slopes, and where the centre of the flame is calculated; • Calculate radiant heat for each lot using flame height, flame width, flame angle, and flame temperature; • Determine the BAL for each proposed lot; • Include calculations of building treatments and discussion of any lot specific mitigation measures, including inner and outer protection zones included as part of any Asset Protection Zone (APZ) for each lot; • Inclusion of a fire break or fire easement must be included solely on the lots under this development and will require significant justification of how ongoing maintenance and access can be provided; • Discussion of access via proposed roads if no perimeter road is proposed; and • Show on plans any lot specific building footprints, APZs, and access roads. Please note that where both Bushfire mitigation and the retention areas of Ecological Significance are required, retention of native vegetation should take precedence. Evidence of consideration of both issues should be provided and not conflict with each other.
--	--

2. ENVIRONMENTAL SIGNIFICANCE OVERLAY

	Issue: The proposed development is mapped within Council's Environmental Significance Overlay. Proposed Lots 11 and 12 feature existing dwellings, and the extent of vegetation clearing for these lots is proposed to be limited to fenceline clearing with an area of Category C vegetation. Proposed Lots 13 and 14 will provide for new residential dwellings on each lot which are mapped within Areas of Ecological Significance under the Environmental Significance Overlay. 2.1 Aerial imagery of the subject site indicates that large areas of proposed Lots 13 and 14 have been subject to clearing with a large majority of significant vegetation removed from the site. However, there are still concerns relating to impacts on areas of environmental significance as a result of the new building envelopes and new fencelines, including clearing in relation to Bushfire Hazard requirements, noting the setback requirements of Performance Outcome PO5 (Table 8.2.2:2) of the Bushfire Hazard Overlay Code. In accordance with Performance Outcome PO1 (Table 8.5.1:1) of the Environmental Significance Overlay, Council requests the applicant provide a consolidated Site Plan, that includes the following information:
--	--

	• Site Building Envelopes for proposed Lots 13 and 14; • Setback distances from areas of significant vegetation and ecological significance; • Vegetation to be retained/ removed; • Ancillary structures; and • Effluent application areas, including the following: - o Effluent application area dimensions; and - o Distance from areas of significant vegetation.
	Information Required:
	Provide amended Site Plans that demonstrate the following: • Setback distances from proposed building envelopes to areas of significant vegetation and areas of environmental significance; • Dimensions of proposed effluent application areas, and setbacks from effluent areas to significant vegetation; and • Identify any vegetation to be removed (i.e. for Asset Protection Zones and fencelines), and otherwise label and show vegetation to be retained. However, where the applicant chooses to locate the building envelope proximal to areas of significant vegetation such that bushfire separation requirements result in the clearing of environmental significant vegetation, the applicant will be required to submit an Ecological Impact Assessment Report, prepared by a suitably qualified person that includes at a minimum the following information: • Desktop assessment from relevant flora and fauna databases; • Site investigations for areas of remnant vegetation, essential habitat for fauna, and protected plant found either on site or believed to occur on site; • Confirm footprint of all operational areas required to be cleared, areas to be retained, and areas to be rehabilitated; • Discussion of the implications and requirements under State and Federal legislation, including the <i>Vegetation Management Act 1999</i>, <i>Nature Conservation Act 1992</i>, <i>Water Act 2000</i>, and <i>EPBC Act 1999</i>. • Discussion of matters of local environmental significance including how the development will: - o Avoid impacts on the biodiversity values of ecosystems, areas of ecological significance, and biodiversity corridors, - o Maintain ecological processes and the ecosystem services provided by areas of ecological significance; - o Retain connection of habitat areas and biodiversity corridors; - o Restore and rehabilitate any degraded ecosystems, habitats, and corridors; - o Protect ecological values and processes of waterways and wetlands; - o Protect water quality and riparian habitat of waterways on site or those receiving runoff from site. • Provision of managed buffers between operational areas, sensitive receptors, ecologically significant areas, and waterways; and • Provision of a Rehabilitation plan for end of life or staged operations.

3. GRADIENT OF BUILDING ENVELOPES

3.1	Issue:
	The building envelope for proposed Lot 13, and the indicative effluent spray area for proposed Lot 14, are subject to slopes that exceed 15%. As such, the <i>State Planning Policy 2017</i> triggers a Geotechnical Report that must consider the risk that landslide poses to people and property on the site, and demonstrate that the risk can be mitigated to an acceptable or tolerable level.
	Information Required:
	Amend the site plan to have building envelopes and indicative effluent spray areas to be entirely outside of land with a slope greater than 15%.
	OR

	Provide a Geotechnical Report prepared by an RPEQ which assesses land stability for the proposed development. The Geotechnical Report must address the requirements for Geotechnical Reports as outlined in <i>Planning Scheme Policy SC6.1 PSP No. 1 – Development Application Requirements SC6.1.6 Additional Information Required by Development and Overlay Codes</i> and must include but not be limited to the following information: • Longitudinal sections; • Proposed Earthworks (excavation and filling) and retaining walls; • An assessment of the current site stability; • An assessment of the impacts the proposed development would have on the stability of the site and adjacent land; and • Any requirements that must be incorporated into the development to reduce the level of risk to people and property to an acceptable or tolerable level.
--	---

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



James Leader
A/Lead Senior Planner, Planning Branch