

REPORT TITLE	Assessment of Change Application (Minor Change) for Material Change of Use – Impact – Extension to Relocatable Home Park located at 518-528 and 530-538 Bridge Street, WILSONTON QLD 4350
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Application No.	MCUI/2023/2779/B

PURPOSE OF REPORT

To consider a change application (Minor Change) regarding an existing development approval for Material Change of Use – Impact – Extension to Relocatable Home Park located at 518-528 and 530-538 Bridge Street, WILSONTON QLD 4350.

EXECUTIVE SUMMARY

This report considers a Change Application to a Development Approval for a Material Change of Use for an extension to a Relocatable Home Park at 518-528 and 530-538 Bridge Street, Wilsonton, formally described as Lot 3 on RP118443, Lot 2 on SP113679 and Lot 4 on SP113679.

The original development approval (MCUI/2023/2779) was issued on 18 August 2024 and is still within the currency period. A subsequent change application (MCUI/2023/2779/A) was issued on 29 September 2025.

The site is located in the Low Density Residential Zone under the Toowoomba Regional Planning Scheme 2012 (Version 28) (the Planning Scheme) and is currently occupied by the established Relocatable Home Park and a single Dwelling House on the proposed expansion site.

This Change Application (Minor Change) was received on 19 May 2026. The application proposes to change conditions that relate to the approved plans and landscaping for the site. The change incorporates a reduced landscaping area along the eastern boundary only, to address stormwater drainage infrastructure approved in the related Operational Works (OW/2025/6439) application.

The proposed changes require amendment to Condition 7 to reflect the submitted landscaping plan and amendment to Condition 125 to reflect the specific landscaping requirements and separation to relevant infrastructure.

It is noted that a number of other additional changes have been made to conditions purely for grammatical and layout purposes, with the content of these conditions not being changed in any way except for the removal and addition of full stops, semi-colons, and the word “and”. These changes are shown in the conditions, but are not shown in the changes to conditions section.

The proposed changes are considered to constitute a ‘minor change’ under Section 81 of the Planning Act 2016. This change application has been assessed against the relevant assessment benchmarks and is recommended for approval subject to reasonable and relevant conditions.

RECOMMENDATION

APPROVED – Change Application regarding Development Approval MCUI/2023/2779/B for Material Change of Use – Impact – Extension to Relocatable Home Park, pursuant to the provisions of Section 81 of the *Planning Act 2016* and subject to the amendments listed below.

ASSESSMENT MANAGER CONDITIONS

PLANNING

APPROVED USE

1. This Development Approval is for a Material Change of Use for an extension to Relocatable Home Park comprising:
 - 1.1 60 Dwelling Units of 2 and 3 bedroom configurations;

- 1.2 Community building;
 - 1.3 Multi-purpose shed;
 - 1.4 Sports precinct; and
 - 1.5 Community facilities.
2. This development approval for a Relocatable Home Park is limited to the activities permitted pursuant to the definition contained in the *Toowoomba Regional Planning Scheme 2012* (Version 28). In particular, activities detailed on the approved plans and described as community building, multi-purpose shed, sports precinct and community facilities must remain ancillary to the approved Relocatable Home Park and made available only to residents, bona fide invitees of residents, and employees of the development.

Note: Standalone use of the community facilities onsite may constitute a Material Change of Use, requiring a separate Development Permit.

CARRY OUT & MAINTAIN DEVELOPMENT

3. The development must comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they are not varied by this Development Approval.
4. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
5. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a Building Works approval.
6. The development must be maintained in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

7. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval and the amendments listed below:

Plan No:	Drawing No. DA.04, Issue A F.
Description:	Proposed Expansion Site Plan prepared by Hometown Australia Communities, dated 22 June 2023 4 August 2025.
Amendments:	Nil
Plan No:	Drawing No. DA.26, Issue A B.
Description:	Staging Plan, prepared by Hometown Australia Communities, dated 24 September 2023 15 August 2025.
Amendments:	Nil
Plan No:	WD44 DA01, Rev B A
Description:	Crimson Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025.
Amendments:	Nil
Plan No:	WD43 DA03, Rev B A
Description:	Crimson Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025.
Amendments:	Nil

Plan No:	DA01, Rev A
Description:	Ascot Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA03, Rev A
Description:	Ascot Elevations, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA01, Rev A
Description:	Duchess Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA03, Rev A
Description:	Duchess Elevations, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA01, Rev A
Description:	Lot F2 Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA03, Rev A
Description:	Lot F2 Elevations, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA01, Rev A
Description:	Montrose Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	DA03, Rev A
Description:	Montrose Elevations, prepared by Ashcroft Architects, dated 10 July 2025.
Amendments:	Nil
Plan No:	WD94 DA01, Rev B A
Description:	Oakley Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025.
Amendments:	Nil
Plan No:	WD93 DA03, Rev B A
Description:	Oakley Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025.
Amendments:	Nil
Plan No:	DA.06, Issue A
Description:	Altered Existing Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023.
Amendments:	Nil
Plan No:	DA.08, Issue A
Description:	Proposed Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023.
Amendments:	Nil
Plan No:	DA.10, Issue A
Description:	Proposed Community Building Elevations, prepared by Hometown Australia Communities, dated 22 June 2023 and received by Council on 29 June-2023.
Amendments:	Nil
Plan No:	DA.14, Issue A
Description:	Proposed Manager Office Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023.
Amendments:	Nil
Plan No:	DA.11, Issue A

- Description:** Proposed Manager Office Elevations, prepared by Hometown Australia Communities, dated 22 June 2023.
- Amendments:** Nil
- Plan No:** DA.18, Issue A
- Description:** Proposed Men Shed Floor Plan and Elevations, prepared by Hometown Australia Communities, dated 22 June 2023.
- Amendments:** Nil
- Plan No:** Drawing No. DA.27, Issue D.
- Description:** Waste Management Plan, prepared by Hometown Australia Communities and dated 19 March 2024.
- Amendments:** Nil
- Plan No:** LDA100, Revision 1
- Description:** Eastern Boundary Landscape Plan, prepared by Studio 151 Landscape Architecture, dated 12 May 2026
- Amendments:** Nil

APPROVED DOCUMENT

8. The development must be carried out generally in accordance with the Approved Document listed below, subject to the conditions of this Development Approval:

- Document:** Environmental Noise Impact Assessment, Revision 5
- Description:** Environmental Noise Impact Assessment, prepared by CRG Acoustics and dated 26 October 2023.
- Amendments:** Nil

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (OPERATIONAL WORKS)

9. Prepare and submit applications to Council and obtain a Development Permit for Operational Work for the following:
- 9.1 Bulk Earthworks (where required);
- 9.2 Stormwater Infrastructure; and
- 9.3 Vehicular Access.

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

10. Prepare and submit the following documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:
- 10.1 Erosion and Sediment Control Plan;
- 10.2 Construction Environmental Management Plan; and
- 10.3 Detailed Landscape Plan.

STAGED DEVELOPMENT

- 11 Staging of the development is to occur in accordance with the staging indicated on the Approved Plans subject to and modified by any conditions of this Development Approval.
- 12 Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the Approved Plans, or may be combined and constructed at one time, subject to all conditions applicable to the relevant stages being complied with.
- 13 The development must be carried out in accordance with those conditions applicable to one or more of the stages of development as follows:

13.1 Additional Conditions Applicable to Stage 1 of Development:

Conditions 16-17, 29 and 102

13.3 Conditions Applicable to all Stages of Development:

All other conditions of approval.

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

- 14 A legible copy of the Approved and Amended Plans and Approved and Amended Documents bearing Council's approved stamp and this Development Approval must be available on the subject land and available for inspection at all times during construction and earthworks.

COMMENCEMENT OF USE

15. Submit to Council a Notice of Intention to Commence the Approved Use. The notice must:
- 15.1 Be submitted to the Manager, Planning within a minimum of ten (10) business days prior to commencement of the approved use;
 - 15.2 Nominate the day the approved use is intended to commence;
 - 15.3 Include evidence (i.e. copies of decision notice(s), photographic proof, and statement(s) of compliance with the conditions of this approval from suitably qualified person(s) which demonstrates that all conditions of this approval, relevant to any completed residential stages to date, have been complied with; and
 - 15.4 Following completion of construction of the development and prior to commencement of the approved use of the final stage (Stage 3), submit further evidence of compliance with the conditions from suitably qualified person(s) which demonstrates that all conditions of this approval have been complied with, where not already provided as part of 15.3 above for each stage.

DEDICATIONS, AGREEMENTS & CONTRIBUTIONS

AMALGAMATION OF LOTS

16. The subject land (Lot 3 on RP118443, Lot 2 on SP113679 and Lot 4 on SP113679) must be amalgamated to form a single allotment.
17. The Plan of Survey for amalgamation must be registered, and proof of registration provided to Council.

DEVELOPMENT CONSTRAINTS

AIRPORT ENVIRONS

18. No part of any building or structure may be constructed within the Obstacle Limitation Surface as shown on the Airport Environs Overlay Maps in the *Toowoomba Regional Planning Scheme 2012*. This restriction also applies to crane jibs, towers and any other temporary structures during or following the construction phase of the development unless otherwise approved by Council.
19. Where any building or structure is within five (5) metres of the Obstacle Limitation Surface, certification from an Engineering Surveyor registered with Surveyors Board of Queensland must be provided to Council which accurately identifies the highest point of the building or structure on Australian Height Datum (AHO) and confirms that the building or structure is clear of the Obstacle Limitation Surface.
20. Information on any building or structure referred to in Condition 19 above must be reported to the RMF Aeronautical Information Service in the manner set down in CASA Advisory Circular

AC139-08(0), April 2005.

