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REGIONAL COUNCIL**



APPENDIX B – ENGINEERING INFORMATION RESPONSE LETTER

Kehoe Myers Consulting Engineers

PROJECT: C2122293 - 172 Glenvale Road Childcare Centre
COUNCIL REFERENCE: MCUI/2023/3954 & RAL/2023/3955

DATE: Wednesday, 1 April 2026

ADDRESSED TO: Development Assessment
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
EMAIL: development@tr.qld.gov.au

ATTENTION: Katrina Christensen

RESPONSE TO INFORMATION REQUEST – ENGINEERING ITEMS
172 Glenvale Road Childcare Centre
172 Glenvale Rd Glenvale QLD 4350

Dear Sir/Madam,

Please find below additional engineering information provided to aid the Council in processing the application for the above-mentioned development.

The following document contains the 'Information Required' for each engineering item presented in the Information Request Letter from Council (Council Ref: MCUI/2023/3954 & RAL/2023/3955, dated 18 October 2023), printed in *blue italics*. Further information or a direction to another document will follow each statement from the Council.

1 AMENDED PLANS

1.1 Information Required – Road Dedication

The applicant is requested provide amended plans, demonstrating the required road reserve dedication for the development frontage to match the existing alignment to the east of the development.

Response

Amended plans show the 1.0m dedication along the frontage of the site.

1.2 Information Required – Reconfiguration of a Lot

The applicant is requested provide an amended subdivision plan that clearly details all proposed lot boundaries, sizes and dimensions; and shows the two proposed lots without the proposed Childcare Centre underlay.

Response

Additional plan provided – refer C2122293_DA07 LOT LAYOUT.

2 STORMWATER

2.1 Information Required

The applicant is required to provide an amended Stormwater Management Plan, demonstrating how the proposed development will meet the stormwater quality objectives of the State Planning Policy July 2017 and demonstrate compliance with the Integrated Water Cycle Management Code and SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.

Response

The updated site area is shown in Figure 1 below. As the site is now less than 2,500sq.m the Operational Phase pollutant reduction targets set out in the SPP are no longer applicable.

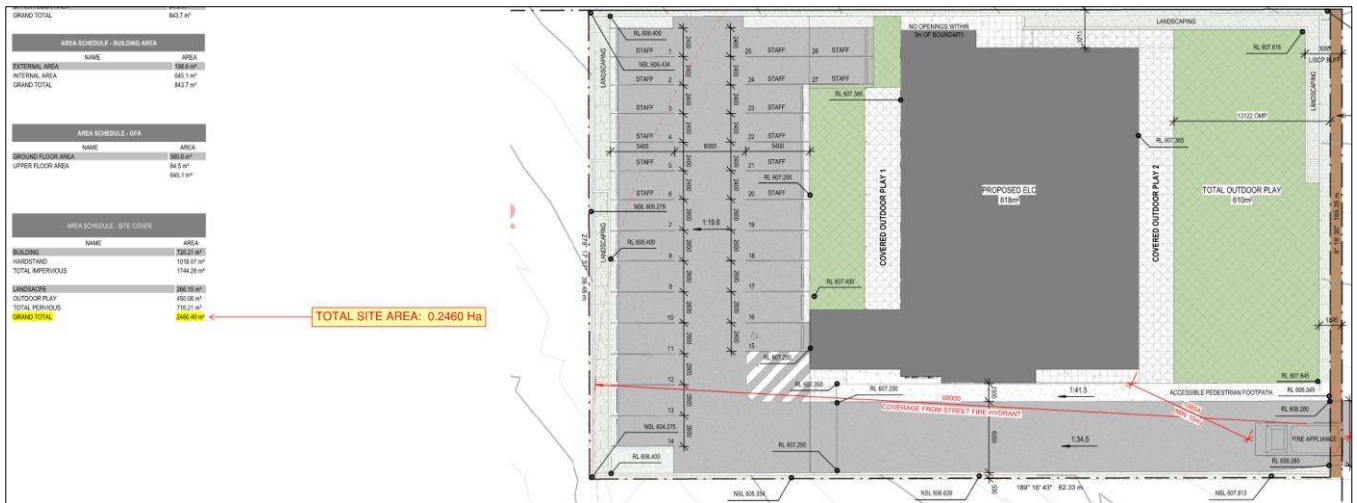


FIGURE 1 SITE CATCHMENT

The balance lot will be assessed when and if a development application is made for residential development in the future.

3 RETAINING WALLS

3.1 Information Required – Road Dedication

The applicant is requested to investigate a reduction of the scale of the proposed retaining walls on the subject site and provide amended development plans which clearly demonstrate compliance with Performance Outcome PO14 of the Low Density Residential Zone Code and Performance Outcome PO17 of the Works and Services Code..


Response

The site layout and Architectural design has been modified to reduce the length of the site and relocate the proposed driveway crossover to the low side of the site. These two changes allow some reduction in the maximum cut and fill depths. In addition, the layout has made allowance for tiered retaining walls along the areas of greatest cut on the north-west corner of the site, and fill at the south-east corner of the site. The outcome is that there is generally a maximum wall height of 1.5m around the site. There is a small extent of single tier retaining wall at the southern end of the eastern boundary that is 1.8m in height. Earthworks sections are provided in the drawings attached.

This outcome is considered reasonable in the context of the existing steep topography of the site. In addition, this does not result in overshadowing of any existing premises. As such, any future development on the low side of the site will be able to consider this in the design development of their site.

We trust that the enclosed information will enable Council to proceed with the application, and we look forward to receiving Council's Development Approval at your earliest convenience.

Kind regards,

 Nicholas Kohn
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Nick Kohn
Associate
Kehoe Myers Consulting Engineers

Enclosed:

- Amended Engineering Drawings