

Our Reference: MCUI/2026/5804
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

Curzon Central Pty Ltd
 C/- Precinct Urban Planning
 PO Box 3038
 TOOWOOMBA QLD 4350

Email: Andrew@precinctplan.com.au

23 July 2026

Dear Sir

Development Application for: Material Change of Use – Impact – Health Care Services, Food and Drink Outlet, Shop, Short Term Accommodation and Multiple Dwelling
Location: 79 – 83 Curzon Street, EAST TOOWOOMBA QLD 4350
Property Description: Lots 2 – 4 RP63201
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 28)*

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. SITE OPERATION, LAYOUT AND DESIGN

1.1	Issue: No details or floor plans have been provided to indicate how many guests are intended to be accommodated as part of the Short-term Accommodation use. Given 42 short stay units are proposed, it is unclear whether the proposed development will be designed in a manner that accommodates 75 or more people. Under the <i>Planning Regulation 2017</i> Short-Term Accommodation which is designed to accommodate 75 or more people is required to be referred to SARA in relation to potential impacts on State Transport Infrastructure.
	Information Required: Provide: (a) A breakdown of the type of proposed Short-Term Accommodation units (i.e. single room, double room, family room, etc); and (b) Floor plans of the internal layouts of each Short-Term Accommodation unit type.
1.2	Issue: No floor plans have been provided of the internal layouts and terrace areas of the proposed Short-term Accommodation and Multiple Dwelling units to enable assessment as to whether the proposed units meet the requirements of the Medium Density Residential Code.
	Information Required: Provide the internal floor plans for each unit of the Multiple Dwelling and Short-term Accommodation use. Plans should include details (including dimensions and areas) of the proposed terraces for each unit.

1.3	Issue:
	While the future tenants of each Health Care Service tenancy may not be known at this stage, details in relation to the intended maximum number of FTE staff and FTE practitioners intended for each Health Care Service tenancy are required to ensure appropriate car parking is provided and maintained on site.
1.4	Information Required:
	Provide confirmation of the maximum number of FTE staff and FTE practitioners intended to be accommodated by each Health Care Service tenancy.
1.5	Issue:
	The proposed 3m rear setback, incorporated deep planting and additional landscaping treatments to the levels accommodating the short-term accommodation units and apartments is acknowledged as a measure to reduce overlooking and privacy impacts on the adjoining property. However, further information is required to demonstrate how the proposed design effectively protects the privacy of residents on and adjoining site and minimises overlooking from the proposed terraces.
1.6	Information Required:
	Provide a detailed sections demonstrating that the proposed treatments prevent overlooking of adjoining premises and protect the privacy of residents both on and adjoining the site. The section should include the heights and dimensions of the proposed planters, together with details of the proposed planting.
1.5	Issue:
	It is unclear what communal facilities have been provided for the Multiple Dwelling and short term accommodation residents. Communal facilities are required to service the short term accommodation and multiple dwelling units, with a portion of these facilities to be provided as landscaped, outdoors with access to sunlight in accordance with Performance Outcome PO ₁₅ of Medium Density Residential Code.
1.6	Information Required:
	Provide amended plans which provide outdoor communal open space areas for use purely by the accommodation activities of the site.
1.6	Issue:
	Submitted plans indicate that the northern most lift will purely service that accommodation activities of the development (Short Term Accommodation and Multiple Dwelling). Pedestrian access from the ground floor of the development to this lift is only provided from an external pathway located at the back of the development adjacent to the MRV space. This is inconsistent with Performance Outcome PO ₅ of the Centre Activities Code which requires development to provide residents of the site with a high level of safety and security.
1.6	Information Required:
	Provide amended plans which ensures that safe and secure pedestrian access for residents to the northern most lift is provided at ground level from the street frontage.
1.6	Note:
	<i>Consideration should also be given to rotating the opening of the northern-most lift on Level 2 so it opens on its western side and relocating the short-stay entry point further to the east past the lift entrance to maintain the privacy of the lift throughout the development.</i>

2. LANDSCAPING

2.1	Issue:
	The extent and design of the containerised planting to the building façade is supported and encouraged to address Centre Activities Code PO ₈ , however further information is required to demonstrate that the proposed extent of planting is capable of being maintained in perpetuity for the life of the building

