

17 February 2026

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

RECEIVED
17/02/2026
**TOOWOOMBA
REGIONAL COUNCIL**

Attention: Ms Rumpa Sarkar
By Email: Rumpa.Sarkar@tr.qld.gov.au

Dear Rumpa,

RESPONSE TO INFORMATION REQUEST – SECTION 68, PLANNING ACT 2016 & CHAPTER 1, PART 3, SECTION 13, DEVELOPMENT ASSESSMENT RULES – COMBINED DEVELOPMENT APPLICATION – PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE INCLUDING A VARIATION REQUEST AND DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - INDUSTRIAL SUBDIVISION (1 INTO 8 LOTS) - NEW ENGLAND HWAY, CROWS NEST – LOT 302 SP288619 (Council Ref: MCUI/2025/6501 & RAL/2025/6502)

I act on behalf of the applicant, Woodhead, Haskings & Vogler, in respect of the above matter.

I refer to Toowoomba Regional Council's (**Council**) Information Request, dated 13 October 2025, in respect of a Combined Development Application for Preliminary Approval for a Material Change of Use Including a Variation Request and Development Permit For Reconfiguring A Lot for an Industrial Subdivision (1 Into 8 Lots) on land at Lot New England Highway, Crows Nest, being that land described as Lot 302 SP288619.

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. VARIATION SCHEME DOCUMENT

1.1. Issue:

The submitted Variation Scheme Document (Version 1) dated 10 September 2025 requires amendments to ensure that the assessment benchmarks applicable to future development within the proposed Variation Approval Area correspond with the purpose and overall outcomes stated in the Parklands Industrial Estate VSD. Please refer to the amended Variation Scheme Document attached to this Information Request for details of the recommended changes.

Information Required:

Submit an updated Variation Scheme Document incorporating the recommended amendments. Council is open to engaging in further ongoing discussions to refine the document.

Response

In response to the above item, a meeting was held on 18 November 2025 with Council to discuss the suggested changes to the Variation Scheme Document (VSD). This meeting provided the opportunity to discuss the objectives and outcomes sought by the VSD and the ways in which the Scheme could be tweaked to improve clarity and achieve the desired outcomes.

Please find attached at **Appendix A**, an updated Variation Scheme Document which has addressed Council's concerns and made the intent of the precincts clearer. In summary, the changes are:

- An additional sentence in section 5.1.1 which confirms that the Parklands Development Code is only applicable to development for Material Change of Use in Precinct 1.
- Replacement of 'residential' land uses with 'sensitive' land uses and corresponding inclusion of a definition for *sensitive land use* in section 6.0.
- Inclusion of an updated Performance Outcome (PO₁₀) which refers to Council's Technical Guideline for New Developments (Waste Storage and Collection Requirements).
- Removal of the sole outcome for Precinct 2 which related to the retention of a vegetated buffer within the Precinct 2 lots. Landscaping/buffering outcomes are adequately addressed within the Zone Code (AO12.3) which is applicable to development in Precinct 2.
- Inclusion of an additional outcome (AO8.2) which relates to the storage of contaminating substances.
- Clarification of screen fencing requirements to the Crows Nest Motel (AO13.3).
- Removal of Medium Impact Industry from Table 2 (thereby making it an impact assessable use in both precincts).

2. TRANSPORT, VEHICULAR ACCESS AND PARKING

2.1. Issue:

Proposed Road 1 will service an industrial subdivision. Council requires a modified Industrial Local Standard road to service future industrial development and to accommodate the traffic that may be conveyed in a future extension of the road. A further extension of the road in future would likely service residential development to the east and connect to Cedarwood Drive.

Information Required:

Provide amended plans incorporating an Industrial Local Street standard for Proposed Road 1, with a 24-metre-wide road reserve and footpaths on both sides of the road.

Response

In response to the above item, please find attached the updated engineering plans and response at **Appendix B**. In addition to the engineering plans and response, the following is noted regarding the construction/extension of Cedarwood Drive:

- Cedarwood Drive is conditioned to be constructed prior to, or as part of Stage 5 of the Relocatable Home Park (Council Ref: MCUC/2016/4444/D). Condition 70 of that development permit requires that a new collector road is constructed within the existing road reserve to connect the western side of the Relocatable Home Park (on Lot 999) to the New England Highway. As such, the balance of works, not undertaken to service this development, will be constructed by

the developer of the Relocatable Home Park. Council is currently finalizing assessment of a minor change

- Whilst it is typical for developments to provide a constructed road for the full extent of the site frontage, the construction of a cul-de-sac for Road No.1 further to the east than where it is currently shown, is made very challenging by the topography and existing drainage corridor. Refer to the cross-section on plan GS606.9, Sheet 006 which shows the proposed location of the temporary turnaround in relation to the drainage corridor and detention basin outlet culverts. This illustrates the significant earthworks required to extend Road No. 1 for the full frontage of proposed Lots 104 and 107, particularly when Road No. 1 will be extended as part of Stage 5 of the adjacent development and elements of the road constructed now will be demolished to allow for extension of the road.

