

Our Reference: RAL/2026/6131
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

Prethink Group Pty Ltd
C/- Precinct Urban Planning
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TOOWOOMBA QLD 4350

Email: james@precinctplan.com.au

30 July 2026

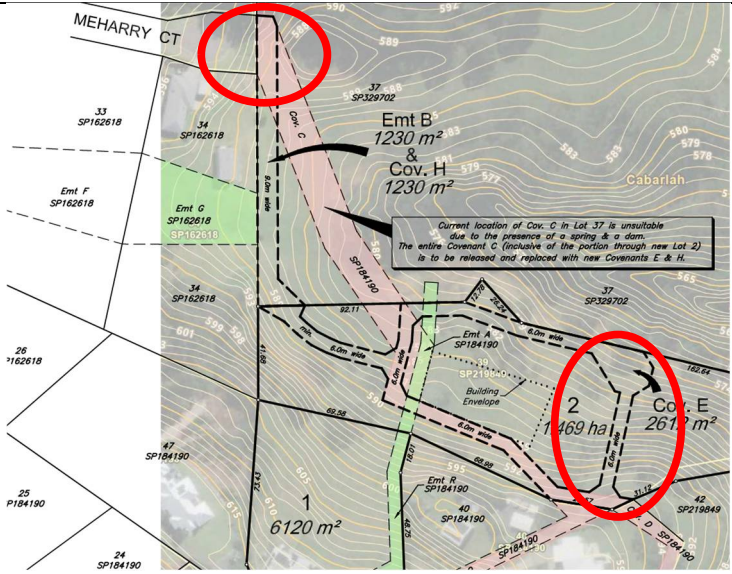
Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – One (1) Lot into Two (2) Lots and Access Easement
Location: 20 Bogong Court and 8 Meharry Court, CABARLAH QLD 4352
Property Description: Lot 39 SP219849 and Lot 37 SP329702
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

1.1	Issue: The site is affected by the Bushfire Hazard Overlay, containing areas of Medium and High Risk. The proposed development is therefore subject to the requirements of the Bushfire Hazard Overlay Code. The submitted Bushfire Management Report identifies Covenant H and Covenant E for fire management and emergency access. Insufficient information has been provided regarding the gradient of the emergency access track within Covenant H and Covenant E. As such, it has not been demonstrated that the design and configuration of the proposed covenants are suitable to adequately facilitate safe and practical access for a rural fire truck. Gradients in the following locations are of particular concern: • The Meharry Court driveway crossover (vehicle approach and departure to Covenant H); and • The eastern, north-south connection of Covenant E.
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	 Further, the submitted Bushfire Management Report does not nominate the location of a suitable effluent disposal area and as such, it is unclear whether the effluent disposal area will be located within or upslope of Covenant E. Given the site topography, the effluent disposal area may adversely affect the functionality or trafficability of Covenant E. Further information is required to demonstrate that the effluent disposal area will not compromise the ongoing use of Covenant E for fire management purposes. Information Required: Provide an amended Bushfire Management Report and/or further information that includes the following: • Cross sections, additional to that provided on submitted plan 'Overall Layout Plan', (Plan DA01) demonstrating the functionality or trafficability of the vehicle crossover and Covenant E where the gradient may prevent safe and practical rural fire truck access; and • Indicative location of a suitable effluent disposal area in relation to Covenant E.
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2. ENVIRONMENTAL SIGNIFICANCE

2.1	Issue: The site is affected by the Environmental Significance Overlay, containing Areas of Ecological Significance. The proposed development is therefore subject to the requirements of the Environmental Significance Overlay Code. The submitted Ecological Advice Letter, prepared by Range Environmental designates a building envelope and details the extent of the vegetation to be removed and retained. However, it does not identify the location of a suitable effluent disposal area, and as such, it is unclear whether additional vegetation clearing will be required to accommodate wastewater infrastructure beyond that assessed within the Ecological Advice Letter. Further information is required to demonstrate that the on-site effluent treatment and disposal will not result in additional impacts on vegetation. Information Required: Provide an amended Ecological Advice Letter that considers the designation of a suitable effluent disposal area, including updated figures and a revised vegetation retention and removal plan to include vegetation to be removed from the effluent disposal area (if required).
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3. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