21. Landscaping must not include any plants that at a mature height would intersect the Obstacle Limitation Surface
22. Any cleared vegetation must be mulched or removed from the subject land and not burnt on-site.
23. Landscaping does not include species that attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone which could cause or contribute to bird-strike hazard.
24. Roofs of buildings must be a non-reflective colour or material.
25. Any outdoor lighting, including street lighting must comply with the requirements of Chapter 9 of the *CASA Manual of Standards Part 139 -Aerodromes*.

FLOOD IMMUNITY

26. All earthworks undertaken on land identified as high or medium flood hazard area on the Flood Hazard Overlay must be carried out in accordance with a Development Permit for Operational Work or the following where there is no requirement for a Development Permit for Operational Work:
 - 26.1 Earthworks must not physically alter any watercourse or floodway and must not include vegetation clearing;
 - 26.2 Earthworks must not reduce on-site flood storage capacity, and contain within the subject land, any changes to depth, duration and velocity of flood waters of all floods up to and including the highest known flood event for the subject land; and
 - 26.3 Earthworks must not change the flood characteristics of the highest known flood event outside the subject land in ways that result in:
 - (a) loss of flood storage;
 - (b) loss of or changes to flow paths;
 - (c) acceleration or retardation of flows; and
 - (d) any reduction in flood warning times elsewhere.
27. Any fence traversing land identified as high or medium flood hazard area on the Flood Hazard Overlay must be constructed of wire strand or similar material that minimises disruption to flood flows.
28. No bulk storage of hazardous materials is to occur on land identified as high or medium flood hazard area on the Flood Hazard Overlay.

REMOVAL OF EXISTING BUILDINGS & STRUCTURES

29. Remove the existing dwelling and ancillary structures from Lot 3 RP1184 prior to the commencement of use of the first stage as approved by this Development Permit.

WORKS

ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

30. Plans and specifications for all works associated with car parking, vehicular access, stormwater drainage, earthworks, or any other works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland - Civil (RPEQ).
31. A RPEQ must submit to Council a copy of the:
 - 31.1 Design Certificate prior to commencement of the works; and

- 31.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.
32. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Construction Supervision Certificate.
33. Where any condition refers to or requires an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of \$2,000,000. A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.

STORMWATER DRAINAGE

34. All private stormwater quality devices installed within the subject land as part of the development must be maintained for the life of the development, in accordance with the manufacturer's guidelines and to best management practice, to ensure continuing level of performance for water quality for stormwater discharged from the subject land.
35. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.
36. All stormwater infrastructure necessary to convey run-off from roof and developed surface areas, and any run-off onto the subject land from adjacent areas, must be provided in accordance with a Development Permit for Operational Work.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

37. Prior to the commencement of any works on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council for the internal and any external stormwater infrastructure. The design and the construction of the works must be certified by a RPEQ - Civil.
38. As part of a Development Application for a Development Permit for Operational Work submit to Council for approval, a Detailed Stormwater Management Plan prepared by a Registered Professional Engineer Queensland - Civil (RPEQ) in accordance with the relevant standards in *Planning Scheme Policy No. 2 - Engineering Standards - Roads and Drainage Infrastructure* (PSP No.2) and *State Planning Policy July 2017* demonstrating the following:
- 38.1 Stormwater is conveyed to a lawful point of discharge in accordance with the stormwater discharge conditions of this Development Approval;
- 38.2 No increase in peak flow rates downstream from the subject land for storm events as nominated in PSP 6.2 Table SC6.2.7. Major events exceeding ARI of 100 years must be considered in accordance with the requirements of the Queensland Urban Drainage Manual;
- 38.3 No increase in flood levels external to the subject land;
- 38.4 No increase in duration of inundation external to the subject land that could cause loss or damage;
- 38.5 Appropriate inspection and maintenance of stormwater quality control infrastructure in accordance with a program; and
- 38.6 The achievement of Water Sensitive Urban Design objectives listed in PSP No. 2 and *State Planning Policy July 2017*.

BULK EARTHWORKS

39. Where earthworks are not assessed as part of a Development Application for a Development Permit for Building Work, prior to the commencement of any earthworks on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council.

AIR QUALITY IMPACT MITIGATION

40. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the *Air Quality Objectives* listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place must not be released to the atmosphere during building work.
41. All reasonable and feasible avoidance and mitigation measures are employed so that dust emissions generated during building works do not exceed the following levels when measured at any sensitive place or commercial place:
- 41.1 Dust deposition of 133 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1 Methods for sampling and analysis of ambient air - Determination of particulate matter - Deposited matter - Gravimetric method*.

VIBRATION IMPACT

42. Construction activities and equipment that produce vibrations must not impact upon the amenity of adjacent commercial and residential receptors or cause impacts to the structural integrity of the existing buildings/improvements, including foundations, on surrounding properties.
43. Where considered warranted by Council and when requested in writing to do so, a vibration impact investigation must be undertaken to determine extent of any impacts. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters in order to determine whether or not vibration impacts are below those stated in Table 1. The results of the investigation must be provided to Council within 14 days of the request or a longer period if specified in any such request.

Table 1 – Human comfort vibration limits to minimize nuisance

Building	Work Period	Resultant PPV (mm/s)	
		Lower Limit	Upper Limit
Dwellings	Standard Hours	1.0	2.0
	Non-standard hours – evening (6pm to 10pm)	0.3	1.0
	Non-standard hours – night (10pm to 7am)		
Medical / health buildings (wards, surgeries, operating theatres, consulting rooms)	All	0.3	1.0
Educational facilities (rooms designed for teaching purposes)	While in use		
Court of Law (Court Rooms)			
Court of Law (Court reporting and transcription areas, Judges' chambers)			
Community Buildings (libraries, places of worship)	While in use	1.0	2.0
Commercial (offices) and retail areas			

Source: *Table 3.3.1.1(a) of TMR Transport Noise Management Code of Practice Volume 2 – Construction Noise and Vibration (Code of Practice – Construction)*

CONSTRUCTION WASTE MANAGEMENT & STORAGE

44. Waste generated during demolition, excavation and construction must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
45. The on-site storage and disposal of demolition, excavation and construction waste (including the storage and disposal of night soil) must comply with the *Environmental Protection Regulation 2019*.

46. Fires are not to be lit to dispose of demolition or construction waste.
47. No demolition, excavation or construction waste is to be used as fill or buried on-site (with the exception of cut material recycled from the subject land and used on the subject land), or be used as fill or buried elsewhere, unless otherwise permitted:
 - 47.1 Elsewhere within this Development Approval;
 - 47.2 In accordance with an associated Development Permit for Operational Work;
 - 47.3 In association with and in accordance with an Environmental Authority issued under the *Environmental Protection Act 1994*; and either
 - 47.4 In accordance with either a general or specific approval of a resource for beneficial use (otherwise known as a beneficial use approval) issued under the *Waste Reduction and Recycling Act 2011*; or
 - 47.5 In accordance with a written approval issued by Council under the *Environmental Protection Regulation 2019* relating to the depositing or disposal of general waste from a premises not serviced by Council.
48. Demolition, excavation and construction waste (including night soil) must not be placed or stored within the road reserve at any time.

CONSTRUCTION NOISE IMPACT MITIGATION

49. Building work (as per the definition of the *Environmental Protection Act 1994*) that creates audible noise must be confined to the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding Public Holidays) unless otherwise approved by Council in an endorsed Construction Environmental Management Plan.

EROSION & SEDIMENT CONTROL

50. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
51. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
52. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
53. All disturbed areas must be mulched or turfed as soon as possible during construction.
54. Measures such as vehicle baths, wash-down and construction matting together with dust suppressants and wraps, exposed ground and stockpile sprinkling must be put in place to minimise site vehicles tracking sediment onto adjoining streets during the course of the construction period, and to prevent dust nuisance during construction and, where applicable the ensuing 'on-maintenance' period.

EROSION AND SEDIMENT CONTROL PLAN

55. An Erosion and Sediment Control Plan is to be prepared by a Certified Professional for Erosion and Sediment Control and submitted to Council for endorsement prior to construction commencing. This document is to include:

- 55.1 site analysis of soils, slopes, wind and rainfall;
 - 55.2 plans showing the diversion of clean offsite water around the development and direction of site dirty water to retention dams or sedimentation ponds;
 - 55.3 Clearly defined water quality release parameters from retention ponds;
 - 55.4 Calculations for the appropriate sizing of retention or sedimentation ponds such that water quality release parameters can be met;
 - 55.5** Overflow and release points for new or existing structures with suitable erosion control measures and devices that limit scouring and transport of sediment-; **and**
 - 55.6 Clearly defined erosion and sediment control measures suitable for the soil type, wind and rainfall characteristics found on site throughout all stages of development.
56. The Erosion and Sediment Control Plan must receive endorsement by Council prior to issue of any Development Permit for Building Work or Development Permit for Operational Work.
 57. Where the development is completed in Stages, an endorsed Erosion and Sediment Control Plan is required for each stage.
 58. The Erosion and Sediment Control Plans must address both the internal works for the development and any associated external works.
 59. The endorsed Erosion and Sediment Control Plans must be implemented and, maintained where necessary to maintain compliance with the requirements of this Development Approval.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

60. Prior to commencement of site works and any pre-start meeting for operational works, submit to Council for endorsement a Construction Environmental Management Plan prepared by a qualified person that at a minimum includes the following:
 - 60.1 Location of the site, including physical address, lot on plan and relevant scaled maps;
 - 60.2 Description of the site including infrastructure and features on or near the site and those areas requiring protection or avoidance;
 - 60.3 Contact details and responsibilities for site representatives;
 - 60.4 Description of construction activities to be conducted on site;
 - (a) Location of construction areas and adjacent operational/ residential areas;
 - (b) Construction staff and vehicle numbers;
 - (c) Construction hours;
 - (d) Amenities; and
 - (e) When relevant, prohibited activities and prohibited areas where no work should be permitted.
 - 60.5 Site Plans clearly showing where proposed activities will occur, including sensitive receptors and areas where impacts on the environment may occur-; **and**
 - 60.6 Strategies to manage the following environmental impacts;
 - (a) Air quality and dust management;

- (b) Noise and vibration management;
 - (c) Stormwater quality management;
 - (e) Erosion and sediment control;
 - (f) Waste management, storage and collection; and
 - (g) Complaint management procedures.
61. The Construction Environmental Management Plan must receive endorsement by Council prior to issue of any Development Permit for Building Work or Development Permit for Operational Work.
62. Where the development is completed in Stages, an endorsed Construction Environmental Management Plan is required for each stage.
63. The Construction Environmental Management Plans must address both the internal works for the development and any associated external works.
64. The endorsed Construction Environmental Management Plans must be implemented and, maintained where necessary to maintain compliance with the requirements of this Development Approval.

