

Our Reference: PSW/2026/4909 & MCUI/2026/4910
 Contact Officer: Emily Hinchliffe
 Contact: (07) 4698 3876
 Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Yang Zhou and Zhongyu Liu
 C/- Nexus Urban Consultants
 219 Geddes Street
 SOUTH TOOWOOMBA QLD 4350

Email: nexusconnections@hotmail.com

30 June 2026

Dear Sir

Development Application for: Planning Scheme Works (Building Works Assessable Against the Planning Scheme) – Impact – Demolition of a Neighbourhood Character Place; and Material Change of Use – Impact – Multiple Dwelling (Three (3) x Three (3) Bedroom Units)
Location: 4 Thomas Street, TOOWOOMBA CITY QLD 4350
Property Description: Lots 23 and 24 RP16681
Relevant Planning Scheme: Toowoomba Regional Planning Scheme 2012

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:-

1. REMOVAL OF A NEIGHBOURHOOD CHARACTER PLACE

1.1	<p>Issue:</p> <p>The submitted plans and planning report identify that the existing Neighbourhood Character Place on the site is intact, structurally sound and in good condition. Further, it is considered that the dwelling positively contributes to the existing character of the Thomas Street streetscape. As such, the removal of a Neighbourhood Character Place from the site is not supported by the Neighbourhood Character Overlay (Overall Outcome (2)(a) and Performance Outcome PO₁ of Table 8.3.2:2) and is inconsistent with the strategic intent for places of neighbourhood character significance (Specific Outcome 3.5.3.1 (2)).</p>
	<p>Information Required:</p> <p>Provide amended plans which retain the existing Neighbourhood Character Place at the Thomas Street frontage of the site. Consideration should be given to relocating the dwelling toward the eastern boundary of the site as identified within the submitted plans.</p> <p><i>Note: Based on the application material provided to date and having regard to the inconsistencies with the Planning Scheme, the removal of the Neighbourhood Character Place from the site is unlikely to be supported at a Council Officer level. It is strongly recommended that the applicant consider changing the application to seek to relocate the dwelling on the site.</i></p>

2. UNIT DESIGN, SITE LAYOUT AND LANDSCAPING

2.1	Issue:
	While a pedestrian pathway has been provided from the road frontage to Unit 2, there is no pedestrian pathways provided to the doors of both Unit 2 and 3. The proposed access arrangement results in pedestrians having to access the units through their carports, resulting in potential pedestrian/vehicle conflicts inconsistent with Performance Outcome PO ₁₁ of the Medium Density Residential Code.
2.2	Information Required:
	Provide amended plans which provide safe pedestrian access to the front doors of Units 2 and 3. The design of the units should be amended such that the front doors of Units 2 and 3 are easily identifiable by pedestrians entering the site.
2.3	Issue:
	The development provides a long unvaried driveway along the western boundary of the site with insufficient space to establish any landscaping along the boundary inconsistent with the requirements of Performance Outcomes PO ₂₃ of the Low-medium Density Residential Zone Code and PO ₁₇ of the Medium Density Residential Code.
2.3	Information Required:
	Provide amended plans which provide adequate landscaping area between the driveway and western boundary.
2.3	Issue:
	A conceptual landscape plan has not been provided to allow for a comprehensive assessment of proposed landscaping works. Further, insufficient information has been provided to ensure landscaping areas are of a suitable dimension to successfully support the establishment and long-term health of proposed plant species (including tree planting to the site frontage and side boundaries) and ensure that conflicts will not arise with built form, services and infrastructure, particularly along the eastern, western and northern boundaries.
2.3	Information Required:
	Provide a conceptual Landscape Plan which includes, but is not necessarily limited to: <ul style="list-style-type: none"> (a) New landscaping areas supported by a planting plan and schedule; (b) Dimensions of dedicated landscape areas (planting areas, excluding physical structures such as fences, retaining walls, garden edging, etc.); (c) Construction details of all hardscaping areas, fencing and retaining walls; (d) Variation in colour and/or materials to define safe pedestrian pathways; and (e) Landscape work specification. <p><i>Note: A detailed landscape should be anticipated to be conditioned to be provided to Council for endorsement should a development approval be given.</i></p>

3. STORMWATER

3.1	Issue:
	The submitted plans identify that there is a proposed retaining wall along the eastern boundary of the subject site. This appears to obstruct overland sheet flow entering the property and may concentrate flows along the retaining wall. Further, it is not clear within the Stormwater Management Plan how the concentrated flows along the eastern retaining wall will be collected and conveyed to the proposed gully pit. Insufficient details have been provided to demonstrate how the retaining wall, catch drain and proposed pit will function, including how the system will be maintained.
3.1	Information Required:
	Provide amended plans which provide adequate landscaping area between the driveway and western boundary.
3.1	Issue:
	A conceptual landscape plan has not been provided to allow for a comprehensive assessment of proposed landscaping works. Further, insufficient information has been provided to ensure landscaping areas are of a suitable dimension to successfully support the establishment and long-term health of proposed plant species (including tree planting to the site frontage and side boundaries) and ensure that conflicts will not arise with built form, services and infrastructure, particularly along the eastern, western and northern boundaries.
3.1	Information Required:
	Provide a conceptual Landscape Plan which includes, but is not necessarily limited to: <ul style="list-style-type: none"> (a) New landscaping areas supported by a planting plan and schedule; (b) Dimensions of dedicated landscape areas (planting areas, excluding physical structures such as fences, retaining walls, garden edging, etc.); (c) Construction details of all hardscaping areas, fencing and retaining walls; (d) Variation in colour and/or materials to define safe pedestrian pathways; and (e) Landscape work specification. <p><i>Note: A detailed landscape should be anticipated to be conditioned to be provided to Council for endorsement should a development approval be given.</i></p>

