

Our Reference: MCUI/2026/8283
CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

A1 Earthworks Qld Pty Ltd
C/- Precinct Urban Planning
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7 October 2026

Dear Sir/Madam

Development Application for: Material Change of Use – Impact – Transport Depot, and Warehouse
Location: 251-253 O'Mara Road, WELLCAMP QLD 4350
Property Description: Lot 9 SP281276, Lot 10 SP281276, Emt A SP302940, Emt C SP346515
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 29)*

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. ACCESS EASEMENT

	Issue: The submitted application details that the site (Lot 10 on SP281276) will be accessed via a proposed access easement over Lot 9 SP281276. It is noted that the application which seeks to create this access easement (RAL/2026/2219) has not been decided, and the current period has been stopped for this application within the Decision Period. As the proposed access easement does not yet exist, it cannot be relied on to provide access to the proposed development.
1.1	This application requires a current or proposed access easement to be included as part of the subject application and as such, it is required that either: • RAL/2026/2219 is finalised and evidence that the proposed access easement has been registered provided; or • The subject application must be amended to include a Reconfiguring a Lot component for an access easement over Lot 9 SP281276 which grants access to Lot 10 SP281276.

	Information Required: Provide either: • Evidence that either RAL/2026/2219 has been decided and has approved the proposed access easement, or evidence that an access easement has been registered in favour of Lot 10 SP281276 against Lot 9 SP281276; or • Amend the subject application to include a Reconfiguring a Lot component for an access easement over Lot 9 SP281276 which grants access to Lot 10 SP281276.
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2. WASTEWATER

	Issue: The proposed development is required to meet the performance outcomes in the Works and Services Code of the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 29) (the Planning Scheme), and the wastewater requirements outlined in PSP No. 3 – <i>Engineering Standards – Water and Wastewater Infrastructure</i>. In particular: <u>Performance Outcome PO2 (Table 9.4.7:1):</u> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health, and avoids environmental harm. The applicant proposes a septic tank/holding tank for the development that will be serviced by an effluent cleaning service which will pump out and dispose of the waste off site. It is unclear why this solution is proposed when there appears ample room for on-site effluent treatment and disposal, which is less reliant on frequent clean outs, and with less risk of overtopping. 2.1 The holding tank and pumped out septic solution is seen to increase the risk of environmental harm and impacts on public health as wastewater is not being treated or disposed of on site. Further, the submitted plans state that the proposed septic area is to be confirmed. Details on the proposed septic tank including its size, depth, and location are required in order to determine that the proposed wastewater solution is appropriate for the demand generated by the proposed development. Information Required: Provide an On-Site Sewerage Treatment and Disposal Plan including the identification of soil types, treatment facilities, and land application area (including reserve) with separation distances. Provide amended plans that include the size, location, and depth of the proposed wastewater solution on site.
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3. SITE ACCESS

	Issue: The proposed development is required to meet the performance outcomes in the Transport, Access and Parking Code of the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 29) (the Planning Scheme), and in particular: <u>Performance Outcome PO1 (Table 9.4.3:2):</u> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in SC 6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>; 3.1 <u>Performance Outcome PO2 (Table 9.4.6:2):</u> Development does not compromise the orderly provision or upgrading of the transport network; and <u>Performance Outcome PO3 (Table 9.4.6:2):</u>
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	Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land. An additional access point is proposed on O'Mara Road which is a sub-arterial road in Council's road hierarchy with intention for limited access. Every additional access point on O'Mara Road impacts road safety and could compromise the future upgrading of O'Mara Road as proposed in the current Local Government Infrastructure Plan (LGIP). Council does not support the inclusion of an additional access point and requires all traffic to access the site via the easement proposed on Lot 9 SP281276. There is also the wider issue of how the eastern side of O'Mara Road will connect to the wider traffic network once the proposed development occurs and the intensity of industrial traffic increases. Council has noted existing safety issues associated with vehicles accessing Lot 9 SP281276, whereby large vehicles are blocking the southbound traffic lane of O'Mara Road as they exit the site. A masterplan is required to demonstrate how consolidated access for the development will occur, including the location of future intersections and intersection treatments. Information Required: Provide amended plans which show all access to the site (Lot 10 SP281276) occurs via the proposed easement on Lot 9 SP281276. Turning circles and swept paths will need to be amended to include demonstration of how the B-Double parking areas will be accessed, and that a Road Train can enter and leave the site via the proposed easement. Provide a masterplan for the eastern side of O'Mara Road assuming future industrial development traffic and showing how consolidated access could occur, including indicative intersection locations and safe intersection treatments that prevent the blocking of traffic lanes as vehicles exit the subject site from the proposed access easement on Lot 9 SP281276.
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4. LANDSCAPING

