

24 August 2026

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

RECEIVED
24/08/2026
TOOWOOMBA
REGIONAL COUNCIL

Attention: Ms Alice Ssu-Chieh Pai
By Email: Alice.Pai@tr.qld.gov.au

Dear Alice,

RESPONSE TO INFORMATION REQUEST – SECTION 68, PLANNING ACT 2016 & CHAPTER 1, PART 3, SECTION 13, DEVELOPMENT ASSESSMENT RULES – COMBINED DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE (SHOP) & RECONFIGURING A LOT (2 X ACCESS EASEMENTS) - 136 SOUTH STREET, CENTENARY HEIGHTS – LOT 1 RP44881, LOT 0 BUP6732 & EASEMENT A SP302976 (Council Ref: MCUI/2026/5698 & RAL/2026/5699) (Our Ref: 2026-038)

I act on behalf of the applicant, 136A South Street Property Trust, in respect of the above matter.

I refer to Toowoomba Regional Council's (**Council**) Information Request, dated 21 July 2026, issued in respect of a Development Application for Material Change of Use (Shop) and Reconfiguring a Lot (2 x Access Easements) on land at 136 South Street Centenary Heights, being that land described as Lot 1 on RP44881, Lot 0 on BUP6732 and Easement A on SP302976.

The following advice provides a response to the matters raised in Council's Information Request. For ease of comprehension, each item raised in the Information Request has been reproduced in bold print followed by the associated response.

ISSUES AND RESPONSES

1. SITE LAYOUT

1.1. Issue:

The submitted plans propose a retaining wall for car parking parallel to and over Council's existing sewer. This may add additional loading to the sewer and restrict access for maintenance and replacement in conflict with Performance Outcome PO₆ of the Works and Services Code.

Information Required:

Provide amended plans with increased clearance (minimum 1.2m) from the retaining wall where parallel to the existing sewer.

Consideration should be given to repositioning the carparking area further north to provide this separation (this may also assist in responding to item 1.2 of this information request).

Note: *The sewer must not exceed a maximum depth of 4m.*

Note: *Amended RPEQ certified swept path diagrams demonstrating that the site can still be serviced by the nominated SRV service vehicle may be required.*

Response

In response to the above item, reference is made to the Amended Development Plans prepared by Struxi Design attached at **Appendix A**. Struxi Design have confirmed it is not practical to shift the rear carpark away from the rear boundary and maintain required separation to the new building; however, the retaining wall previously shown over the underground sewer main has been relocated through the use of cantilever slab for the carpark. The northern retaining wall is now setback the required separation distance from the sewer main and the sewer manhole located within the site. It is noted that a retaining wall is still required to cross the sewer in the vicinity of the manhole to assist with achieving site levels. Reference is made to the retaining wall plan and section drawings attached at **Appendix A**.

The proposed change to the design of the retaining wall has been reviewed by Baker Rossow Consulting Engineers who have confirmed in their correspondence dated 20 August 2026 attached at **Appendix B**, that the location of the retaining wall will not impose unacceptable loads on the sewer main in accordance with the requirements of QDC MP1.4.

1.2. Issue:

The carpark area directly adjoins residential premises to the rear of the site. No landscape buffering to this premises or shade tree planting to the carparking area has been provided as required by Performance Outcomes PO₁₃ and PO₁₈ of the Low-medium Density Residential Zone Code and PO₆ of the Landscaping Code.

Information Required:

Provide amended plans which provide a landscape buffer to the rear site boundary and provision of shade tree planting within the carpark area.

Response

In response to the above item, reference is made to the amended Dwg No 252212 DA 003: Proposed Site Plan, Rev G, prepared by Struxi Design and dated 21 August 2026 at **Appendix A**. This plan shows the provision of three (3) shade trees in three of the corners of the rear carpark area that accommodates 13 carparks. Though the design of the shade trees in the carparking area does not strictly accord with the layout illustrated in the acceptable outcomes of the Landscaping Code, the number of trees proposed exceeds the rate of 1 tree per 8 carparks and will provide sufficient shade for the carparking area.

2. CARPARKING ARRANGEMENTS

2.1. Issue:

It is acknowledged that the proposed development seeks to establish access easements so that the Shop use on Lot 1 RP44881 can share the car parking area of the existing Shop (news agent) on Lot 0 BUP6732. Council records indicate the news agent is required to have seven (7) car parking spaces along its rear boundary. The proposed site layout identifies that one (1) of these car parking spaces will be removed to provide for the proposed refuse storage area. It is unclear how the proposed development will ensure that the car parking requirements of the news agent can be met where part of its existing car parking is removed and may be used by the proposed Shop, particularly noting that the proposed access easements do not allow for the news agent to access the car parking area of the proposed development.

Information Required:

Provide amended plans which provide access easements that allow each respective lot to access the others car parking areas.

Response

In response to the above item, reference is made to the amended Dwg No 252212 DA 005: Proposed Easement Plan, Rev D, prepared by Struxi Design and dated 14 August 2026 attached at **Appendix A**. This plan shows Proposed Easement B burdening Lot 1 on RP44881 (proposed commercial tenancies) and benefitting Lot 0 on BUP6732 (Australia Post site) has been extended to include the parking bays and not just the maneuvering aisle. In this regard, the existing commercial tenancies on the land to the west will have access to all car parks at the rear of the proposed commercial tenancies.

2.2. Issue:

It is unclear whether there is sufficient space at the end of the car parking aisle for cars to exit car parks 1 and 8.