3.1	Issue:
	The proposed development is subject to the wastewater treatment and disposal requirements of the <i>Toowoomba Regional Planning Scheme 2012</i>, as follows: • Performance Outcome PO₄₁ (Table 9.4.5:2) of the Reconfiguring a Lot Code which requires that wastewater treatment and disposal is provided for a development that is efficient, protects amenity and avoids environmental harm; • Performance Outcome PO₁₄ (Table 6.6.6:1) of the Rural Zone Code requires that wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm; and • Performance Outcome PO₄ (Table 9.4.5:1) of the Reconfiguring a Lot Code requires that all new lots provide sufficient area and dimensions that enable their future development to achieve the relevant outcomes in the applicable Zone Code (i.e. provision of on-site wastewater treatment and disposal in accordance with Rural Zone Code). The site is not currently, or planned to be, serviced by a reticulated sewerage system. Therefore, future development will be required to provide for on-site wastewater treatment and disposal.
	The information submitted with the development application does not suitably demonstrate that these requirements have been met. In particular, no suitable effluent disposal area has been designated on the proposed plans, and a Conceptual On-Site Wastewater Treatment and Disposal Report has not been provided.
	Information Required: Provide a Conceptual On-Site Wastewater Treatment and Disposal Report prepared by a Suitably Qualified Person demonstrating that a suitable on-site wastewater treatment system can be accommodated on proposed Lot 2. The Conceptual On-Site Wastewater Treatment and Disposal Report must include but not be limited to the following information: • A Site Plan detailing the proposed on-site effluent disposal system and suitable land application area in relation to development/site features (e.g. site boundaries, building envelope, significant vegetation, landslide hazard areas, bushfire covenants, access driveway etc.); • An assessment of the soil type; • Appropriately sized to accommodate a future residential dwelling; and • A conceptual on-site wastewater treatment system design that complies with the requirements of the QPWC and its referenced standards, including the separation distances from boundaries, structures and watercourses.