	Issue: Site Frontage Interface The landscape buffer proposed to the sites O'Mara Road frontage is not sufficient to support the landscaping outcomes intended through the Rural Zone Code, Landscaping Code, or Industry Uses Code to provide a buffer for the scale of development proposed for the site. Performance Outcome PO3 (Table 9.3.5:1) of the Industry Uses Code requires that landscaping is provided to enhance the appearance of the development and ensure that unsightly components are screened. Acceptable Outcome AO3.1 (Table 9.3.5:1) of the Industry Uses Code further requires that a 5m wide landscape planting buffer is required along the developments site frontage to the sub-arterial O'Mara Road. The 2m landscaping buffer to O'Mara Road shown on the submitted plans is not considered to be sufficient to achieve Performance Outcome PO3 (Table 9.3.5:1) of the Industry Uses Code. 4.1 Where a detailed landscaping plan is not provided which adequately demonstrates a landscaping outcome which sufficiently enhances the appearance of the developments, and screens unsightly components, Council will impose conditions should an approval be granted that requires a minimum landscaping buffer of 5m along the site's frontage. Information Required: Provide amended plans that demonstrate a landscaping solution which: • Sufficiently enhances the appearance of the development and screens unsightly components by providing adequate landscaping widths at the developments road frontage; and • Ensures that all landscape planting is viable and allows for plants to reach their full height at maturity. Note: <i>Unless a landscaping solution can be provided which adequately enhances the appearance of the development, and screens unsightly components through</i>
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	<i>increased landscaping provision at the site's frontage, Council will condition a minimum 5m wide landscaping buffer along the frontage of the site.</i>
	Issue: Landscape plans
	A Landscape Plan has not been submitted with the application. For Council to undertake a comprehensive assessment and provide advice the applicant is required to submit a landscape plan as part of the development. A landscape plan will ensure resolution of landscaping requirements and demonstrate how the application complies with the requirements of applicable benchmarks.
	Information Required:
4.2	Provide a detailed landscape plan that demonstrates how the development complies with the requirements of the Industry Uses Code, Rural Zone Code, and Landscaping Code. Refer Toowoomba Regional Council's Landscaping Codes and Landscape plans Toowoomba Regional Council for minimum landscape plan requirements.
	<u>Note:</u> Where a detailed landscape plan is not provided in response to this item, a detailed landscape plan may be conditioned to be provided to Council for endorsement prior to the commencement of use should the development application be approved.
	Issue: Shade tree planting
4.3	The proposal demonstrates only limited opportunities for shade tree planting where adjoining parking spaces. Shade tree planting that is evenly dispersed is required for carparking areas to support shading and amenity in accordance with Performance Outcome PO6 (Table 9.4.4:1) of the Landscaping Code.
	Information Required:
	Provide amended plans demonstrating shade tree provision to parking areas at a minimum rate of One (1) Tree per Eight (8) spaces, evenly distributed through parking areas.

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:

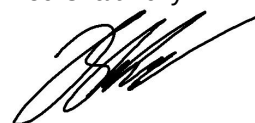
- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

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



James Leader
A/Lead Senior Planner, Planning Branch