

Our Reference: RAL/2026/3313  
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**INFORMATION REQUEST**  
*Planning Act 2016 Section 68(1)*  
*Development Assessment Rules Part 3*

Diane Mary Bain and Alan Milton Bain  
 C/- Council Approval Group  
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18 May 2026

Dear Sir/Madam

**Development Application for:** Reconfiguring a Lot – Impact – Reconfigure 1 into 2 Lots  
**Location:** 4 Rocky Ridge Court, COTSWOLD HILLS QLD 4350  
**Property Description:** Lot 7 RP186848  
**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. LOT LAYOUT AND DESIGN**

<b>1.1</b>	<b>Issue:</b>
	<p>The proposed development conflicts with key elements of the Planning Scheme.</p> <p>As identified within the Planning Report, the existing locality has a semi-rural landscape character and established low intensity residential form comprising of rural residential lots of a similar size to the existing parent lot (Lot 7 RP186848) accomodating single dwelling houses with generous setbacks and private open space supported by individual driveway access and on-site servicing arrangements.</p> <p>The proposed subdivision is not consistent with the intended minimum lot size sought by the overall outcomes of the 4,000m<sup>2</sup> Precinct of the Rural Residential Zone Code. It is unclear how a future dwelling house, ancillary structures and associated private open space and on-site wastewater treatment and disposal can be established on the development in a manner that maintains the existing semi-rural landscape character of the locality.</p>
	<b>Information Required:</b>
	<p>Demonstrate a future dwelling house with ancillary structures can be established on proposed Lot 71 in a manner that is consistent with the surrounding semi-rural character of the area. Amended plans should include:</p> <ul style="list-style-type: none"> <li>(a) A proposed building envelope for a future dwelling house and associated setbacks;</li> <li>(b) Consideration of ancillary structures and private open space; and</li> <li>(c) On-Site Wastewater Treatment and Disposal areas with appropriate setbacks.</li> </ul>

	<i>Note: Consideration should be given to item 1.2 of this Information Request when responding to this item.</i>
1.2	<b>Issue:</b>
	No On-Site Wastewater Treatment and Disposal Report has been provided to demonstrate that Lot 71 can be provided with appropriately sized on-site effluent while providing sufficient space for a future dwelling house, ancillary structures and associated private open space.
	<b>Information Required:</b>
	Provide an On-Site Wastewater Treatment and Disposal Report prepared by a Suitably Qualified Person demonstrating that proposed Lot 71 has appropriate area for an on-site wastewater treatment and disposal system that complies with the requirements of the QPWC and its referenced standards, including the separation distances from boundaries, structures and watercourses.
	<i>Note: Consideration should be given to item 1.1 of this Information Request when responding to this item.</i>

### 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



Krys den Hertog  
A/ Manager, Planning Branch

CC: [ToowoombaSARA@dsdilgp.qld.gov.au](mailto:ToowoombaSARA@dsdilgp.qld.gov.au)