

Our Reference: MCUI/2025/7991&
RAL/2025/7992
Contact Officer: Alice Pai
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FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

Concordia Lutheran College
C/- Precinct Urban Planning
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TOOWOOMBA QLD 4350

Email: paul@precinctplan.com.au

24 July 2026

Dear Sir/Madam,

Application for: Preliminary Approval for a Material Change of Use – 67 Dwellings Including a Variation Request; and Development Permit for Reconfiguring a Lot – Reconfigure 1 into 67 Residential Lots and Drainage Lot

Location: 402-410 Hume Street, CENTENARY HEIGHTS QLD 4350

Property Description: Lot 1 RP57179

The further information provided by you in response to Council's Information Request dated 27 November 2025 was received on 19 May 2026 and has been reviewed.

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. STORMWATER

	Aspect of Development:
1.1	The development proposes to fill the northern lots to drain to New Road 1. This will create a retaining wall at the north of the development site and interfere with stormwater flowing from External Catchment 3 (EXT3).
	An inter-allotment stormwater design at the north of the development site may reduce fill and retaining, and may avoid concentration and redirection of stormwater off site in EXT3.
	The development proposes to cut the southern lots. This will create a retaining wall at the south of the development site resulting in stormwater flow from External Catchment 4 (EXT4) overtopping the retaining walls.
	A stormwater solution that captures the stormwater from EXT4 and discharges through New Road 1 or Hume Street should be considered.

	There is discrepancy within the Information Request Response for stormwater. The information response states: "Drainage to comply with Level III QUDM requirements has been provided for each allotment with a lawful point of discharge to the road and/or stormwater network. Refer to updated Stormwater Management Plan, Rev. B for details." However, the report states that no swale is required for the EXT 3 catchment and that EXT 4 will be captured by a swale. Moreover, the swale details provided in the SWMP do not depict the required freeboard, batter details, material, or minimum required width.
	Further Advice Provide amended report and plans showing: a) How stormwater from EXT 3 and EXT 4 will be collected and conveyed to a lawful point of discharge in accordance with PSP2 and QUDM requirements. b) Plans showing reduced earthwork on the northern lots to allow stormwater to flow towards the rear allotment drainage system c) Amended plans showing swale details that comply with PSP2 and QUDM requirements, including earth batters, batter gradients, and freeboard.

2. RETAINING WALLS

	Aspect of Development: The submitted plans indicate that the proposed retaining walls are located within the zone of influence of the sewer. It is unclear whether the proposed retaining walls will be capable of complying with the requirements of QDC MP1.4 where assessable and/or referable to Council in future applications, particularly along the southern boundary. Further, the heights of the proposed retaining walls have not been provided. It is noted that retaining wall heights may exceed 2m in some locations. The applicant has not demonstrated that the proposed earthworks can satisfy the requirements of PSP No. 2. It is also unclear whether the proposed retaining walls would unduly impact the amenity or privacy of adjoining property owners.
2.1	Further Advice Provide amended plans showing the following: a) Cross-section plans clearly showing the location of the proposed retaining walls and the Council sewer, including the required vertical and horizontal clearances, particularly along the southern boundary. b) Annotations on the heights of all proposed and adjoining retaining walls. c) Details on the height and configuration of all retaining walls. d) Demonstrate that the proposed retaining walls will not unduly impact the amenity or privacy of adjoining property owners. <i>Note: All assessable earthworks will be assessed against the Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies, SC6.2.5 – Standards for Provision of Earthworks.</i>

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, Alice Pai on the above number.

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line.

Krys den Hertog
Principal Planner, Planning Branch