Note: Piping of overland flow from P3-5 catchment without providing a suitable overland flow path for events exceeding the 1% AEP storm event and in the event of pipe blockage in not supported by Council Officers.

	Information Required:
	<p>Provide an amended Stormwater Management Plan which complies with the requirements for a Concept Stormwater Management Plan (CSMP) which includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> (a) Amended plans showing a catch drain along the eastern boundary to collect and convey overland sheet flow obstructed by the proposed retaining wall to the proposed gully pit; (b) Details demonstrating the capacity, function and maintenance arrangements for the catch drain, retaining wall drainage arrangement and proposed gully pit; (c) A revised design that reduces earthworks and provides an unobstructed overland flow path to convey overland sheet flow entering the subject site along the eastern boundary; and (d) Details demonstrating that an overland flow path is maintained for storm events exceeding the 1% AEP event and for pipe blockage scenarios.

4. EARTHWORKS

	Issue:
	<p>It is unclear whether the proposed earthworks may worsen drainage impacts on adjoining properties and unduly impact the amenity and privacy of occupants of adjoining land, particularly near the south-western corner of the site.</p>
	Information Required:
4.1	<p>Provide:</p> <ul style="list-style-type: none"> (a) Revised earthworks plans that reduce the extent of filling and better maintain the natural landform; (b) Amended retaining wall details that minimise retaining wall heights and demonstrate that amenity and privacy impacts on adjoining properties have been appropriately addressed, particularly at the south-western corner of the site; (c) Revised grading and drainage details demonstrating that the proposed earthworks will not create or worsen flooding or drainage issues on the subject site or adjoining properties to the south and east; and (d) Details demonstrating how overland flow will be managed without adversely affecting adjoining land.

5. WASTEWATER INFRASTRUCTURE

	Issue:
	<p>While it is acknowledged that the location of the sewer manhole S9012M03 on the site has been identified by the surveyor, the sewer alignment has been plotted using record data which may not be accurate. As such, it is unclear whether appropriate clearance to the sewer have been provided for.</p>
	Information Required:
5.1	<p>Provide amended plans certified by an RPEQ or a registered survey professional confirming the actual location and depth of the sewer and that appropriate clearances to sewer (in accordance with QDC MP 1.4 requirements) are provided. This should include potholing or an observation survey of the S9012M03 manhole.</p>

6. REVERSE AMENITY - NOISE

6.1	Issue:
	The proposed development introduces new sensitive residential uses in proximity to existing lawful commercial and mixed-use activities, which may generate noise emissions (including operational noise, traffic movements, and mechanical plant). Insufficient information has been provided to demonstrate that future occupants of the proposed Multiple Dwelling will not be adversely impacted by surrounding noise sources, having regard to reverse amenity considerations as required by Performance Outcome PO ₁₀ of the Environmental Standards Code.
	Information Required:
	Provide an Acoustic Impact Assessment, completed by a suitably qualified person, that assesses reverse amenity impacts from surrounding commercial activities. The report should include at minimum:
	<ul style="list-style-type: none"> (a) Description of surrounding noisy activities that includes: <ul style="list-style-type: none"> (i) operational activities, (ii) vehicle movements; (iii) regulated noise devices integral to site operations. (b) Location of proposed sensitive receptors relative to the noise sources; (c) Monitoring of background noise from surrounding land uses; (d) Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours; (e) Modelling of reverse amenity impacts on the proposed new receptors; and (f) Descriptions of specific mitigation measures and building treatments that may be required to ensure future residences are not deleteriously impacted by the existing lawful uses.

7. DRIVEWAY CROSSOVER

7.1	Advice:
	The driveway crossover location for Unit 1 is currently occupied by existing street signage and will involve works to the existing neighbouring driveway crossover. Any future driveway operational works application must:
	<ul style="list-style-type: none"> (a) Obtain written approval from the adjoining property owner for any works within, or modifications to, their driveway crossover; and (b) Obtain approval from Council's Road Operations Principal Engineer for the removal or relocation of any traffic signage.
	<i>Note: This item is for advice only. No further information is required in relation to this item.</i>

Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Krys den Hertog', with a horizontal line extending to the right from the end of the signature.

Krys den Hertog
Principal Planner, Planning Branch