DAMAGE TO SERVICES & ASSETS

65. Protect Council and public utility services and assets during construction of the development.
66. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
- 66.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
 - 66.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
67. Any repair work which includes alteration to the alignment, or the level of existing services and assets must first be referred to the relevant service authority for approval.
68. Construction, alterations, and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

Note: Council must be notified of any damage to water and sewer immediately on Ph: 131 872.

SERVICES & UTILITIES WASTEWATER INFRASTRUCTURE (GENERAL)

69. The development must be connected to existing internal wastewater reticulation system in accordance with Council Wastewater Infrastructure Policy 2.04 at no cost to Council.
- Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.*
- Note: Where it is demonstrated that the new development cannot be compliantly drained to the existing internal wastewater reticulation system of Bridge Street Resort, Council may accept a new connection point from Council's existing wastewater reticulation system.*
70. Any compensation or costs associated with obtaining agreement from owners or trustees of properties affected by the construction of the works must be at no cost to Council.
71. Any connection to or modification of Council's live wastewater infrastructure must be undertaken by Council. A Private Works Quotation must be requested from Council, payment made for the works, and the works completed by Council.

Note: Any new connection or reconnection to a Council wastewater system requires a Form 1 Plumbing approval prior to house drainage being installed.

Note: To arrange for a private works quotation for the required works contact Council's Water & Wastewater Department on Ph 131 872.

72. Any alterations or adjustments required to wastewater maintenance holes to comply with the finished levels for the development must be carried out by Council. A Private Works Quotation must be requested from Council, payment made for the works, and the works completed by Council.
73. Maintenance Holes (MH) are to be fully protected during the full construction period of the development. Protection must include spanning slabs or beams and matting to ensure direct loads from all heavy plant during construction are not transmitted onto the MH structure.
74. Structural protection for Council's wastewater infrastructure and clearance around maintenance holes must be incorporated for all designs in accordance with the Queensland Development Code, Mandatory Policy 1.4 - Building Over or Near Relevant Infrastructure.

Note: A Development Application for a Development Permit for Building Work will require referral to Council as a Concurrence Agency under the Planning Regulation 2017. RPEQ certified design plans for the structural protection for the wastewater system must be submitted to Council for approval as part of a Building Over or Near Water/Sewer/Stormwater Services application prior to the commencement of works for the development.

WASTEWATER INFRASTRUCTURE (APPROVAL OF LAND OWNER)

75. Where it is necessary for any proposed wastewater infrastructure to be constructed through land not part of the development, obtain the written approval of the owner of that land and provide evidence of such written approval to Council as part of any Development Application for a Development Permit for Operational Work to Council for the works or prior to any request for Council to prepare a quotation for works.

WATER SUPPLY

76. The development must be connected to existing internal water reticulation system of in accordance with Council's Water Infrastructure Policy 2.03 at no cost to Council.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

77. Any works on Council's 'live' water supply must be carried out by Council. A Private Works Quotation must be requested from Council, payment made for the works, and the works completed by Council.
78. Each individual tenancy or residence must be provided with a separate system for the metering of water consumption in accordance with Council's Water Infrastructure Policy 2.03 Sub metering Guidelines and Specifications.

TELECOMMUNICATION

79. Install telecommunications infrastructure to service the development which complies with the following:
 - 79.1 The requirements of the Telecommunications Act 1997 (Cth);
 - 79.2 For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
 - 79.3 For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.
80. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

81. Provide to Council written evidence from all relevant service providers that the telecommunications infrastructure is installed in accordance with the conditions of this Development Approval and all applicable legislation at the time of construction.

Note: The Telecommunications Act 1997 (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required. For further information visit www.infrastructure.gov.au/tind.

Note: For telecommunication services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra, or a "Notice of Practical Completion", "Confirmation of Payment" or "Post Execution of Development" Letter where such services are provided by NBN Co.

ELECTRICITY

82. An electricity supply must be made available to service the development. This supply must be in accordance with the relevant standards of the electricity distributor.

AMENITY & OPERATION OF USE

VISUAL AMENITY

83. Any graffiti on buildings, structures or fences on the subject land visible from public viewing locations must be removed within 24 hours or upon direction by Council and any graffiti deterrent building design elements and surface treatments are to be maintained at all times.
84. All buildings, structures and fences as well as the subject land must be maintained in a clean and tidy manner at all times.
85. Open storage areas, loading areas, and other unsightly areas, must be screened from view from all street frontages and public places and all fixed mechanical plant must be contained within the building/s or visually screened to all street frontages, public viewing locations and adjoining premises.

FENCING & WALLS (GENERAL)

86. Any existing fence or wall not meeting the requirements of this Development Approval must be removed and replaced with a fence or wall that meets the requirements of this Development Approval.
87. Unless otherwise approved in writing by Council, fences or walls must not be erected in a parallel arrangement with any existing fence or wall erected along the same boundary. The existing fence or wall is to be completely removed and replaced.
88. Unless otherwise specified elsewhere within this Development Approval, the required height of a fence or wall is measured from the highest adjacent finished ground level.
89. Where there is a change in level between adjoining properties at the boundary that exceeds 1m, the overall total height of any combination of fence and wall must not exceed 3m from the lowest adjacent finished ground level.
90. Unless otherwise approved in writing by Council, all existing boundary fencing along the northern and southern boundaries of Lot 2 SP113679 must be retained. Where removal or modification occurs, replacement like for like fencing must be provided along all relevant property boundaries.
91. Unless otherwise approved in writing by Council, all existing boundary fencing along the northern, western and southern boundaries of Lot 4 SP113679 must be retained. Where removal or modification occurs, replacement like for like fencing must be provided along all relevant property boundaries.
92. Unless otherwise approved in writing by Council or specified elsewhere within this development Approval, a minimum 1.2m high chain link fence must be provided along the frontage of Lot 3 RP118443 of adjoining Freighter Avenue Park.

Note: Refer to Condition 109 for acoustic fencing requirements.

FENCING & WALLS - INTERFACE TO PUBLIC REALM

93. Fences and walls provided adjacent to public places (streets, laneways, public walkways and open space areas) must be constructed generally in accordance with the Approved Plans and Documents listed within this Development Approval and in particular must:
- 93.1 Unless otherwise approved and erected for the purpose of acoustic attenuation, not exceed a maximum height of:
- (a) 2m where at least 50% of the fence or wall is transparent; or
 - (b) 1.2m otherwise.
- 93.2 Maintain Safe Intersection Sight Distance (SISD) in accordance with the requirements of Austroads most recent version of its Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (AGRD04A-09).

STREET IDENTIFICATION

94. The street number of all buildings must be clearly identifiable and located in a prominent position near the site entry, either on the kerb or a letterbox, or viewable from the site entry and located by signage on buildings or the subject land.
95. The number of each dwelling must be displayed at the main entry to the dwelling, in such a way that it is clearly legible.

ACCESS FOR PEOPLE WITH DISABILITIES

96. Access must be provided for people with disabilities in accordance with Australian Standard AS1428.1: Design for Access and Mobility by means of an unimpeded continuous path of travel from any adjacent roadway, adjoining public open space and from any disabled access car parking bay, to all parts of the development that are normally open to the public.

SATELLITE DISHES

97. A maximum of one (1) satellite dish per dwelling may be provided on the subject land. The diameter of any satellite dish must not exceed one (1) metre.

Note: The installation of a satellite dish with a diameter greater than 900mm is assessable development under the Building Regulation 2006 and requires an approval from a private building certifier.

TRANSPORT, VEHICULAR ACCESS & PARKING

ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

98. All works carried out on or near roadways must be adequately signed in accordance with the Manual for Uniform Traffic Control Devices - Part 3, Works on Roads.

Note: Road or lane closures require approval from Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works.

99. Safe pedestrian access along Council's footpaths must be maintained at all times.

Note: Should access to footpaths need to be restricted, a separate 'Temporary road or footpath closure' must be obtained from Council's Principal Engineer Road Operations, prior to the commencement of the works. Road Operations, prior to the commencement of the works.

REMOVAL OR MODIFICATION OF COUNCIL TRAFFIC SIGNS OR PARKING BAYS

100. Obtain the written approval of Council's Coordinator Traffic Management for any works involving the removal or modification of existing Council traffic signs or parking bays prior to the works commencing. Where approved by Council such works are to be undertaken at no cost to Council.
101. The installation or modification of any street signs or line marking must be in accordance with the Manual of Uniform Traffic Control Device (MUTCD).

