

Our Reference: MCUI/2025/305/A
 CS Portal Reference: N/A
 Contact Officer: James Leader
 Contact: (07) 4688 6664
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FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

Tunney Investments Pty Ltd
 C/- Nexus Urban Consultants
 219 Geddes Street
 SOUTH TOOWOOMBA QLD 4350

Email: nexusconnections@hotmail.com

3 June 2026

Dear Sir/Madam,

Application for: Change Application (Minor Change)
Development Approval: Material Change of Use – Impact – Low Impact Industry
Location: Proposed Lot 9 SP349893 Rielly Street, TORRINGTON QLD 4350
Property Description: Lot 1 SP349893

Council has reviewed the development application lodged with Council on 6 May 2026.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. TRANSPORT, VEHICULAR ACCESS & PARKING

Aspect of Development: Parking Area	
1.1	<p>The proposed development is subject to the Performance Outcomes outlined in the Transport, Access and Parking Code within Version 19 of the <i>Toowoomba Regional Planning Scheme 2012</i> (The Planning Scheme). The information provided has not satisfactorily demonstrated that some of these requirements will be achieved.</p> <p>The Transport, Access and Parking Code of the Planning Scheme includes the following Overall and Performance Outcomes:</p> <ul style="list-style-type: none"> • Overall Outcome 2(c) requires that pedestrians and cyclists are provided with a high level of accessibility, safety, and convenience within a development site. • Performance Outcome PO10 (Table 9.4.6:2) requires that provision is made for the safe and convenient movement of pedestrians on site and external to the site having regard to desire lines, legibility and the needs of people with disabilities. • Performance Outcome PO13 (Table 9.4.6:2) requires that car parking areas are

	<p>designed to be convenient, safe, and accessible, and minimise vehicle and pedestrian conflicts by providing clear access lines for pedestrian movement within car park areas.</p> <ul style="list-style-type: none"> • Performance Outcome PO14 (Table 9.4.6:2) requires that carparking areas are designed to provide spaces which meet the needs of people with disabilities. • Performance Outcome PO20 (Table 9.4.6:2) requires that provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that does not unduly impede pedestrian safety and convenience within the site. <p>Council has concerns that the proposed new car parking area does not provide safe pedestrian access to the building entrance. In particular, the nearest pedestrian access route to the building entrance is required to traverse the proposed service bay and manoeuvring area for the Articulated Vehicle (AV) service vehicle, creating conflict between pedestrians and vehicles. This includes persons with disabilities who are required to traverse a service vehicle manoeuvring area in order to gain access to the building.</p> <p>Accordingly, Council cannot be satisfied that the proposed parking and pedestrian access arrangements provide a safe and functional outcome for users of the site that is compliant with the requirements of the Transport, Access and Parking Scheme.</p> <p>Further Advice</p> <p>Provide amended plans demonstrating vehicle parking and pedestrian manoeuvring areas at the frontage of the site clear of any service vehicle manoeuvring or loading areas, with pedestrian pathways provided to ensure safe access between the car parking area and the building entrance.</p> <p>Alternatively, where parking is provided at the site frontage and remains clear of service vehicle manoeuvring and loading areas, a shared zone arrangement may be considered in lieu of providing pedestrian pathways.</p> <p>Amended plans must also demonstrate a pedestrian access to the site in accordance with the previous approval.</p>
1.2	<p>Aspect of Development: PWD Parking Spaces</p> <p>The submitted plans identify a Persons With Disability (PWD) parking space within the proposed carparking area, however do not identify an accessible shared space for the PWD space. The proposed development is required to demonstrate a PWD parking space in accordance with the requirements of AS 2890.6:2009 <i>Parking facilities – Off-street parking for people with disabilities</i>.</p> <p>Further Advice</p> <p>Provide amended plans which provide PWD spaces designed in accordance with AS 2890.6:2009 <i>Parking facilities – Off-street parking for people with disabilities</i>. The plans must include the following:</p> <ol style="list-style-type: none"> a) Accessible shared space(s) to be provided; b) PWD space(s) must be located as close as practicable to the building's main entrance; and c) A compliant path of travel must be provided between the PWD space(s) and the main entrance.

2. LANDSCAPE PLAN

2.1	<p>Aspect of Development: Rear of Site Landscaping</p> <p>The submitted landscape plan does not demonstrate a landscaping outcome to the rear of the site, specifically along the batters on the south of the site. A landscaping outcome is required for the rear of the site in order to adequately screen and buffer the proposed development from adjoining properties. Due to the highly visible nature of the subject site given the surrounding topography, adequate screening and buffering to nearby non-industrial properties is required, as well as to mitigate visual amenity issues arising from proposed earthworks on the site.</p> <p>Further Advice</p>
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	<p>Submit a landscape concept or detailed landscape plan that demonstrates landscaping to the rear of the site to provide adequate screening and buffering in addition to stabilising the batter. It is anticipated that dense planting at a minimum rate of 4-6 plants/m² would be required for the batter dependant on proposed species.</p> <p>Refer Toowoomba Regional Council's <i>Landscaping Codes</i> and <u>Landscape plans Toowoomba Regional Council</u> for landscape plan requirements.</p>
2.2	<p>Aspect of Development: Carpark Planting</p> <p>The proposed development is subject to the Performance Outcomes outlined in the Landscaping Code and Transport, Access and Parking Code within Version 19 of the <i>Toowoomba Regional Planning Scheme 2012 (The Planning Scheme)</i>. The information provided has not satisfactorily demonstrated that some of these requirements will be achieved.</p> <p>The Landscaping Code of the Planning Scheme includes the following Performance Outcomes:</p> <p>a) Performance Outcome PO6 (Table 9.4.4:1) requires that the location, design and provision of planting in carparks and internal roadways achieves a high degree of shade, amenity and safety.</p> <p>The Transport, Access and Parking Code of the Planning Scheme includes the following Performance Outcomes:</p> <p>b) Performance Outcome PO18 (Table 9.4.6:2) requires that landscaping is provided to soften the visual impact of car parking areas and provide shading and protection from glare.</p> <p>The submitted plans do not identify adequate tree planting within the proposed carparking area, which features insufficient shading, amenity, and safety for users. Adequate shade tree planting must be provided for the proposed carparking areas of the site.</p>
	<p>Further Advice</p> <p>Provide amended plans that identify adequate shade tree planting within proposed carparking areas.</p> <p>Alternatively, in conjunction with Item 1 of this further advice request, if an amended carparking layout is provided that aligns the proposed carparking area along the road boundary of the site, sufficient tree planting and shade may be provided by the proposed landscaping areas along the site frontage.</p>
	<p>Aspect of Development: Eastern Boundary Planting</p> <p>The submitted landscaping plans do not feature the large shrub planting area along the eastern boundary of the site that is featured in the landscape plans submitted with the original application, or shown in the previous site layouts landscaping plans submitted with this development. No justification has been provided on the reduction and removal of landscaping along the eastern boundary of the site which was shown on previous landscaping plans.</p>
2.3	<p>Further Advice</p> <p>Provide an amended landscaping plan which features the shrub planting areas along the eastern boundary of the site.</p> <p><i>Note: Council is not supportive of the proposed hardstand area extending to the eastern boundary.</i></p>

Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council's further advice and if so, a proposed timeframe for your response to Council.

You may wish to consider stopping a current period in the development assessment process in accordance with Chapter 1 Section 32 of the *Development Assessment Rules* if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's Senior Planner, James Leader on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K McKillop', written in a cursive style.

Kasey McKillop
Lead Senior Planner, Planning Branch