

Notice of compliance with public notification requirements
Section 18.1 of the Development Assessment Rules

SolutionsWon Group Pty Ltd
c/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350
Ph: (07) 4632 2535

6 February 2024

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Attn: Mr Bevan Koelheyer

**PUBLIC NOTIFICATION – DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT -
MATERIAL CHANGE OF USE - AGRICULTURAL SUPPLIES STORE - 7 JEFFRIES ROAD, WEST
PRAIRIE – LOT 1 RP113476** (Council Ref: MCUI/2023/4728)

Dear Bevan,

In accordance with section 18.1 of the Development Assessment Rules, I wish to advise on behalf of the applicant, SolutionsWon Group Pty Ltd, that public notification for this development was undertaken from 12 January 2024 to 5 February 2024 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules.

I confirm the following public notification actions were undertaken for the above application:

- ✓ Publishing a notice in the Toowoomba Chronicle newspaper on 11 January 2024. A copy of the newspaper advertisement is attached to this notice at **Appendix A**; and
- ✓ Placing notices on the land in the way prescribed under the *Development Assessment Rules* from 11 January 2024 until 5 February 2024. Photographs of the sign as erected on the land are attached to this notice at **Appendix B**; and
- ✓ Giving a notice to the owners of all land adjoining the land on 8 January 2024. A list of the names and addresses, a sample letter and a copy of the public notice sign are attached to this notice at **Appendix C**.

Yours sincerely



James Williams
Precinct Urban Planning
6 February 2024

RECEIVED
6/2/2024
TOOWOOMBA
REGIONAL COUNCIL

Appendix A: Copy of Newspaper Advertisement

42 CLASSIFIEDS

Toowoomba Chronicle | Thursday January 11, 2024

buy search sell
.com.au

Welcome to Australia's leading network of trusted local classifieds

To place business advertising
13 11 13 or buysearchsell.com.au

mytributes
.com.au

mytributes.com.au | 13 11 35

Tributes

Deaths

SPRY, Lynette Marsha

Late of Sydney, formerly of Toowoomba, passed away on 18 December 2023, aged 79 years.

Much loved Daughter of Richard & Lydia (both dec'd). Loving Sister of Reynold.

A private graveside service was held for Lyn at the Toowoomba Garden of Remembrance.



Funerals

SCOTT, Brian Leo

Late of Kleinton, passed away peacefully on 6th January 2024, aged 82 years.

Beloved Husband of Lenore. Dearly loved Father and Father-in-law of Darren and Alison; Kym and Alwyn; Liam and Bethany. Loving Grandfather to their families.

Family and friends are warmly invited to attend Brian's funeral, to be held at the T.S. Burstow Chapel, 1020 Ruthven Street (south), Toowoomba, service commencing at 12.00pm, Monday, 15th January 2024 followed by interment at the Garden of Remembrance.

In lieu of flowers, donations may be made to the Toowoomba Hospice, gift envelopes available at the Chapel.

Sadly Missed

Toowoomba
07 4636 9600



WIESNER, Frank Herbert

Late of Toowoomba, passed away peacefully in his sleep on 7th January 2024, aged 90 years.

Beloved Husband and soulmate of Joan. Dearly loved Father and Father-in-law of Victor and Dianne. Loved Grandfather of Jason and Amanda; Marshall and Melinda; Steven and Kristie. Loving Great Grandfather of Elsie and Ben; Lucas and Alexandra.

Relatives and friends are respectfully invited to attend a celebration of Frank's life, to be held at the T.S. Burstow Chapel, 1020 Ruthven Street (south), Toowoomba, service commencing at 9.30am, Tuesday, 16th January 2024.

The service is available via web stream, please go to www.burstows.com.au/tribute-centre

"As never my love, 'til we meet again"

Toowoomba
07 4636 9600



mytributes
.com.au

Local heroes with inspiring stories

Read our professionally written tributes to everyday people who lived extraordinary lives.



mytributes
.com.au

Notices

Proposed Development Notices

Proposed Development

Make a submission from
12 January 2024 to 5 February 2024

Agricultural Supplies Store (949m² GFA)

Where: 7 Jeffries Road, West Prairie

On: Lot 1 RP113476

Approval sought: Development Permit for Material Change of Use

Application ref: MCU/2023/4728

You may obtain a copy of the application and make a submission to:

Toowoomba Regional Council
PO Box 3021, Toowoomba Qld 4350
development@tr.qld.gov.au
131 872
www.tr.qld.gov.au

Public notification requirements are in accordance with the Planning Act 2016

Public Notices

VISITING HOURS

BAILLIE HENDERSON HOSPITAL:
Phone 4616 6000

ST ANDREW'S:

Enquiries (07) 4648 3000
St Andrew's welcomes visitors to our hospital during the hours of 11.00am to 8.00pm.
For up-to-date visitor information and announcements, please visit our website sah.org.au or social media, or contact our friendly Reception Team.

ST VINCENT'S:

General Enquiries 07 4690 4000
Visiting hours are from 8am-8pm
Please use:
Entrance 1: Patient Admission & Discharge
Entrances 2, 3 & 4: Doctor's Appointments
Entrance 6: Visitors, Emergency Department, Qld X-Ray and Intensive Care Unit
For up-to-date information and a list of our Specialists, please visit svh.org.au
Parenting Class Bookings
07 4690 4127, 8am - 3:30pm Mon-Fri

TOOWOOMBA HOSPICE:

Please phone 4659 8500 for visiting times as times may vary due to individual care & personal needs.