PROVISION OF VEHICULAR ACCESS

102. The vehicle access from the subject land to Freighter Avenue must be sealed from the kerb and channel to the property boundary. The access must be designed by a Registered Professional Engineer Queensland (RPEQ) - Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres. Such works must be constructed generally in accordance with any requirements identified below:
 - 102.1 The vehicle access must be located as shown on the Approved Plans listed within this Development Approval;
 - 102.2 The vehicle access (crossing the verge) must be constructed generally in accordance with the Institute of Public Works Engineering Australasia Drawing RS-051 Heavy Duty Vehicle Crossing, and in accordance with Australian Standard AS 2890 - Parking Facilities (Part 1 and as relevant Part 2);
 - 102.3 The vehicle access (crossing of the verge) must align neatly on both sides with the pedestrian footpath and verge with a maximum cross fall of 2.5%;
 - 102.4 The vehicle access (crossing of the verge) must be located a minimum of one (1) metre clear of existing power poles, streetlights or any signage;
 - 102.5 The relocation of all existing services must be clear of the access that will serve the subject land; and
 - 102.6 The relevant service authorities must be contacted and their requirements complied with.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

PROPERTY ACCESS

103. Direct access to and from Freighter Avenue through the development site must be made available at all times for waste collection and emergency service vehicles only.
104. Direct access to Freighter Avenue from the development is allowed for emergency purposes only, at all times following the commencement of the use.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

105. The development must be provided with a minimum of 72 on-site car parking spaces (minimum of 1 space per dwelling and 1 visitor space per 5 dwellings) inclusive of 12 visitor and 2 PWD car parking spaces. Car parking and manoeuvring areas must be:
 - 105.1 Constructed generally as shown on the Approved Plans listed within this Development Approval;
 - 105.2 Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions detailed in the Toowoomba Regional Planning Scheme 2012 and Australian Standard AS2890 - Parking Facilities;
 - 105.3 Designed and constructed in accordance with the requirements of AS2890;
 - 105.4 Provided with visitor parking with pavement markings that indicate 'visitor parking only';
 - 105.5 Designed to enable all vehicles to enter and leave the subject land in a forward gear; and

- 105.6 Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring.

ENVIRONMENT & WASTE

ACOUSTIC AMENITY - NOISE LIMITS

106. Noise from activity associated with the use of the common areas subject land must not exceed the Acoustic Quality Objectives listed in the Environmental Protection (Noise) Policy 2019 when measured at any sensitive receptor.
107. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of Australian Standard AS1055.1 Acoustics - Description and measurement of environmental noise - General procedures.

ACOUSTIC AMENITY - MECHANICAL PLANT

108. All "refrigeration equipment", "pumps", "regulated devices", and "air conditioning equipment" as defined by the Environmental Protection Act 1994 must be designed, installed, operated and maintained to comply with the noise standards as specified within the Environmental Protection Act 1994.

ACOUSTIC AMENITY - ACOUSTIC BARRIER(S)

109. Acoustic barriers must be constructed in accordance with the recommendations of the Approved Environmental Noise Impact Assessment and accordance with the following requirements:
- 109.1 The barriers must be erected within the subject land;
- 109.2 Erected to the heights and at the locations shown within Sketch 1 and Sketch 2 of the approved Noise Impact Assessment listed within this Development Approval. Heights are to be measured from the highest adjacent finished ground level where the barrier does not comprise of, or include, an earthen mound;
- 109.3 Where the combined height of the barrier and any retaining wall or mound is greater than 2m in height, a Building Work approval is to be sought prior to commencement of construction;
- 109.4 The barrier must be constructed using materials such as lapped timber fencing, FC sheet, masonry, plywood, glass, acrylic glass, or a combination of to achieve a minimum surface density of 12 kg/m²; and
- 109.5 The barrier must have no gaps (i.e. is solid) including between partitions, between partitions and posts and between partitions and the finished ground level.

ACOUSTIC AMENITY - EXTERNAL BUILDING ENVELOPE

110. Residential and Community Buildings within the development must be designed and constructed in accordance with the requirements of Section 6.2 of the Approved Environmental Noise Impact Assessment listed within this Development Approval.
111. Certification must be submitted to Council from a suitably qualified person which certifies that buildings subject to shell treatment have been constructed in accordance with Condition 110.

AIR QUALITY & AMENITY -AIR RELEASE LIMITS

112. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the Environmental Protection (Air) Policy 2019 as measured at any sensitive receptor place must not be released to the atmosphere.
113. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

OUTDOOR LIGHTING IMPACT MITIGATION

114. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of Australian Standard AS4282-2019 Control of the obtrusive effects of outdoor lighting.
115. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
116. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

WASTE MANAGEMENT (GENERAL)

117. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the Waste Reduction and Recycling Act 2011.
118. Waste generated by the development must be managed, stored and removed from the subject land in accordance with the Approved Waste Management Plan listed within this Development Approval.

WASTE MANAGEMENT (BIN PROVISION & STORAGE)

119. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:
 - 119.1 The size, mix and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection;
 - 119.2 Bulk bin storage for recyclable waste must be provided at the locations nominated within the Approved Plans listed within this Development Approval;
 - 119.3 Provision of 1 x 240L wheelie bin for general waste for each dwelling;
 - 119.4 Provision of a hardstand impervious area within the curtilage of each dwelling for the permanent storage location of wheelie bins, having minimum dimensions of 0.36 m² (600mm x 600mm) per wheelie bin and located no closer than 2m to any fresh air intake of a habitable room;
 - 119.5 Provision of a constructed bulk bin store with an impervious hardstand base for the permanent storage locations and service collection of bulk bins for recyclable waste, having minimum dimensions which exceed the combined size of bins by at least 300mm at the rear and both sides and 600mm at the front and no closer than 2m to any fresh air intake of a habitable room;
 - 119.6 Refuse storage facilities must be screened from public vantage points with a minimum 1.5m high built structure, enclosure or solid screen fencing;

- 119.7 Provision of a grassed or landscaped areas within the development site that is at least twice the size of the bulk bin store and adjacent to a tap for the washing of bins;
- 119.8 Wheelie bin carting routes must allow bins to be easily manoeuvred, devoid of steps and steep rises and not extend through any habitable room or other room of a building other than a garage; and
- 119.9 Bins must be kept in a clean state and in good repair and fitted with tight-fitting lid assemblies designed to prevent ingress of pests and water.

WASTE MANAGEMENT (REMOVAL)

- 120. Unless otherwise endorsed by Council in a waste management plan, arrangements for waste removal are provided in accordance with the following requirements:
 - 120.1 Collection by a refuse vehicle from within the site only, and not from the kerbside;
 - 120.2 Provision of a level area at the frontage of each dwelling for the temporary storage of wheelie bins on collection days having minimum dimensions of 1m² (1,000mm x 1,000mm) per wheelie bin;
 - 120.3 Bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver having to relocate them;
 - 120.4 General waste must be collected and removed at periods not exceeding seven days;
 - 120.5 Bins must be stored at their place of permanent storage other than times ahead of or during waste removal;
 - 120.6 Waste removal must not occur outside the hours of 6:00 AM to 6:00 PM; and
 - 120.7 The waste collection method must ensure that waste is adequately managed to prevent escape of contamination.

CONCRETE BIN PAD

- 121. A concrete bin pad for Sites 270 and 271 must be constructed at the location nominated within the Approved Plans listed within this Development Approval The bin pad must be in accordance with any Development Permit for Operational Work applicable and sufficiently sized to wholly accommodate two wheelie bins.

LANDSCAPE & ECOLOGY

REMOVAL OR MODIFICATION OF EXISTING STREET TREES

- 122. The removal or modification (including any disturbance of the root system within the drip line) of a Council controlled tree must not be undertaken unless otherwise approved in writing by Council and in accordance with any conditions associated with the granted approval.

PARK ACCESS

- 123. Approval for park access (Freighter Avenue Park) must be sought from Council's Park and Recreation Services Branch via Council's Customer Service Centre prior to any works should the applicant wish to access the Park for any reason associated with the development.

Note: Should Parks and Recreation Services Branch be agreeable to park access, there will be a daily access fee and the requirement of a bond in accordance with Council's adopted fees and charges. There will also be conditions specific to the proposed works including but not limited to timing of works (to ensure minimal impact on park users) and the provision of public liability insurance for all contractors.

PROTECTION OF STREET TREES

124. Street trees affected by works within the 'Precautionary Area', must be protected for the duration of construction. All works must be carried out in accordance with the relevant standards in Planning Scheme Policy No.8 - Street Trees and must include in particular:
- 124.1 Establishment of a work exclusion area around the street tree to be retained prior to commencement of construction to avoid damage and soil compaction from plant and machinery;
 - 124.2 Providing Council with one weeks' notice of any excavation works affecting the 'Precautionary Area' of a street tree so that a Council Arborist may be present during excavation works;
 - 124.3 During excavation works, where roots greater than 50mm diameter are uncovered that need to be severed, obtain approval from a Council Arborist to sever the root, and if granted, do so with a cutting device and not a ripping device; and
 - 124.4 Street tree protection is to be maintained until works are completed or accepted on maintenance.

