

Our Reference: MCUI/2025/5337
& RAL/2025/5338
CS Portal Reference: N/A
Contact Officer: Shen Liu
Contact: 07 4688 9593
Email: development@tr.qld.gov.au

FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

Toddler Town Day Care Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: james@precinctplan.com.au

28 May 2026

Dear Sir/Madam,

Application for: **Material Change of Use - Impact - Child Care Centre and Reconfigure a Lot – Subdivision 1 into 2 Lots**
Location: **1A Cawdor Road, HIGHFIELDS QLD 4352**
Property Description: **Lot 2 SP307313, Emt A RP56980**

The further information provided by you in response to Council's Information Request dated 28 August 2025 was received on 27 April 2026 and has been reviewed.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. LANDSCAPING

Aspect of Development:	
1.1	<p>An updated landscape plan has not been provided for assessment, and the site plan does not show sufficient area for compliant landscaping. The material in response to Council's Information Request now shows a retaining wall along the southern boundary with acoustic fencing on top, which will be visible (northern aspect) from the adjoining residential property.</p> <p>A landscaping plan is required to demonstrate how the proposed development will be appropriately landscaped and how visual impacts will be mitigated, particularly in relation to the car park areas and the acoustic fence/retaining wall along the southern boundary.</p> <p>The plan must include, but is not limited to, the following:</p> <ul style="list-style-type: none"> Planting of shade trees between the two car parks (outside the easement) and within car parking areas at a minimum rate of 1 tree per 8 car parking spaces according to PO6 under the Landscaping Code. Screening landscaping should also be provided on

	<p>the Cawdor Road frontage to ensure the carparking area does not dominate the streetscape; and</p> <ul style="list-style-type: none"> • A landscape buffer adjacent to the acoustic fence/retaining wall to screen views from the adjoining residential property (noting the combined structure exceeds 4m in height along the southern boundary), with a minimum width of 3m, according to PO5 under the Landscaping Code. <p><i>Note: Where a reduced buffer width is proposed, justification should be provided to demonstrate that effective screening of the acoustic fence from adjoining neighbours will still be achieved.</i></p>
	Further Advice
	Provide a landscape plan to address the above issue and amended site plans where relevant.

2. STORMWATER

	Aspect of Development:
	<p>The proposed development is required to meet the requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012, PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> including its referenced standards and the State Planning Policy July 2017 (SPP). Council’s Information Request Item 3.1 requested the development incorporate stormwater quality and demonstrate lawful point of discharge including easements over downstream properties. The Conceptual Stormwater Management Plan submitted does not satisfy these requirements. In particular, the following issues are of concern:</p> <ul style="list-style-type: none"> • In accordance with Council’s Planning Scheme, PO24 Medium Density Residential Code and PO50 Reconfiguring a Lot Code, stormwater discharged from the site must be to a lawful point of discharge, as defined in the QUDM, without use of pumped or charged pipe systems, and not to private land other than to an Easement for Stormwater purposes benefiting the site and allowing discharge to a lawful point of discharge in land over which council has tenure or control. A stormwater easement over the downstream property is required for the development; and
2.1	<ul style="list-style-type: none"> • Council does not agree that development does not trigger the stormwater quality requirements of State Planning Policy. Highfields is considered urban and the development with lots sizes greater than 2,500m² are required to comply with the <i>SPP 2017</i> requirements and provide on-site stormwater quality treatment measures.
	Further Advice
	<p>Provide an amended Conceptual Stormwater Management Plan demonstrating the following as per <i>Toowoomba Regional Planning Scheme 2012, PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> including its referenced standards and the State Planning Policy July 2017 (SPP):</p> <ol style="list-style-type: none"> a) An easement must be provided over the downstream property to convey stormwater from the development to the lawful point of discharge; and <p><i>Advice Note: The owner’s consent of the downstream property is required; and</i></p> <ol style="list-style-type: none"> b) Stormwater Quality is addressed and on-site stormwater quality measures are provided as per the requirements of State Planning Policy 2017.