TOOWOOMBA HOSPITAL:

Phone 4616 6000
Please note: Staff may vary visitor access in response to public care needs. General hours: 7am-6pm
Harbison (maternity), Birth Suite and Special Care Nursery 11am-12pm and 4pm-7pm
Acute Mental Health Unit
Mon to Fri: 8pm - 8pm,
weekends and public holidays 9am-8pm
Toowoomba Hospital Childbirth Education Classes are held every second Saturday. Contact Antenatal Clinic on 4616 6201 to book. For information on breastfeeding education and tour of maternity unit please contact 4616 6201.

Adults

Adult & Escort Services

ABSOLUTE AMAZING SEXY AMY
Mature Unwind & Relax
In/Out Calls: 7 Days.
0439 180 115

BUSTY GABRIELLE 4x12
Naughty, 54yo, priates, A/C Comfort. In/Outcalls
0406 985 113

Debbie Mature 58 yo
Private Residence
0499 427 255

Genuine Asian Beauty professional & discreet. Sexy Toowoomba based
In/Out Call 0448 964 963

JOJO NEW TO TOWN
100% Real picture, Hot, Japanese, 22yo, slim, beautiful
Magic hands, No rush
0449 868 168

TOOWOOMBA
Asian Gorgeous Sexy Slim Busty Just Arrived In/Out Call 5th Toowoomba 0491352252

Buy & Sell

General For Sale

BRAND NEW SHED IN STOCK!

MUST CLEAR NOW!
Reduced to \$60,000 Inc. gst or MAKE AN OFFER!
16m x 24m x 6m (50' x 80' x 19'7")
Three open front tin bays.
Full Colorbond - Easulit.
Call for get all details.
100% Aussie steel
95% Aussie made!
Ex. Archic field or Toowoomba depot
CALL 1300 559 668

Gotcha!

Snag a bargain at Buy Search Sell.



Looking for car parts?



buy search sell
.com.au

buy search sell
.com.au

**Appendix B: Photographs of Public Notification Signs
Copy of Wording of Public Notification Signs**



Photograph 1: View of public notification signage location on frontage to Jeffries Road.



Photograph 2: Copy of wording of public notification signage on Jeffries Road frontage.



Photograph 3: View of public notification signage location on frontage to Bowenville Norwin Road.



Photograph 4: Copy of wording of public notification signage on Bowenville Norwin Road frontage.

Appendix C: Adjoining Land Owner Details
Letter Served to Adjoining Land Owners
Copy of Public Notice Sign Served to
Adjoining Land Owners

List of Adjoining Property Owners

Bright Side of The Road
As Trustee
92 Todd Road
JONDARYAN QLD 4403

8 January 2024

Bright Side of The Road
As Trustee
92 Todd Road
JONDARYAN QLD 4403

Dear Sir/Madam,

PUBLIC NOTIFICATION – DEVELOPMENT APPLICATION FOR DEVELOPMENT PERMIT – MATERIAL CHANGE OF USE – AGRICULTURAL SUPPLIES STORE – 7 JEFFRIES ROAD, WEST PRAIRIE – LOT 1 RP113476 (Council Ref: MCUI/2023/4728)

In accordance with the requirements of Section 17.1(b) of the Development Assessment Rules you are hereby notified that a development application has been lodged by SolutionsWon Group Pty Ltd for a site adjacent to your land. The subject land is located at 7 Jeffries Road, West Prairie, being that land described as Lot 1 RP113476.

The Development Application seeks a Development Permit for Material Change of Use for an Agricultural Supplies Store. In accordance with the provisions of Section 17.1(b) of the Development Assessment Rules, I provide you with the enclosed copy of the public notice sign on the premises.

The application notification period begins on 12 January 2024 and ends on 5 February 2024. The application can be viewed online on Council's website: www.tr.qld.gov.au. The Development Application number is MCUI/2023/4728.

Any person may, on or before 5 February 2024, make a submission to: The Assessment Manager, Toowoomba Regional Council, PO Box 3021, Toowoomba Qld 4350 or an electronic submission to development@tr.qld.gov.au.




Yours sincerely

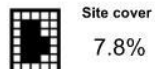
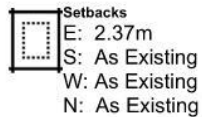


James Williams
Precinct Urban Planning

PROPOSED DEVELOPMENT HAVE YOUR SAY

Agricultural Supplies Store (949m² GFA)

-  **Where:** 7 Jeffries Road, West Prairie
-  **On:** Lot 1 RP113476
-  **Approval sought:** Development Permit for Material Change of Use
-  **Application reference:** MCUI/2023/4728
-  **Make a submission from 12 January to 5 February 2024**



For further information and to view a copy of the application, contact:

- Toowoomba Regional Council
- www.tr.qld.gov.au
- 131 872

Submissions can be made to:

- Toowoomba Regional Council
- PO Box 3021, Toowoomba Qld 4350
- development@tr.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the *Planning Act 2016*