LANDSCAPE PLAN

125. Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement, a Detailed Landscape Plan prepared by a suitably qualified person prepared generally in accordance with Toowoomba Regional Council's Landscape Work Information Sheet 006 and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:
- 125.1 Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed, and existing vegetation within the drainage corridor to be retained and/or removed including all proposed rehabilitation and enhancement planting works;
 - 125.2 A detailed Planting Plan and Schedule that include species, stock sizes and quantities and the location;
 - 125.3 The typical planting detail including soil preparation, backfill, staking, mulching, irrigation, drainage, and maintenance;
 - 125.4 Dimensions of all planting areas, type and location, taking into account orientation, shading and wind direction;
 - 125.5 Landscape buffers are to be provided along the boundaries of Lot 3 RP118443 as follows:
 - (a) A minimum 8 metre wide buffer along the southern boundary;
 - (b) ~~A minimum 7 metre wide buffer~~ Along the eastern boundary (south of the Freighter Avenue access driveway) **a buffer is to be provided generally in accordance with the Eastern Boundary Landscape Plan, Drawing No. LDA100, Revision 1, prepared by Studio 151 Landscape Architecture and dated 12 May 2026); and**
 - (c) A minimum 3m wide buffer along eastern boundary (North of the Freighter Avenue access driveway); **and**
 - (d) A minimum 3.5m wide buffer along the northern boundary; and
 - (e) Buffers are to be in accordance with the Approved Plans listed within this Development Approval, exclusive of the access driveways, visitor parking, drainage corridor/**infrastructure** and generally uncompromised by **other service** infrastructure;
 - 125.6 Location, height and finish of fencing and retaining walls fronting public land (including street frontages);

- 125.7 Location and dimensions of any communal bin stores requiring vegetative screening;
 - 125.8 Construction details of proposed surfaces, surface level changes and structures;
 - 125.9 Vegetated screening of the acoustic barriers, including trees and understorey planting of shrubs, grasses and groundcovers;
 - 125.10 All site landscaping must be contained within the site boundaries;
 - 125.11 Sight lines at pedestrian and vehicle entrance points must be maintained, tree stock to have a minimum 1.8m high clean trunk; **and**
 - 125.12 Control of all weed species listed in the following standards and legislation:
 - (a) Declared plants under the Biosecurity Act 2014 and subordinate regulation; and
 - (b) Toowoomba Region Biosecurity Plan (August 2020).
126. The Detailed Landscape Plan must receive endorsement by Council prior to lodgement of any Development Application for a Development Permit for Operational Work.

LANDSCAPING WORKS

127. The development must be landscaped in accordance with the conditions of this Development Approval and the requirements listed in the Landscape Code contained within the Toowoomba Regional Planning Scheme 2012 in a manner that:
- 127.1 Maximises the retention of existing site vegetation which contributes to the site character, including rehabilitation works to the drainage corridor;
 - 127.2 Maintains or increases tree canopy cover;
 - 127.3 Maximises the extent of new site vegetation to define boundaries, create shade and contribute to the site character;
 - 127.4 Includes large scale canopy trees between buildings and along the northern, southern and eastern boundaries to visually fragment the views and provide shade to buildings and pavement;
 - 127.5 All trees must be supplied in the following minimum container sizes:
 - (a) 25 litre (minimum size 1.2m) for trees in private land; and
 - (b) 45 litre (minimum size 1.5m) or larger containers for trees in public land, including street trees;
 - 127.6 Where required root barrier devices must be installed where tree plantings are sited within two (2) metres of any services and or structures unless varied within the approved Landscape Plan. Barriers must be fit for purpose and installed in accordance with the manufacturer's specification;
 - 127.7 All other plant material must be supplied in 140mm or larger containers;
 - 127.8 Provides screen planting along all boundaries capable of reaching a minimum of 1.8 metres in height;
 - 127.9 Provides a minimum of 70% of the landscape area retained as a permeable surface;
 - 127.10 Designates variation in pavement colours and/or materials to define safe pedestrian movement areas;

- 127.11 Utilises plant species which are characteristic of the local area and provides seasonal variation, colour and texture;
- 127.12 Provides irrigation to all planted areas;
- 127.13 Where planting areas are intended to serve a stormwater function, sub soil drainage is installed and connected to the main system and soils and plant species are suited to the purpose; and
- 127.14 Provide a high degree of shade (minimum of 25% canopy cover at maturity) over car park area and associated internal roadways. A minimum of 1 shade tree for every 8 visitor car parking bays must be provided.
128. All landscape works must be established by a suitably qualified person and maintained in accordance with the conditions of this Development Approval for the life of the development, and in a manner that ensures healthy, sustained, and vigorous plant growth. All plant material must be allowed to grow to full form and be replaced when its life expectancy is reached.
129. A copy of as-constructed plans and certification must be submitted to Council from a suitably qualified person who verifies that landscaping established complies with the requirements of this Development Approval.

B. ADVICES:

GENERAL ADVICES

INFRASTRUCTURE CHARGES

- 1) Infrastructure charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 2) This Development Approval relates to development requiring approval under the Planning Act 2016 only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 3) Carrying out works on a road or interfering with the road or its operation will require a permit under Subordinate Local Law No. 1.15 (2020). The application form can be found on Council's website at www.tr.qld.gov.au. For further information contact the Road Operations Branch through Council's Customer Service Centre on 131 872.
- 4) The development has only been assessed in accordance with the provisions of the Toowoomba Regional Planning Scheme 2012. No assessment has been made in respect of the provisions of the Building Code of Australia and/or the Queensland Development Code.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 5) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the Planning Act 2016.

WHEN APPROVAL LAPSES

- 6) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the Planning Act 2016, unless otherwise stated elsewhere within this Development Approval.

CLEARING OF PROTECTED PLANTS

- 7) In accordance with Nature Conservation (Animals) Regulation 2020 you must check the flora survey trigger map, prior to the clearing of any native plants found on the subject land to determine if a flora

survey must be undertaken and if a clearing permit for clearing endangered, vulnerable and near threatened plants ('EVNT plants') and their supporting habitat is required.

Under the Regulation, if a flora survey identifies that EVNT plants are not present or can be avoided by 100m, the clearing activity may be exempt from a permit, however an exempt clearing notification form must be submitted to the Department of Environment and Science. In an area other than a high risk area, a clearing permit is only required where a person is, or becomes, aware that EVNT plants are present, though a range of exemptions do apply. Clearing of least concern plants is generally exempt from requiring a clearing permit. For further information associated with the clearing of protected plants and to obtain flora survey trigger map for your site please refer to the Departmental website.

EXCAVATION & FILLING

- 8) The planning scheme declares excavation and filling activity involving less than 50m³ of material and excavation and filling activity to a depth or height lower than 1m to be exempt development. Any combination of excavation or filling where 50m³ or more of fill is deposited on, or 50m³ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the Sustainable Planning Act 2009, must obtain an Operational Works approval from Council before commencing site works.

EQUITABLE ACCESS & FACILITIES

- 9) The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities.

In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 9.1 The Disability Discrimination Act 1992 (Cth);
- 9.2 The Anti-Discrimination Act 1991 (Old); and
- 9.3 The Disability (Access to Premises - Buildings) Standards.

ENVIRONMENTAL HARM

- 10) The Environmental Protection Act 1994 (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

TRADE WASTE APPROVAL

- 11) This Development Approval does not infer or give approval to the owners or occupiers of the subject land to discharge trade waste to Council's sewers. Council administers trade waste regulation as defined in the Water Supply (Safety & Reliability) Act 2008 through its Trade Waste Policy and Trade Waste Environmental Management Plan. A separate Trade Waste Permit is required where trade waste is expected to be discharged to Council's sewers.

Please note that a Trade Waste Approval may require the installation of a pre-treatment arrestor and a metering device and it is suggested that where it is likely a sewer connection would be occurring in the near future, the final design of any wastewater treatment train give consideration to Council's Trade waste connection and discharge requirements. Please contact Council's Trade Waste Services from the Water Operations Branch via the Customer Service Centre for further information in respect of trade waste.

ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

- 12) An additional approval from the Commonwealth Government under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) may be required in relation to the approved development. The EPBC Act relates to actions that may have a significant impact on matters of national environmental significance (NES) or the environment generally if on Commonwealth land. These matters of NES include nationally listed threatened and migratory species, Ramsar wetlands, World Heritage, Commonwealth marine and nuclear actions.

The EPBC Act provides that a person must not take an action that has, will have or is likely to have a significant impact on matters of NES, without the approval of the Commonwealth Environment Minister. Such actions should be referred to the Minister for a decision on whether or not approval is required under the EPBC Act.

Contact the Australian Government Department of Agriculture, Water and the Environment to discuss any obligations under the EPBC Act.

WATER POLLUTION

- 13) In accordance with the Environmental Protection Act 1994, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

WORKS WITHIN A WATERCOURSE

- 14) The development may involve works within a watercourse which will require referral to the Department of Resources under the Water Act 2000 and Planning Act 2016 at the time of making an application for Operational Work.

FIRE ANTS

- 15) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the Biosecurity Act 2014 apply, compliance with statutory provisions must be achieved.

ADVERTISING SIGNS

- 16) Placing an advertising device on premises is accepted development where complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code in the Toowoomba Regional Planning Scheme 2012. A separate Operational Work approval will be required for any Advertising Devices not complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code.

BUILDING APPROVAL REQUIRED FOR CERTAIN FENCES & RETAINING WALLS

- 17) A Development Approval for Building Work is required for the following:

17.1 Fences where:

- The fence is part of a pool fence; or
- The fence is over 2m in height (from natural ground level); or
- The fence is attached to a retaining wall and the combined mean height is over 2.4m in height from natural ground level;

17.2 Retaining walls where:

- The wall is retaining fill having a height greater than 1m in height above the wall's natural ground surface; or

- The wall is located within 1.5m of a building or another retaining wall; or
- There is a load or surcharge imposed above the retaining wall (i.e. driveway, batter, building or the like); and

17.3 Retaining walls and/or fences are sited within 1.5m of a property boundary line and the combined height of the structures exceeds 2m (including where the retaining wall is less than 1m).

QUALIFIED PERSON

- 18) For the purpose of preparing a Landscape Plan, a suitably qualified person is considered to be a Registered Landscape Architect or Landscape Designer with a minimum of 5 years current experience in the field of landscape design.

