TOOWOOMBA REGION

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Our Reference: RAL/2026/8784
Contact Officer: Alice Pai
Contact: 07 4688 6455
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INFORMATION REQUEST

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

Charprogress Pty Ltd
C/- RPS
Level 8, 31 Duncan Street
FORTITUDE VALLEY QLD 4006

Email: nick.meadows@rpsconsulting.com; and
jackson.richardson@rpsconsulting.com

19 October 2026

Dear Sir/Madam

Development Application for:	**Reconfiguring a Lot – Impact – Reconfigure One (1) Lot into 11 Lots Community Title Subdivision**
Location:	**10775 Warrego Highway, CHARLTON QLD 4350**
Property Description:	**Lot 7 AG3687**
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. TRANSPORT AND WAREHOUSING PRECINCT AND STRATEGIC FRAMEWORK

1.1	***Issue:***
	The subject site is located within the Transport and Warehousing Precinct under the Charlton Wellcamp Enterprise Area Local Plan Code. The precinct is intended to accommodate road-based freight, transport, warehousing and distribution uses and associated facilities. This precinct supports large lots of 5ha. The proposed lots from 4,693m^2 are in significant conflict with this, from the Performance Outcomes for the zone, precinct and the local plan. It is noted that an Economic Need and Impact Report has been submitted. The report will be independently peer reviewed by an external consultant. Council may provide further advice or seek further information following this peer review.
	Information Required:
	No further information is requested at this stage.

2. STORMWATER

2.1	***Issue:***
	The parameters utilised within the submitted Stormwater Management Plan (SMP) are not consistent with recommended ARR data hub values for pervious area. There is concern that the total detention volume required is understated in the submitted report.
	Information Required:
	Provide an amended Stormwater Management Plan to reflect ARR data hub recommended values.

3. TRANSPORT INFRASTRUCTURE

3.1	***Issue:***
	The proposed development is required to meet the performance outcomes in the *Toowoomba Regional Planning Scheme 2012 Transport Access and Parking Code* including: PO3: 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. The Transport Engineering Report proposes a 2m wide internal verge allowing for the provision of a 1.5m wide internal footpath abutting the property boundary with 0.5m clearance to the kerb. This is insufficient space for the provision of a footpath as it does not allow any clearance to the boundary and would result in unacceptable crossfall (up to 12.5%) where the footpath traverses the vehicle crossings.
	Information Required:
	Provide amended plan/s to include a wider verge allowing the footpath to be constructed clear of the vehicle crossing ramps with a maximum crossfall of 2.5% and with separation to the property boundary.

4. WATER AND SEWER CONNECTION

4.1	***Issue:***
	The industrial allotments are to be developed in a community title scheme. Council will only provide a single water connection for this type of development. Each individual tenancy must be provided with a separate system for the metering of water consumption in accordance with Planning Scheme Policy PSP No 3 – Engineering Standards – Water and Wastewater Infrastructure. Similarly, Council will only provide a single sewer connection. All sewers upstream of the sewer connection point are private sewers and must be operated and maintained by the property owners.
	Information Required:
	No further information is required.

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



Krys den Hertog
Principal Planner, Planning Branch