	Information Required: Provide an updated landscape concept plan or a detailed landscape plan which includes the following: (a) Maintenance access plan to demonstrate how physical access will be achieved to all planting areas for both regular maintenance and eventual replacement of planting and planting medium and drainage or irrigation; (b) Planter depths and widths, ensuring they are capable of supporting the proposed planting; (c) Irrigation and drainage to all containerised planting. Irrigation to be supported by rainwater/ recycled water tanks, with the location shown conceptually on plans; and (d) Cross sections through typical balustrade areas to show how the balustrades/ edges will be treated. Where detailed landscape plans are provided through the application that address landscape requirements, the requirement for submission of plans for endorsement at a later date may not be required.
2.2	Issue: Due to the basement extent and the proposed stormwater easement to the rear it is unclear how the proposed planting of trees in natural ground can be provided. Information Required: Provide: (a) Details of how the proposed tree planting to the sites front and side boundary setbacks will be provided; and (b) Demonstration of how the landscaped area along the rear boundary atop the stormwater easement is proposed to be provided. <i>Note: These details could form part of the landscape plan requested under item 2.1 of this information request.</i>
2.3	Advice note: <i>The hydrant booster is shown adjoining the driveway, sleeved behind an area of landscaping. This location off the street frontage is encouraged, however it is recommended that the applicant seek advice as to whether the booster location meets QFES requirements.</i>

3. TRAFFIC AND CAR PARKING

3.1	Issue: No Traffic Impact Assessment (TIA) has been provided for the development site to demonstrate that the proposed development ensures that the road network provides for safe and convenient movement between local streets and higher order roads; and safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport Information Required: Provide a Traffic Impact Assessment (TIA) report prepared in accordance with the <i>Department of Transport and Main Roads Guide to Traffic Impact Assessment (GTIA)</i>.
3.2	Issue: Swept path diagrams have not been provided to demonstrate that the design vehicle can traverse the site or demonstrating the feasibility of vehicle manoeuvring into and out of car parking spaces in accordance with <i>AS2890.1:2004 Parking Facilities Part 1: Off-street car parking</i>. Further it is unclear whether car parks and access to/from the site have been provided in accordance with Australian Standards. It is noted that a number of tandem carparking spaces are proposed, however it is unclear how the tandem parking will be used/managed.

	Information Required: Provide: (a) Swept path diagrams to satisfactorily demonstrate that the design vehicle can traverse the site in accordance with <i>AS2890.1:2004 Parking Facilities Part 1: Off-street car parking</i>. Swept path diagrams satisfactorily demonstrate that the design vehicle can enter, manoeuvre through and exit the site in a forward gear; (b) RPEQ Certified plan/s demonstrating that the proposed car parks, and access requirements to/from the development site have been provided in accordance with <i>AS2890.1 `Parking facilities Part 1: Off-street car parking`</i>; (c) A Parking Strategy which clearly identifies how the proposed Tandem Parking will be used/managed (this may form part of the Traffic Impact Assessment required as part of Item 2.1 of this Information Request); and (d) Amended Plans which clearly identify how the tandem parking is intended to be allocated (i.e. "Staff Only" parking or for use by residents of the Multiple Dwelling with tandem spaces being designated to each unit appropriately). <u>Note:</u> Consideration should be given to item 1.3 of this information where determine the layout and number of car parks to be provided.
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4. EARTHWORKS

4.1	Issue:
	No information has been provided to demonstrate that the extent of earthworks required to facilitate the development can be undertaken in accordance with the Works and Services Code and PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. The information provided has not satisfactorily demonstrated that these requirements will be achieved. In particular, the following issues are of concern:
	Information Required: Provide: (a) A plan clearly identifying the proposed cut/fill areas and annotate the quantities; (b) Cross sections and/or long sections along the cut/fill areas at regular intervals as appropriate; (c) Amended plans demonstrating that all components of the proposed retaining walls, including subsoil drainage, drainage backfill material and footings are fully contained within the subject site; and (d) Amended plans clearly annotating the heights and confirmation of all proposed and adjoining retaining walls. <u>Note:</u> All earthworks must be in accordance with the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.2.5 – Standards for Provision of Earthworks</i>.