SUBMISSION OF PLANS FOR ENDORSEMENT

- 19) The conditions of this Development Approval require submission of plans to Council for endorsement. Please address the plans for endorsement to Council's Development Services Branch with the Reference No. MCUC/2022/4871 and send to development@tr.qld.gov.au.

SUBMISSION OF DOCUMENTS FOR ENDORSEMENT

- 20) The conditions of this Development Approval require submission of documents to Council for endorsement. Please address the documents for endorsement to Council's Development Services Branch with the Reference No. MCUI/2023/2779 and send to development@tr.qld.gov.au.

REASONS FOR RECOMMENDATION

The change application has been assessed with regard to the applicable assessment framework as identified within this report. The proposed changes are considered to be generally acceptable. It is therefore recommended that the development approval be changed as identified above.

The attached Statement of Reasons (refer to Schedule 1) has been amended as required in relation to the approved changes.

DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the request be Approved subject to the Conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



James Leader,
A/Lead Senior Planner, Planning Branch

Decision Date: 29 June 2026

CORPORATE PLAN REFERENCE

Strategic Action 2.3.3

Ensure development aligns with community sentiment, through effective and efficient assessment, with the planning scheme, planning instruments, codes and legislation.

BACKGROUND

SITE DETAILS				
Site Address	518-528 and 530-538 Bridge Street, WILSONTON QLD 4350			
Real Property Description	Lot 3 RP118443, Lot 2 SP113679, Lot 4 SP113679			
Site Area	10.278ha			
Owner	Bridge Street RLLC Pty Ltd			
SITE CHARACTERISTICS				
Current Land Use	Relocatable Home Park and Dwelling House			
Site Frontage/s	Bridge Street, Boundary Street, Freighter Avenue			
Road/s	Order of Road	Width of Road Reserve	Width of Pavement	Road Material
Bridge Street	Regional Arterial	42m	18m divided	Bitumen
Boundary Street	Regional Arterial	40m	13m	Bitumen
Freighter Avenue	Local	20m	12m	Bitumen
Easements	Nil			
Existing Structures	Existing Relocatable Home Park (Bridge Street Resort)			
Infrastructure	The site is serviced by Council's reticulated water, stormwater and sewer networks as well as electricity and telecommunications services. A gravity sewer main runs from the north-east to south-west of the site and connects to a sewer pump station (SPS11) in the south-western corner of the site.			
Topography	Dry Creek runs through the site from the north-east to south-west and forms the low point on the site. The site falls from the northern and southern boundaries towards Dry Creek.			
Street Trees	Street trees are planted along the Boundary Street frontage of the site.			
Other Features	Dry Creek is a mapped watercourse running through the site.			
PLANNING SCHEME SITE DATA				
Current Planning Scheme	Toowoomba Regional Planning Scheme 2012 (Version 28)			Adopted: 28 November 2022
Zone	Low Density Residential Zone			
Precinct	General Precinct			
Overlays	Airport Environs Overlay, Flood Hazard Overlay			
Infrastructure Charges Resolution	Charges Resolution No. 5			Adopted: 1 March 2022
SURROUNDS:				
Direction	Land Use	Zone/Precinct		
North	Dwelling Houses	Low Density Residential		
East	Park, Industry uses	Community Facilities, Low Impact Industry		
South	Industry uses	Low Impact Industry, Medium Impact Industry		
West	Commercial uses, Dwelling Houses	District Centre, Specialised Centre, Rural Residential		
APPLICATION HISTORY				

Application No.	Description	Decision Date	Decision
MCUI/2023/2779	Material Change of Use – Extension to Relocatable Home Park	16/08/2024	Approved
MCUI/2023/2779/A	Change Application (Minor Change) - Material Change of Use – Extension to Relocatable Home Park	29/09/2025	Approved
OW/2025/6439	Operational Works – Stormwater, Earthworks and Driveway Crossovers	12/02/2026	Approved

APPROVED DEVELOPMENT	
Type of Approval	Development Permit
Approved Development	Material Change of Use – Extension to Relocatable Home Park
Variations Sought	Not applicable
Level of Assessment	Impact
Gross Floor Area	20 new Relocatable Home sites – varying from 131.8m ² to 166.4m ² 114.8m ² manager's office / gym
Impervious Area	1.8325ha additional
Site Cover	N/A
Car Parking Spaces	31 proposed spaces
Service Vehicle Provision	9.5m RCV
Submissions Received	Objection: 14 properly made submissions on original application
	Support: N/A
Decision Notice Issued	16 August 2024

CHANGE APPLICATION	
Applicant Name	Hometown Australia Communities C/- Precinct Urban Planning
Type of Application	Change Application
Type of Change	Minor Change
Public Notification	Not required for a Minor Change.
Application Received	19 May 2026

CONSULTATION UNDERTAKEN

Internal Referrals

Internal Referral Partner	Referral / Response
Development Engineering and Plumbing	Recommended requested changes be approved with no additional requirements.
Water and Waste	Recommended requested changes be approved with no additional requirements.
Regional Architecture and Heritage Services – Landscape	Recommended requested changes be approved. Comments: <i>Proposed changes to condition 125 are supported to reflect approved operational work plan outcomes.</i>

Public Notification

Public notification was carried out for the original application. During the notification period, 14 submissions were accepted by the assessment manager and considered during the assessment of the application. These

submissions have been considered to the extent relevant to the proposed changes as per the assessment within this report.

ISSUES, RISKS AND RESPONSES – ASSESSMENT

Assessment Framework

Section 81 of the *Planning Act 2016* establishes the following parameters in relation to the assessment of change applications for minor changes:

- (2) *In assessing the change application, the responsible entity must consider—*
 - (a) *the information the applicant included with the application; and*
 - (b) *if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and*
 - (c) *any pre-request response notice or response notice given in relation to the change application; and*
 - (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
 - (da) *if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
 - (e) *another matter that the responsible entity considers relevant.*
- (3) *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—*
 - (a) *a statutory instrument; or*
 - (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (4) *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*
- (5) *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—*
 - (a) *the statutory instrument or other document as in effect when the change application was made; or*
 - (b) *if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or*
 - (c) *another statutory instrument—*
 - (i) *that comes into effect after the change application is made but before it is decided; and*
 - (ii) *that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.*

Assessment of Proposed Changes – Change to Conditions of the Development Approval

Changes to the conditions of approval have been proposed by the applicant. The following table identifies the relevant condition of approval, the applicant's proposed changes, any relevant representations made by the applicant, the officer's assessment of the proposed amendments and any recommend amendments to the condition.

Assessment of Proposed Changes – Change to Conditions of the Development Approval

No.	Original Condition	Proposed Amended Condition	Relevant Representation	Officer's Assessment	Condition to be Recommended
7	<p>The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval and the amendments listed below:</p> <p>Plan No: Drawing No. DA.04, Issue A F. Description: Proposed Expansion Site Plan prepared by Hometown Australia Communities, dated 22 June 2023 4 August 2025. Amendments: Nil</p> <p>Plan No: Drawing No. DA.26, Issue A B. Description: Staging Plan, prepared by Hometown Australia Communities, dated 24 September 2023 15 August 2025. Amendments: Nil</p> <p>Plan No: WD44 DA01, Rev B A Description: Crimson Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: WD43 DA03, Rev B A Description: Crimson Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Ascot Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Ascot Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Duchess Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Duchess Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Lot F2 Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Lot F2 Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p>	<p>The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval and the amendments listed below:</p> <p>Plan No: Drawing No. DA.04, Issue A F. Description: Proposed Expansion Site Plan prepared by Hometown Australia Communities, dated 22 June 2023 4 August 2025. Amendments: Nil</p> <p>Plan No: Drawing No. DA.26, Issue A B. Description: Staging Plan, prepared by Hometown Australia Communities, dated 24 September 2023 15 August 2025. Amendments: Nil</p> <p>Plan No: WD44 DA01, Rev B A Description: Crimson Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: WD43 DA03, Rev B A Description: Crimson Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Ascot Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Ascot Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Ascot Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Duchess Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Duchess Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Duchess Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p>	<p><i>"The only proposed change to this condition is the inclusion of the ...plan."</i></p>	<p>The proposed change to Condition 7 is recommended for approval.</p> <p>The change seeks to reflect the amended landscaping plan which has been submitted with the change.</p>	<p>The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval and the amendments listed below:</p> <p>Plan No: Drawing No. DA.04, Issue A F. Description: Proposed Expansion Site Plan prepared by Hometown Australia Communities, dated 22 June 2023 4 August 2025. Amendments: Nil</p> <p>Plan No: Drawing No. DA.26, Issue A B. Description: Staging Plan, prepared by Hometown Australia Communities, dated 24 September 2023 15 August 2025. Amendments: Nil</p> <p>Plan No: WD44 DA01, Rev B A Description: Crimson Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: WD43 DA03, Rev B A Description: Crimson Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Ascot Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Ascot Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Ascot Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Ascot Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Duchess Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p>

