

Our Reference: MCUI/2023/5258/A
 CS Portal Reference: N/A
 Contact Officer: Richard Green
 Contact: (07) 4688 6710
 Email: development@tr.qld.gov.au

CONFIRMATION NOTICE
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Section 2

LG Resorts No 2 Pty Ltd
 C/- Innovative Planning Solutions
 PO Box 1043
 MAROOCHYDORE QLD 4558

Email: info@ipsptyltd.com.au

2 December 2025

Dear Sir/Madam

Development Application for: Change Application (Other Change) – Material Change of Use – Impact – Retirement Facility
Location: 420-462 Hermitage Road and McCleverty Court, COTSWOLD HILLS QLD 4350
Property Description: Lot 1 SP339842, Emt B SP247500, Emt A SP339842, Emt G SP349902, Lot 2 SP339842, Emt C SP339842, Emt D SP339842, Emt E SP339845 and Emt F SP339845
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 28)*

The development application described above was properly made to Council on 18 November 2025. I can advise the following:

1. Details of the Application

The application seeks development approval for –

	Development Permit	Preliminary Approval
<ul style="list-style-type: none"> Material Change of Use of premises under the Planning Scheme 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Referral Agencies

The following referral agencies are applicable to this application -

The application requires referral to the State Government through the State Assessment and Referral Agency (SARA) in accordance with Schedule 10 of the *Planning Regulation 2017*. Details of how to refer the application information to SARA are shown below:

MyDAS electronic lodgement:

<https://prod2.dev-assess.qld.gov.au/suite/>

If you have any queries in relation to MyDAS electronic lodgement, please contact SARA on (07) 4616 7307.

PA Regulation Reference	Referral Trigger
INFRASTRUCTURE-RELATED REFERRALS	
<i>State transport infrastructure</i>	
Schedule 10 Part 9 Division 4 Subdivision 1 Table 1— Item 1	<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p> <p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area.</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>
Schedule 10 Part 9 Division 4 Subdivision 2 Table 4— Item 1	<p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</p> <p>(a) are within 25m of a State transport corridor; or</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection.</p>

Third Party Advice

The Roma to Brisbane pipeline (petroleum/natural gas line) is located within northern verge of Hermitage Road. Whilst referral is not required under the *Planning Regulation 2017*, the northern extent of the site is mapped within the Petroleum/Natural Gas Corridor of Toowoomba Regional Council's *Regional Infrastructure Corridors and Substations Overlay Code*. Given the proximity of the pipeline to the subject site, the application is required to be referred to APT Petroleum Pipelines Pty Ltd (APA) for advice and confirmation that the proposed development will not compromise the safe operation of the gas pipeline in this vicinity and that development does not pose a risk to people and property based on its proximity to a high pressure pipeline.

You are required to give each referral agency a copy of:

- The application (including application form and supporting material);
- This confirmation notice; and
- Any applicable concurrence agency application fee (refer to the *Planning Regulation 2017* to confirm the applicable referral agencies).

You must give this material to each referral agency within ten (10) business days of receipt of this notice or your application will lapse in accordance with Section 5.1 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*.

You must also advise Council in writing of the date the application and supporting material was given to the referral agency within five (5) days of referring the application.

3. Level of Assessment – Impact

Public Notification of the application must be given as this application:

- requires Impact Assessment – consequently, the whole of the application must be publicly notified under the provisions of Chapter 1 Part 4 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*.

You must undertake public notification in accordance with Section 53 of the *Planning Act 2016* and Chapter 1 Section 17 of the DA Rules.

For Section 53(4)(b) of the *Planning Act 2016*, the public notification period is at least:

- 15 business days after the notice is given.

For Chapter 1 Section 17.1(c) of the DA Rules you must:

- Where there is a hard copy local newspaper for the locality of the premises the subject of the application, publish a notice at least once in a hard copy local newspaper circulating generally in the locality of the premises the subject of the application; or
- Where there is no hard copy local newspaper for the locality of the premises the subject of the application either—
 - publish a notice at least once in an online local newspaper for the locality of the premises the subject of the application in a section of that publication that is intended for displaying notices intended for members of the public; or
 - publish a notice at least once in a hard copy state newspaper.

Please note that public notification is required to be undertaken within legislative timeframes. You can electronically access public notification templates, the *Development Assessment Rules* and the *Planning Act 2016* on the State Government website (<https://planning.dsdmip.qld.gov.au>).

Landowner details can be requested from Council via email: development@tr.qld.gov.au once you are ready to commence public notification i.e., after all information request responses to all information requests have been made (if applicable). Any request will be required to nominate the lot and plan numbers of the properties for which landowner details are sought. Please allow at least 24 hours' notice for receipt of a response to this request as the response is required to be in writing. **Failure to commence public notification, and/or provide a Notice of Compliance within the legislative timeframes will result in your application lapsing.**

Public notification signs are available for purchase at our relevant Customer Service Centres.

Please note that Council will accept electronic submissions. Submissions are required to be emailed to development@tr.qld.gov.au.

4. Status of Information Request

An information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Lead Senior Planner, Richard Green, on the above number.

Yours faithfully



Matthew Coleman
Principal Planner, Planning Branch