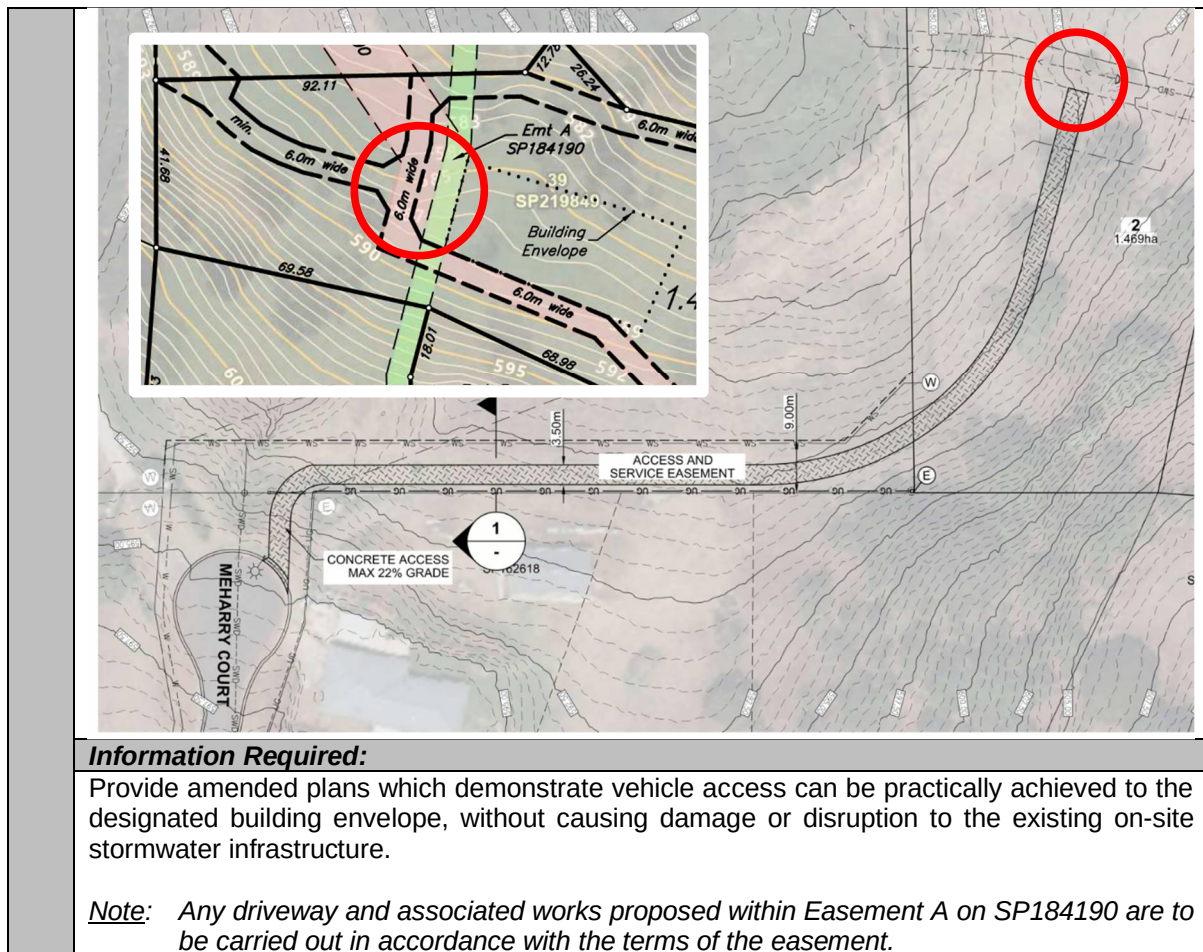
4. GEOTECHNICAL

4.1	Issue:
	The site is affected by the Landslide Hazard Overlay, containing Areas of High Risk Landslide Hazard. The proposed development is subject to the following requirements of the <i>Toowoomba Regional Planning Scheme 2012</i>: • Performance Outcome PO₁ (Table 8.2.4:2) of the Landslide Hazard Overlay Code requires that development maintains the safety of people and property from the risk of landslide; • Performance Outcome PO₄ (Table 8.2.4:2) of the Landslide Hazard Overlay Code requires that development includes measures that ensure the long-term stability of the site, access to the site is not restricted during a landslide event, the need for significant earthworks is avoided, landslide hazards are avoided and the risk of erosion is avoided; • Performance Outcome PO₅ (Table 8.2.4:2) of the Landslide Hazard Overlay Code requires that the proposed development 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; and - Performance Outcome PO₁₂ (Table 6.6.6:1) of the Rural Zone Code requires that the site layout responds sensitively to onsite topography such that any hazards to people or property are avoided. The proposed location of the access easement/driveway and the building envelope is affected by the Landslide Hazard Overlay (High Risk Landslide Hazard) – see mapping excerpt below. Accordingly, there is a potential risk to people and property where development (access easement/driveway and the building envelope) is proposed in areas subject to landslide hazard.  The submitted information has not demonstrated compliance with the above-mentioned requirements of the Landslide Hazard Overlay Code and Rural Zone Code. In particular, no Geotechnical Report has been provided. Information Required: 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 SC6.1.6 Additional Information Required by Development and Overlay Codes</i> and include but not be limited to the following information: - Longitudinal sections; - Proposed Earthworks (excavation and filling) and retaining walls; - Details regarding the on-site effluent disposal system and potential impact on the stability and integrity of the subject site and adjoining properties; - 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.
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5. ACCESS

	Issue: The proposed development is subject to Performance Outcome PO₄ (Table 9.4.5:1) of the Reconfiguring a Lot Code which requires that all new lots must be suitable to accommodate future development, including the provision of vehicle access. Further, Performance Outcome PO₁₂ (Table 6.6.6:1) of the Rural Zone Code requires that the site layout responds sensitively to onsite utility services such that damage or disruption to stormwater infrastructure is avoided.
5.1	The submitted 'Overall Layout Plan' (Drawing No. DA01) shows that vehicle access to the building envelope is provided via a concrete-paved driveway located within Emt B and Cov E. The access driveway ends at the western extent of Emt A (stormwater easement), before reaching the designated building envelope. As such, functional vehicle access necessary to facilitate residential development on the site for a future Dwelling House has not been sufficiently demonstrated.



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

A handwritten signature in black ink, appearing to read 'R. Green', written in a cursive style.

Richard Green
Lead Senior Planner, Planning Branch