<p>Amendments: 2025. Nil</p> <p>Plan No: DA01, Rev A Description: Montrose Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Montrose Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: WD94 DA01, Rev B A Description: Oakley Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: WD93 DA03, Rev B A Description: Oakley Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: DA.06, Issue A Description: Altered Existing Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p> <p>Plan No: DA.08, Issue A Description: Proposed Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p> <p>Plan No: DA.10, Issue A Description: Proposed Community Building Elevations, prepared by Hometown Australia Communities, dated 22 June 2023 and received by Council on 29 June-2023. Amendments: Nil</p> <p>Plan No: DA.14, Issue A Description: Proposed Manager Office Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p> <p>Plan No: DA.11, Issue A Description: Proposed Manager Office Elevations, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p> <p>Plan No: DA.18, Issue A Description: Proposed Men Shed Floor Plan and Elevations, prepared by Hometown</p>	<p>Plan No: DA01, Rev A Description: Lot F2 Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Lot F2 Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Montrose Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Montrose Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: WD94 DA01, Rev B A Description: Oakley Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: WD93 DA03, Rev B A Description: Oakley Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: DA.06, Issue A Description: Altered Existing Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p> <p>Plan No: DA.08, Issue A Description: Proposed Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p> <p>Plan No: DA.10, Issue A Description: Proposed Community Building Elevations, prepared by Hometown Australia Communities, dated 22 June 2023. Amendments: Nil</p>			<p>Amendments: prepared by Ashcroft Architects, dated 10 July 2025. Nil</p> <p>Plan No: DA03, Rev A Description: Duchess Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Lot F2 Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Lot F2 Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA01, Rev A Description: Montrose Floor Plan, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: DA03, Rev A Description: Montrose Elevations, prepared by Ashcroft Architects, dated 10 July 2025. Amendments: Nil</p> <p>Plan No: WD94 DA01, Rev B A Description: Oakley Modified Floor Plan, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: WD93 DA03, Rev B A Description: Oakley Modified Elevations, prepared by Ashcroft Architects, dated 12 September 2023 10 July 2025. Amendments: Nil</p> <p>Plan No: DA.06, Issue A Description: Altered Existing Community Building Floor Plan, prepared by</p>
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	<p>Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: Drawing No. DA.27, Issue D.</p> <p>Description: Waste Management Plan, prepared by Hometown Australia Communities and dated 19 March 2024.</p> <p>Amendments: Nil</p>	<p>2023 and received by Council on 29 June-2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.14, Issue A</p> <p>Description: Proposed Manager Office Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.11, Issue A</p> <p>Description: Proposed Manager Office Elevations, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.18, Issue A</p> <p>Description: Proposed Men Shed Floor Plan and Elevations, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: Drawing No. DA.27, Issue D.</p> <p>Description: Waste Management Plan, prepared by Hometown Australia Communities and dated 19 March 2024.</p> <p>Amendments: Nil</p> <p>Plan No: LDA100, Revision 1</p> <p>Description: Eastern Boundary Landscape Plan, prepared by Studio 151 Landscape Architecture, dated 12 May 2026</p> <p>Amendments: Nil</p>			<p>Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.08, Issue A</p> <p>Description: Proposed Community Building Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.10, Issue A</p> <p>Description: Proposed Community Building Elevations, prepared by Hometown Australia Communities, dated 22 June 2023 and received by Council on 29 June-2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.14, Issue A</p> <p>Description: Proposed Manager Office Floor Plan, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.11, Issue A</p> <p>Description: Proposed Manager Office Elevations, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: DA.18, Issue A</p> <p>Description: Proposed Men Shed Floor Plan and Elevations, prepared by Hometown Australia Communities, dated 22 June 2023.</p> <p>Amendments: Nil</p> <p>Plan No: Drawing No. DA.27, Issue D.</p> <p>Description: Waste Management Plan, prepared by Hometown Australia Communities and dated 19 March 2024.</p> <p>Amendments: Nil</p> <p>Plan No: LDA100, Revision 1</p> <p>Description: Eastern Boundary Landscape Plan,</p>
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					<p>prepared by Studio 151 Landscape Architecture, dated 12 May 2026</p> <p>Amendments: Nil</p>
125	<p>LANDSCAPE PLAN</p> <p>Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement, a Detailed Landscape Plan prepared by a suitably qualified person prepared generally in accordance with Toowoomba Regional Council's Landscape Work Information Sheet 006 and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:</p> <p>125.1 Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed, and existing vegetation within the drainage corridor to be retained and/or removed including all proposed rehabilitation and enhancement planting works;</p> <p>125.2 A detailed Planting Plan and Schedule that include species, stock sizes and quantities and the location;</p> <p>125.3 The typical planting detail including soil preparation, backfill, staking, mulching, irrigation, drainage, and maintenance;</p> <p>125.4 Dimensions of all planting areas, type and location, taking into account orientation, shading and wind direction;</p> <p>125.5 Landscape buffers are to be provided along the boundaries of Lot 3 RP118443 as follows:</p> <p>(a) A minimum 8 metre wide buffer along the southern boundary;</p> <p>(b) A minimum 7 metre wider buffer along the eastern boundary (south of the Freighter Avenue access driveway);</p> <p>(c) A minimum 3m wide buffer along eastern boundary (North of the Freighter Avenue access driveway); and</p> <p>(d) A minimum 3.5m wide buffer along the northern boundary; and</p> <p>(e) Buffers are to be in accordance with the Approved Plans listed within this Development Approval, exclusive of the access driveways, visitor parking, drainage corridor and generally uncompromised by infrastructure;</p> <p>125.6 Location, height and finish of fencing and retaining</p>	<p>LANDSCAPE PLAN</p> <p>Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement, a Detailed Landscape Plan prepared by a suitably qualified person prepared generally in accordance with Toowoomba Regional Council's Landscape Work Information Sheet 006 and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:</p> <p>125.1 Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed, and existing vegetation within the drainage corridor to be retained and/or removed including all proposed rehabilitation and enhancement planting works;</p> <p>125.2 A detailed Planting Plan and Schedule that include species, stock sizes and quantities and the location;</p> <p>125.3 The typical planting detail including soil preparation, backfill, staking, mulching, irrigation, drainage, and maintenance;</p> <p>125.4 Dimensions of all planting areas, type and location, taking into account orientation, shading and wind direction;</p> <p>125.5 Landscape buffers are to be provided along the boundaries of Lot 3 RP118443 as follows:</p> <p>(a) A minimum 8 metre wide buffer along the southern boundary;</p> <p>(b) A minimum 7 metre wider buffer along the eastern boundary (south of the Freighter Avenue access driveway) is to be provided generally in accordance with the Eastern Boundary Landscape Plan, Drawing No. LDA100, Revision 1, prepared by Studio 151 Landscape Architecture and dated 12 May 2026); and</p> <p>(c) A minimum 3m wide buffer along eastern boundary (North of the</p>	<p><i>"When the current wording of condition 125.5 is read and considered as a whole, the following is noted in the context of the eastern boundary:</i></p> <ul style="list-style-type: none"> <i>South of Freighter Avenue, the landscape buffer is to be a minimum of 7m in width: and</i> <i>The buffer is to be in accordance with identified approved plans, exclusive (i.e. not including) of access driveways, visitor parking, drainage corridor and generally uncompromised by infrastructure.</i> <p><i>Given that Council did not specifically reference the Jackie Amos Landscape Architect plans in the development approval, the 'approved plans' revert to the approved site plan which details a 'green' landscape area along the eastern boundary of the site (whereby the visitor car parking spaces are clearly articulated). In this respect, the current wording of Condition 125.5 requires a landscaped buffer along the eastern boundary, that has to be a minimum of 7m wide, and the landscaped buffer width does not include areas required for driveway crossovers, visitor car parking or drainage corridors.</i></p> <p><i>The operational works approval clearly details that a swale extends along the eastern boundary. By virtue of addressing Conditions 34-38 of the development approval, the detailed design process confirmed that a swale was required adjacent to the entirety of the eastern boundary (south of Freighter Avenue) in order to appropriately manage the external catchment (i.e. the runoff associated with the adjoining industrial development). The approved swale constitutes a drainage corridor in relation to Condition 125.5.</i></p>	<p>The proposed changes to Condition 125 are recommended for approval. The changes seek to reflect the amended landscaping plan which has been submitted with the change.</p> <p>The revised landscaping design remains compliant with Acceptable Outcome 5.1 of the Medium Density Residential Code as it does not result in the site contains insufficient landscaping areas.</p> <p>In addition, the proposal complies with Acceptable Outcomes 13.1 and 14.3 of the Medium Density Residential Code for development adjoining non-residential land uses as the 1.8m high acoustic fence will be retained and vegetation generally exceeds 1.5m in width.</p> <p>The change has been made to reflect the Operational Works development approval, requiring the installation of a stormwater drain along the eastern boundary. The proposed alternative landscaping design is considered to achieve compliance with the purpose and intent of the Landscaping Code.</p>	<p>LANDSCAPE PLAN</p> <p>Prior to the commencement of any works on site or the issue of a Development Permit for Operational Work or Building Work (whichever occurs first), submit to Council for endorsement, a Detailed Landscape Plan prepared by a suitably qualified person prepared generally in accordance with Toowoomba Regional Council's Landscape Work Information Sheet 006 and the conditions of this Development Approval, including the landscaping shown on all Approved Plans listed in this Development Approval, that details in particular:</p> <p>125.1 Location and species of existing site vegetation to be removed and/or retained in accordance with this Development Approval, including adjacent street trees to be retained and/or removed, and existing vegetation within the drainage corridor to be retained and/or removed including all proposed rehabilitation and enhancement planting works;</p> <p>125.2 A detailed Planting Plan and Schedule that include species, stock sizes and quantities and the location;</p> <p>125.3 The typical planting detail including soil preparation, backfill, staking, mulching, irrigation, drainage, and maintenance;</p> <p>125.4 Dimensions of all planting areas, type and location, taking into account orientation, shading and wind direction;</p> <p>125.5 Landscape buffers are to be provided along the boundaries of Lot 3 RP118443 as follows:</p> <p>(a) A minimum 8 metre wide buffer along the southern boundary;</p> <p>(b) A minimum 7 metre wider buffer along the eastern boundary (south of the Freighter Avenue access driveway);</p>