3. TRAFFIC IMPACT ASSESSMENT

	Aspect of Development:
3.1	<p>The development is subject to requirements of Performance Outcomes under <i>Transport, Access and Parking Code</i>. However, the submitted Traffic Impact Assessment (TIA) does not satisfactorily demonstrate that the relevant performance outcomes can be achieved. The RPEQ response letter states that the turn warrant assessment triggers a CHR(S) treatment; however, no supporting evidence or detailed plans have been provided to demonstrate the assessment outcome or how the CHR(S) treatment will be designed and accommodated within Cawdor Road road reserve.</p>

	<p>Further Advice</p> <p>Provide amended Traffic Impact Assessment (TIA) addressing the details of Turn warrant assessment in accordance with <i>AUSTROADS Guide to Road Design Part 4 and plans showing CHR(S)</i> including plans showing turn lane arrangement within road reserve of Cawdor Road.</p> <p><i>Note: Council may condition required road works for Cawdor Road widening as per Council's standards and the required turn treatments subject to recommendations of Traffic Impact Assessment.</i></p>
3.2	<p>Aspect of Development:</p> <p>Council's Information Request Item 4.1 requested a Car Parking Management Plan demonstrating the tandem carparking arrangement can function safely and conveniently. Following review of the applicant's response to the Information Request, this matter remains outstanding. The current proposal includes tandem staff car parking arrangements, whereby staff (e.g. morning shift) may be blocked in by other staff (e.g. change-over staff), potentially resulting in periods where the Child Care Centre is not attended by the required number of staff due to constrained vehicle access.</p> <p>Further Advice</p> <p>Provide Car Parking Management Plan demonstrating the arrangement of the proposed tandem car parking for staff. Alternatively amend the site layout to remove tandem carparks.</p>

4. WATER INFRASTRUCTURE

4.1	<p>Aspect of Development:</p> <p>Council's DN550 raw water trunk main traverses the subject site within a 10-metre-wide easement in a north-south direction. Council's Information Request Item 2.1 raised concern with the close proximity of a sensitive receptor to critical water infrastructure and requested (amongst other matters) a Risk Assessment Report to consider the risk on the Child Care Centre in the event of failure or burst of the raw water trunk main, and the event of Council maintenance. While a risk assessment of construction / design has been submitted and the design has been amended as requested, the matter of risk on the Child Care Centre due to pipe failure or burst remains outstanding.</p> <p>Further Advice</p> <p>Provide justification certified by an RPEQ-Civil demonstrating that the potential risk of constructing a sensitive receptor in close proximity to high pressure water main are considered. Furthermore, documentation is required demonstrating safety protocols to be implemented during the event of outburst ensuring the safety of children, staff and bystanders in and around the premises. Documentation managing the operation of the use where interrupted due to maintenance works is also required.</p>
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5. RECONFIGURING A LOT - VEHICULAR ACCESS

5.1	<p>Aspect of Development:</p> <p>The proposed development is required to comply with PO18 of the Reconfiguring a Lot Code.</p> <p>However, the information request response does not provide sufficient detail to demonstrate the clear street and road network for the proposed residential lot, having regard to the existing constraints (infrastructure and terrain) within the road verge fronting the proposed residential lot.</p> <p><i>Advice Only: Council's Information Request Item 4.1 requested an amended TIA and plan showing the location of a vehicle access for the proposed northern residential lot. A potential driveway crossover is indicated in the Concept Bulk Earthworks Layout Plan (drawing SK300 Rev. A) within the Engineering Response letter. It is recommended the applicant ensure this potential driveway crossover can comply with the relevant benchmarks for it to be accepted development.</i></p> <p><i>Please note, the verge fronting the proposed residential lot is constrained with a safety rail, non-</i></p>
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standard profile, and power infrastructure. As the proposed subdivision is seeking to create an additional residential lot, any treatments to enable a compliant driveway crossover is a reasonable requirement of the subdivision.

Further Advice

Provide an amended site plan to demonstrate the vehicle access for the proposed northern residential lot which complies with required separation from infrastructure (e.g. power pole). A plan showing the vehicle access, infrastructure relocation, earthworks within the verge and required separation must be provided.

Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council's further advice and if so, a proposed timeframe for your response to Council.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's Planner, Shen Liu on the above number.

Yours faithfully



Sophie Spencer
Lead Senior Planner, Planning Branch

C/C Navjot Kaur and Ravinder Singh
3 Callistemon Street
HEATHWOOD QLD 4110