

ATTACHMENT 4

Engineering Response

Prepared by:

Kehoe Myers Consulting Engineers

PROJECT: C2526235
COUNCIL REFERENCE: MCU/2026/3870 & RAL/2026/3871

DATE: Thursday, 18 June 2026

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

ATTENTION: Development Assessment

RESPONSE TO INFORMATION REQUEST – ENGINEERING ITEMS
FKG - Foundation Street - Mixed Use Development
Foundation St Wellcamp 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: RAL/2026/3870, dated 1 June 2026), printed in *blue italics*. Further information or a direction to another document will follow each statement from the Council.

1 STORMWATER DRAINAGE RESERVE

1.1 Information Required

Include annotations that show the location of the Dry Creek centreline, the Q100 line, the Q100 plus 10m buffer, and the 70m buffer from the Dry Creek centreline. Consider including an aerial image layer to demonstrate the accuracy of the Dry Creek centreline; and

Demonstrate that the land to be dedicated to Council as Freehold Trust for Drainage purposes will include the greater of Q100 + 10m or a 70m buffer from the Dry Creek Centreline, with the exception of a 6m wide access strip aligned parallel to O'Mara Road to access, include and end at the existing bore. Show dimensions and areas (m2).

An easement no more than a 15m x 15m square over the existing bore must be demonstrated benefitting the lot associated with the water license for the purpose of access and maintenance of the existing bore and burdening the new Council Freehold Trust land for Drainage purposes.

An easement for drainage purposes benefitting Council and burdening the lot associated with the water license must be demonstrated to the extent of the greater of Q100 + 10m or a 70m buffer from the Dry Creek Centreline.

Reflect changes necessitated to earthworks, retaining, and outdoor use areas (e.g. laydown, external storage), to be contained within the proposed industrial lots.

Amended plans have been provided showing the dry creek centreline and 70m buffer, as well as the Q100 extents and 10m buffer. An aerial image has been provided on the attached stormwater catchment plans demonstrating the accuracy of the dry creek centreline drawn. Amendments to the proposed easements situated on the existing bore and required earthworks have been made in the attached plans.

2 STORMWATER INFRASTRUCTURE

2.1 Information Required

Amend the CSWMP report to include stormwater quantity calculations to a concept design level and demonstrate what the pre- and post-development stormwater runoff is estimated to be for each of the proposed Lawful Points of Discharge (LPD) from the subject site. Stormwater pipe sizes, discharge headwall locations and scour protection areas must be included on the plans, and it must be demonstrated that each of the proposed Lots would be able to drain to the proposed LPD.

The extent of internal and external stormwater works must be demonstrated to a concept level to show what the works footprint will be when considering headwall setback, discharge channel from the headwall apron, the required energy dissipators and scour protection works. Include a longitudinal section for each on-site drainage pipe to demonstrate that the concept design offers a workable solution for allotment drainage.

The concept design must demonstrate that there will be no actionable nuisance flows, worsening effects, or quantifiable loss to downstream properties or the discharge location.

An amended CSWMP has been provided to show flows discharging from the site. The pipes were sized appropriately and comply with QUDM's requirements for a 10% AEP storm. Scour protection at the headwall outlets have also been sized appropriately and provided to each allotment stormwater outlet to reduce the risk of scouring along the adjacent stormwater channel. Refer to the services connection plan for scour protection location, sizing and details. Refer to CSWMP for justification on pipe and scour protection sizing.

Longitudinal sections for each stormwater line have also been provided.

2.2 Information Required

Amend the CSWMP report to include on-site stormwater quality works that will achieve the pollutant reduction targets as required by the State Planning Policy (SPP) July 2017. Show the stormwater quality works on the engineering plans.

An amended CSWMP has been provided to include the implementation of stormwater quality works. An amended services connection plan has also been provided to showcase the location of these stormwater quality works.

3 WASTEWATER INFRASTRUCTURE

3.1 Information Required

Demonstrate that proposed Lots 1 & 2 can be connected and effectively serviced minimum 80% of land area through the existing sewer reticulation in accordance with Council wastewater policy.

Due to the site topography and the level of the existing sewer connection point, not all areas of the allotments are capable of being serviced by gravity sewerage. Notwithstanding this, all proposed building envelopes are capable of being serviced. Any ancillary or auxiliary functions located outside those gravity serviceable areas would require servicing by local low-pressure sewer systems, which is considered an acceptable outcome in this instance.

Refer to the services connection plan for details on the areas of each allotment that can be serviced via gravity sewer or low-pressure sewer.

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,



Peter Sparksman
Director
Kehoe Myers Consulting Engineers

Enclosed:

- Amended Engineering Drawings
- Amended Stormwater Management Plan