5. STORMWATER

5.1	Advice Note: <i>The stormwater management report identifies that there will be a requirement for inter-allotment stormwater drainage. It is recommended that the applicant seek written agreement from the landowner of all affected downstream property owners to establish drainage easements associated with the inter allotment drainage to ensure that stormwater can be managed as proposed.</i>
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6. WASTE MANAGEMENT

6.1	Issue: No Waste Management Plan has been provided to demonstrate that the development is designed to ensure that best practice waste management principles to be applied as required by Performance Outcome PO₃₀ of the Environmental Standards Code.
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	Information Required: Provide a Waste Management Plan which includes: (a) Calculation of waste generation rates for each proposed use, split into quantifiable streams; (b) The location and size of refuse storage areas; (c) The size, mix and capacity of any bins that are needed to accommodate the type and quantity of waste likely to be generated from the development; (d) Details of dual waste chutes and required storage areas; (e) The frequency of collection and location of the collection point/s; (f) Swept path diagrams for an appropriate waste collection vehicle for both traversing the site (ensuring the vehicle can enter and exit the site while remaining within a forward gear) and for front lift collection arm movements; (g) Clearance heights for front lift waste collection vehicles; and (h) Ingress and egress from the property.
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7. NOISE IMPACTS

7.1	Issue: The mix of uses proposed, along with the 250+ car parks, service delivery requirements and patrons in the courtyard may impact on the amenity of adjacent sensitive receptors. While many activities will be internal to the main building, there are still activities which will occur within the proposed undercroft area and extending to the courtyard areas which may affect receptors.
	Information Required: Provide a noise impact assessment, completed by a suitably qualified person, that includes at minimum: (a) Description of all site activities and related noise sources that includes: (i) operational activities and their relevant noise sources, (ii) locations of activities; (iii) vehicle movements; and (iv) regulated noise devices integral to site operations. (b) Location of sensitive receptors relative to the proposed development; (c) Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours for each component of the development; (d) Modelling of cumulative impacts from the proposed use on existing sensitive receptors; (e) Modelling should include façade reflection from existing on and off site buildings, and proposed buildings and undercrofts; (f) Model results should be presented in both noise contour plots and tabulated summaries for identified receptors; (g) Descriptions of specific mitigation treatments, management methods and procedures that will be implemented to control noise during site activity and operations; (h) A complaints management procedure that must include the following: (i) a contact person with whom complaints can be lodged; (ii) a clearly defined procedure for responding to and investigating complaints; and (iii) a notification protocol to all complainants of the outcome of complaint investigations.
7.2	Issue: Noise from both the proposed development and from adjacent existing lawful uses will likely impact the proposed sensitive land uses on site (short term accommodation and residential apartments on the 3rd to 5th floors.). This includes but is not limited to noise from car parks (Lot 1 RP134721) and service deliveries, food and drink outlets, rooftop mechanical plant (Lot 105 SP194148).

	Information Required: Provide a Noise Impact (Reverse Amenity) Assessment, completed by a suitably qualified person, that includes at minimum: (a) Description of surrounding noisy activities that includes: (i) operational activities; (ii) vehicle movements; and (iii) regulated noise devices. (b) Location of proposed sensitive receptors relative to the noise sources; (c) Monitoring of background noise from surrounding land uses – giving consideration from the height of noise sources etc; (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. <i>Note: This may be completed within the Noise Impact Assessment requested under item 7.1 of this Information Request or as a separate report.</i>
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8. LIGHTING IMPACTS

	Issue: The development is located adjacent to several off site sensitive receptors. Locations of outdoor uses, undercroft / basement activities and the design of the building will direct light towards these receptors. Boundary fences are not clearly shown on site plans. Impacts on receptors is yet to be determined. Mitigation measures such as fences may adversely affect setbacks and landscaping outcomes.
8.1	Information Required: Provide a Lighting Impact Assessment demonstrating that the development will not impact on nearby sensitive receivers. Modelling of horizontal and vertical illumination should include clearly defined light sources, heights, locations and luminance levels for all light sources, including but not limited to building lights (internal and external), car park lights, flood lights, advertising devices and security lighting. Vehicle lights from undercroft and basement carparks is to be included in the assessment or impacts on offsite receptors. <i>Note: All lighting must comply with the light threshold criteria detailed in to comply with Table 2.1 & 2.2 of Australian Standard AS4282-2019 control of the obtrusive effects of outdoor lighting using a Control Level 1, and where applicable Australian Standard AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting - Performance and Installation Design Requirements.</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 read 'J. Leader', written over a horizontal line.

James Leader
A/ Lead Senior Planner, Planning Branch