	<p>walls fronting public land (including street frontages);</p> <p>125.7 Location and dimensions of any communal bin stores requiring vegetative screening;</p> <p>125.8 Construction details of proposed surfaces, surface level changes and structures;</p> <p>125.9 Vegetated screening of the acoustic barriers, including trees and understorey planting of shrubs, grasses and groundcovers;</p> <p>125.10 All site landscaping must be contained within the site boundaries;</p> <p>125.11 Sight lines at pedestrian and vehicle entrance points must be maintained, tree stock to have a minimum 1.8m high clean trunk.</p> <p>125.12 Control of all weed species listed in the following standards and legislation:</p> <p>(a) Declared plants under the Biosecurity Act 2014 and subordinate regulation; and</p> <p>(b) Toowoomba Region Biosecurity Plan (August 2020).</p>	<p>Freighter Avenue access driveway); and</p> <p>(d) A minimum 3.5m wide buffer along the northern boundary; and</p> <p>(e) Buffers are to be in accordance with the Approved Plans listed within this Development Approval, exclusive of the access driveways, visitor parking, drainage corridor/infrastructure and generally uncompromised by other service infrastructure;</p> <p>125.6 Location, height and finish of fencing and retaining walls fronting public land (including street frontages);</p> <p>125.7 Location and dimensions of any communal bin stores requiring vegetative screening;</p> <p>125.8 Construction details of proposed surfaces, surface level changes and structures;</p> <p>125.9 Vegetated screening of the acoustic barriers, including trees and understorey planting of shrubs, grasses and groundcovers;</p> <p>125.10 All site landscaping must be contained within the site boundaries;</p> <p>125.11 Sight lines at pedestrian and vehicle entrance points must be maintained, tree stock to have a minimum 1.8m high clean trunk.</p> <p>125.12 Control of all weed species listed in the following standards and legislation:</p> <p>(a) Declared plants under the Biosecurity Act 2014 and subordinate regulation; and</p> <p>(b) Toowoomba Region Biosecurity Plan (August 2020).</p>	<p><i>In addition to the swale, the drawings associated with the Operational Works approval demonstrate that a pipe is located below the swale to also assist with dealing with the external catchment. In this respect, it is noted that the external catchment is significant, and given there was not the horizontal clearance available on the site (given the extent of the development footprint), an underground pipe was also necessary to deal with the full extent of the catchment. This outcome could only be determined once the detailed design process had been undertaken. This stormwater pipe could be considered to constitute 'infrastructure' in the context of Condition 125.5; however, it is located within the extent of the drainage corridor (i.e. the swale), which does not need to be landscaped (based on the wording of Condition 125.5)...</i></p> <p><i>... an appropriate approach to landscaping adjacent to the eastern boundary can be achieved that accords with the requirements of Condition 125.5 and the operational works approval...</i></p> <p><i>...As it is proposed that a plan be referenced to detail the appropriate to landscaping adjacent to the eastern boundary, it is considered that the specific reference to 7m can be removed.</i></p> <p><i>In addition, and to avoid further confusion, it is proposed that stormwater infrastructure be specifically detailed as not being an area of the buffer that is to be landscaped (even though the pipe in question forms part of the broader 'drainage corridor')."</i></p>		<p>driveway) a buffer is to be provided generally in accordance with the Eastern Boundary Landscape Plan, Drawing No. LDA100, Revision 1, prepared by Studio 151 Landscape Architecture and dated 12 May 2026); and</p> <p>(c) A minimum 3m wide buffer along eastern boundary (North of the Freighter Avenue access driveway); and</p> <p>(d) A minimum 3.5m wide buffer along the northern boundary; and</p> <p>(e) Buffers are to be in accordance with the Approved Plans listed within this Development Approval, exclusive of the access driveways, visitor parking, drainage corridor / infrastructure and generally uncompromised by other service infrastructure;.</p> <p>125.6 Location, height and finish of fencing and retaining walls fronting public land (including street frontages);</p> <p>125.7 Location and dimensions of any communal bin stores requiring vegetative screening;</p> <p>125.8 Construction details of proposed surfaces, surface level changes and structures;</p> <p>125.9 Vegetated screening of the acoustic barriers, including trees and understorey planting of shrubs, grasses and groundcovers;</p> <p>125.10 All site landscaping must be contained within the site boundaries;</p> <p>125.11 Sight lines at pedestrian and vehicle entrance points must be maintained, tree stock to have a minimum 1.8m high clean trunk.</p> <p>125.12 Control of all weed species listed in the following standards and legislation:</p>
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					<p>(a) Declared plants under the Biosecurity Act 2014 and subordinate regulation; and</p> <p>(b) Toowoomba Region Biosecurity Plan (August 2020).</p>
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FINANCIAL / RESOURCE IMPLICATIONS

There is no financial or resource implication associated with this decision.

Human Rights Act 2019 CONSIDERATIONS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right. This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person's human rights. Where there is a restriction on a person's human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019*:

Section 15 – Recognition and equality before the law
Section 24 – Property rights

It is the opinion of the decision maker that no human rights have been limited.

CONCLUSION

The change application has been assessed with regard to the applicable assessment framework as identified within this report. The proposed changes are considered to be generally acceptable. It is therefore recommended that the development approval be changed as identified above.

A Statement of Reasons is not required to be published for a minor change application, in accordance with Section 83(8) of the Planning Act 2016.

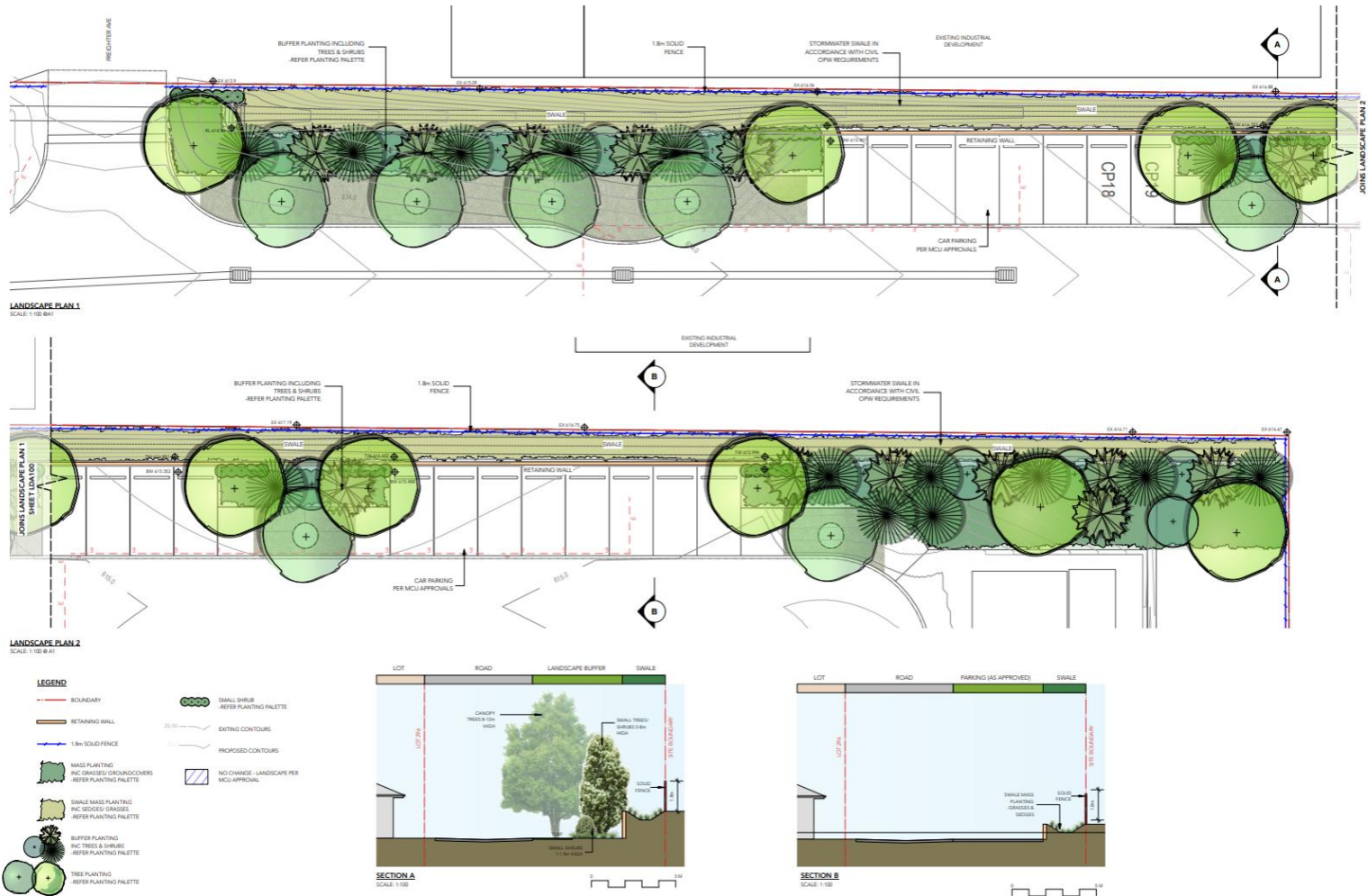
ATTACHMENT/S

Attachment	1	of	2	Aerial Imagery
Attachment	2	of	2	Proposed Change Plans

SCHEDULES

Nil

ATTACHMENT 2 OF 2 – PROPOSED LANDSCAPING PLAN



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sheet title:
Eastern Boundary Landscape Plan

project:
17/21 Bridge St Over 50's Community
site address:
330 Bridge St
Wilsonton QLD 4350

revisions:
1 Allow Change Application 12/05/2026



dwg no: LDA100
Project no: 2454
rev: 1
date: 12/05/2026
scale: As Shown @A1

