

Our Reference: MCUI/2024/7257
 CS Portal Reference: N/A
 Contact Officer: Jayden Forbes-Mitchell
 Contact: (07) 4688 6662
 Email: development@tr.qld.gov.au

FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Section 35

Fernleigh Properties Pty Ltd
 C/- Precinct Urban Planning
 PO Box 3038
 TOOWOOMBA QLD 4350

Email: andrew@precinctplan.com.au

18 June 2025

Dear Sir/Madam,

Development Application for: Preliminary Approval for a Material Change of Use – Impact – Dwelling Houses, Dual Occupancy and Multiple Dwellings; and Preliminary Approval for a Material Change of Use – Impact – Variation Request
Location: Lot 4 SP254418 119 E Drews Road, WESTBROOK QLD 4350
Property Description: Lot 4 SP254418

The further information provided by you in response to Council's Information Request dated 17 January 2025 was received on 2 April 2025 and has been reviewed.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. INFRASTRUCTURE NETWORK ASSESSMENT

1.1	Aspect of Development:
	The proposed development is located outside the Priority Infrastructure Area (PIA) meaning that necessary trunk infrastructure has likely not been planned for in Council's LGIP or network planning. There has been no updated assessment of the Subject Site to determine whether infrastructure works might be required before the Subject Site can be developed.
	Further Advice
	As previously advised, Engineering Technical Reports were produced by Council when assessing MCUI/2016/3996 and that included the site subject to this application. Provided the Applicant can provide the additional site-specific reports requested in the Information Request, Council will undertake to update the Technical Reports for this application for the water, sewer, stormwater and transport networks. Without the site-specific information requested, Council cannot complete the technical reports required to justify development approval.

2. TRAFFIC

2.1	Aspect of Development:
	<p>The proposed development area is outside of the Priority Infrastructure Area (PIA) and no recent traffic impact assessment has been undertaken for this site. Development traffic is likely to exceed 5% of existing peak hour traffic movement on at least the Drayton Wellcamp Road/Boundary Street South intersection and Council needs to understand the development impacts on this.</p> <p>The GenEng report references traffic impact assessment undertaken by others in 2017. There is no evidence that the Toowoomba Second Range Crossing has significantly reduced traffic on local government roads servicing Westbrook including Boundary Street South, Drayton Wellcamp Road and Euston Road. Councils tube count data records a significant increase in traffic volumes on all these roads from 2018/2019 to 2024.</p>
	Further Advice

The applicant is requested to provide an updated Traffic Impact Assessment (TIA) consistent with the methodology outlined in the TMR *Guide to Traffic Impact Assessment* and addressing the road safety and intersection delay impacts of the development. The spatial extent should include intersections where development traffic exceeds 5% of base traffic for any movement in the design peak period in the year of opening.

3. WATER SUPPLY

3.1	Aspect of Development:
	<p>Council has previously investigated water supply requirements for the Fernleigh Development on land north of Shoemith Road and outside the PIA, and prepared the <i>Fernleigh Development Westbrook Water Supply Assessment Report February 2017</i>. A supplementary report prepared by Cardno examined the impact of a reduced development (400 lots) and identified the augmentation requirements and timing.</p> <p>The current development proposal could include in the order of 100 lots but there has been no water network modelling undertaken to determine the development impacts. The limiting factor at present is the ability for the reservoir to service both Westbrook and Glenvale rather than just Westbrook. Currently lots within the PIA in Glenvale have submitted applications or received approvals, earmarking most of the spare capacity. Council needs to be certain of the development impacts and if augmentation work is required to mitigate those impacts.</p>
	Further Advice

Please provide a Water Supply Assessment demonstrating that a compliant water supply system can be achieved to service the anticipated development throughout for all the planning horizons identified in *The Greater Western Toowoomba Water Supply Study 2023*. The report is to demonstrate, as a minimum, modelling hydraulic results demonstrating pressure and flows and any external augmentations required to service the development. Growth within the PIA area at Westbrook must be as per current assumptions and recognise that recent developments within the PIA such as Gainsborough Lodge (approved) and at 300 Drayton Wellcamp Road (application) are creating significant demand within the network.

The water supply report is to be undertaken in accordance with Councils *Water Infrastructure Policy 2.03* and will require up-to-date pressure and flow test results from Council's Water Network Planning team. To request up-to-date network conditions please contact WaterNetPlan@tr.qld.gov.au.

4. OPEN SPACE

4.1	Aspect of Development:
	The applicant has not provided any detail relating to the Parks infrastructure network, required to identify necessary Park infrastructure to service the growing community.
	Further Advice

The applicant is requested to provide an Infrastructure Network Assessment report for the Park Network prepared by an appropriately qualified person (with supporting information, maps and metrics) addressing, but not limited to, the following:

1. Identification of the most cost-effective method to extend trunk infrastructure networks from the PIA to and through the development site (including estimation of costs of this infrastructure). Please refer to Part 4.2 of the Toowoomba Regional Planning Scheme 2012 for guidance;
2. An assessment of the capacity of existing and future trunk infrastructure identified in the LGIP to determine whether adequate capacity exists to accommodate the development;
3. Identification of any necessary trunk infrastructure identified in the LGIP and that will be made necessary by the development (including an estimation of costs of this infrastructure);
4. Identification of any extra trunk infrastructure which will be made necessary by the development (including an estimation of costs of this infrastructure);
5. Identification of any non-trunk infrastructure which is required to connect the development to trunk infrastructure networks (refer to Planning Scheme Policies for guidance);
6. Commentary regarding the ability to achieve the desired standards of service for each infrastructure network as identified in the LGIP; and
7. The timing and sequencing of the infrastructure (if development is proposed to be staged).

In the event that the applicant does not provide the above park analysis, Council officers are of the view that, should the application be recommended for approval, it may be reasonable and relevant to require that any subsequent application for a material change of use or reconfiguring a lot proposing or requiring a Trunk Standard of Local Recreational Park or higher ought to be impact assessable.

5. WATERWAYS (ADVICE ONLY)

5.1	The applicant provided a response to the information request item stating that the mapped waterway is predominantly outside the development lot and is Council owned drainage reserve. Notwithstanding, the extent of waterways are not defined by cadastral lot boundaries. Council officers are of the view that, should the application be recommended for approval, it may be reasonable and relevant to require that any subsequent application for a material change of use or reconfiguring a lot demonstrates how the development avoids adverse impacts on the hydraulic regime and water quality values while remaining wholly outside of the waterway.
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Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council's further advice and if so, a proposed timeframe for your response to Council.

You may wish to consider stopping a current period in the development assessment process in accordance with Section 32 of the Development Assessment Rules if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's A/ Principal Planner, Jayden Forbes-Mitchell, on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Krys den Hertog', with a horizontal line extending to the right from the end of the signature.

Krys den Hertog
A/ Manager, Planning Branch