Information Required:

Provide amended plans/RPEQ certified swept path diagrams demonstrating that a standard car can appropriately exit car parks 1 and 8.

Response

In response to the above item, reference is made to Dwg No 252212 DA 007: Proposed Site Plan Turning Circle, Rev A, prepared by Struxi Design and dated 21 August 2026 attached at **Appendix A**. This plan shows compliant swept path diagrams for carpark numbers 1 and 8, noting that the design of the carpark was assessed to comply with AS2890.1 in the Traffic Engineering Assessment prepared by PTT submitted with the original development application.

3. WASTE MANAGEMENT

3.1. Issue:

Four (4) wheelie bins (1 x general and 1 x recycle bin per tenancy) are proposed to service the development. However, it is unclear from the supporting information as to whether this storage capacity is sufficient to service the development noting that Council's Technical Guidelines for New Developments Waste Storage and Collection Requirements anticipates that Hairdressers/beauty salons generate 60L/100m² floor area per day of general waste (exceeding the capacity of 4 wheelie bins) with variable waste rates anticipated for recycling. Further details are required to ensure the sufficient waste storage capacity is provided on-site and that appropriate waste collection can be undertaken.

Information Required:

Provide a Detailed Waste Management Plan that includes the following information:

- (a) Calculation of waste generation rates for each tenancy, split into quantifiable streams;***
- (b) Confirmation of the size, mix and capacity of the bins that are needed to accommodate the type and quantity of waste likely to be generated from the development;***
- (c) Confirmation of the location and size of refuse storage areas;***
- (d) Specify the frequency of collection and location of the collection point/s; and***

- (e) Where on-site refuse collection is required, provide swept path diagrams for an appropriate waste collection vehicle for both traversing the site (including ingress and egress from the property in forward gear) and for side or front lift collection arm movement.**

For further advice, please refer to Council's Technical Guidelines for New Developments Waste Storage and Collection Requirements.

Response

In response to the above item, reference is made to the Waste Management Strategy prepared by Struxi Design attached at **Appendix B**. Struxi Design have engaged with a local waste contractor and made arrangements for the following proposed refuse collections for this site:

- 2 x 240L general waste wheelie bins collected kerbside twice/week (960L/week); and
- 2 x 240L recycle waste wheelie bins collected kerbside once/week (480L/week).

The waste contractor has confirmed that additional weekly collections for either waste stream can be provided if required and to accommodate future growth. The Site Plan at **Appendix A** shows the collection point for four (4) wheelie bins on the site frontage. The report also provides advice on trade waste requirements for the proposed tenancies.

The Waste Management Strategy confirms that proposed waste management arrangements will be sufficient for the proposed development.

4. NOISE IMPACT

4.1. Issue:

The application proposes commercial activities adjoining residential land uses. It is acknowledged that the proposed use is described as low-impact in nature and that an 1800mm acoustic fence is proposed along the southern boundary. However, the submitted plans identify that parking areas, vehicle circulation areas and waste storage adjacent to residentially used land to the south and, while the plans show an 1800mm acoustic fence, it is unclear whether this will ensure that operational noise does not adversely affect nearby sensitive receptors.

Information Required:

Provide an Acoustic Impact Assessment, completed by a suitably qualified person that demonstrates the proposed development including the 1800mm acoustic fence can achieve the Acoustic Quality Objectives listed within the Environmental Protection (Noise) Policy 2019 at neighbouring residences. The Acoustic Impact Assessment should include at minimum:

- ***Description of all site activities and related noise sources that includes:***
 - ***operational activities and relevant noise sources,***
 - ***vehicle movements;***
 - ***regulated noise devices integral to site operations.***
- ***Location of sensitive receptors relative to the proposed development;***
- ***Monitoring of background noise from surrounding land uses;***
- ***Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours for each component of the development;***
- ***Modelling of cumulative impacts from the proposed use on existing sensitive receptors;***

- **Modelling should include façade reflection from existing on and off site buildings, and proposed buildings;**
- **Model results should be presented in both noise contour plots and tabulated summaries for identified receptors;**
- **Descriptions of specific mitigation treatments, management methods and procedures that will be implemented to control noise during site activity and operations;**
- **A complaints management procedure that must include the following:**
 - **a contact person with whom complaints can be lodged;**
 - **a clearly defined procedure for responding to and investigating complaints; and**
 - **a notification protocol to all complainants of the outcome of complaint investigations.**

Response

In response to the above item, reference is made to the Noise Assessment Report, prepared by Noise Measurement Services attached at **Appendix C**. This report addresses the matters listed under item 4.1 and includes recommendations for an 1,800mm high acoustic barrier along the rear southern boundary adjacent the new carpark area. This allows for more flexibility for operating hours for the development which has been increased to the following:

- 7am to 9pm on any day.

The Noise Assessment Report also includes recommendations for air-conditioning plant and equipment.

With respect to the acoustic barrier along the rear boundary referred to above, it is noted this has been included on Dwg No 252212 DA 003: Proposed Site Plan, Rev G, prepared by Struxi Design and dated 21 August 2026, attached at **Appendix A**.

SUMMARY

Pursuant to Section 68(1) of the *Planning Act 2016* and Chapter 1, Part 3, Section 13 of the *Development Assessment Rules*, we hereby confirm that this response provides a response to all of the items included in the Information Request. Having regard to the information provided, we request that Council proceed with the assessment of the application.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on phone 07 4632 2535, mobile 0488 772 991 or by email at paul@precinctplan.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul Kelly".

Paul Kelly
Precinct Urban Planning