3. WATER SUPPLY

3.1. Issue:

The water supply proposal submitted through the Water Services Report (by GenEng) is generally consistent with the Crows Nest & Hampton Water Supply Study – 2020 Planning Report; however Council's Network Planning has raised the following issues regarding the information in the submitted report:

- a) The material assumes that there is sufficient capacity for this development in the network as the planning report shows growth on this lot in the 2026 planning horizon. However, the demand provided in the report is significantly higher than what has been allowed for in the planning study and occurring sooner than allowed for;**
- b) There are known fire flow issues in the industrial estate off the New England Highway which require the main from Cedarwood Drive across to the New England Highway to be constructed. This would need to be done before development occurs;**
- c) The proposed industrial demand is much higher than assumed in the Planning Report and the aforementioned augmentation may still be insufficient to resolve fire flow issues; and**
- d) Depending on the split of demand across the two zones, Tower Park Reservoir might not have capacity – this would need to be reviewed.**

Information Required:

The applicant is invited to consult with Council's Network Planning section regarding the concerns raised above and to confirm whether further investigations are needed to adequately service this development.

Response

In response to the above item, additional investigation and consultation with Council's Water Network Planning Team have been undertaken. Following discussions and further modelling investigations, please find attached the updated engineering plans and response at **Appendix B**. It is also noted that the applicant has split the subdivision into Stages 1 and 2, in order to respond to the infrastructure constraints and deliver the lots in two stages (if required). In this regard, please refer to **Appendix C** for updated proposal plans.

4. STORMWATER

4.1. Issue:

The proposed development is required to meet the requirements outlined in the Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policy (PSP), SC6.2 PSP No. 2 – Engineering Standards

– Roads and Drainage Infrastructure including its referenced standards. In particular, the following issues needs to be addressed:

- a) Proposed Lot 103 receives stormwater along the southern and western boundaries from Lot 102 on SP256639 and Lot 98 on RP839435. No information has been provided on how this stormwater will be collected and discharged to a lawful point of discharge;
- b) Proposed Lots 106 and 107 slope away from the frontage road, and Lot 103 slopes towards Lot 104. Sufficient information has not been provided to show how post- development stormwater from these lots will be collected and discharged. Additionally, no earthworks have been proposed, and future development will not be permitted to discharge stormwater on-site or onto adjoining properties;
- c) Information has not been provided to demonstrate the lawful point of discharge for each of the proposed lot; and
- d) The submitted Stormwater Management Plan recommends a northern detention basin to service the proposed industrial subdivision; however, no design details of this basin have been provided.

Information Required:

- a) Provide amended plans showing how stormwater will be collected along the western and southern boundaries of Lot 103. Additionally, provide easements over the proposed stormwater infrastructure in favour of Lot 102 on SP256639 and Lot 98 on RP839435;
- b) Provide amended plans showing the earthworks required to manage stormwater within each lot. Where necessary, include details of inter-allotment drainage;
- c) Submit amended plans showing the lawful point of discharge for each new lot. If discharge is proposed into an adjoining lot, provide an easement for drainage in accordance with QUDM and Council’s PSP2 requirements; and
- d) Submit plans detailing the design of the proposed detention basin.

Response

In response to the above item, please find attached the updated engineering plans and response at Appendix B.

5. EARTHWORKS

5.1. Issue:

The proposed development is subject to the earthworks requirements outlined in the Toowoomba Regional Planning Scheme 2012, the Reconfiguring a Lot Code and Works and Services Code and PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. The information provided has not satisfactorily demonstrated that these requirements will be achieved. In particular, the following issues has to be addressed:

- a) Proposed Road 01 will require earthworks within the new lots, and additional earthworks will be necessary to ensure stormwater from these lots is discharged to a lawful point of discharge; and
- b) No plans have been submitted showing the extent of cut and fill within the new lots, the proposed bund behind the existing motel, or the proposed filling within the allotments to facilitate development of the Industrial and Emerging Community Zones.

Information Required:

- a) Provide a plan clearly identifying the proposed cut/fill areas and annotate the quantities; and

- b) **Submit cross sections and long sections along the cut/fill areas at regular intervals as appropriate.**

All earthworks must be in accordance with the Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.2.5 – Standards for Provision of Earthworks.

Response

In response to the above item, please find attached the updated engineering plans and response at **Appendix B**.

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 0413 276 552 or by email at jess@precinctplan.com.au.

Yours sincerely



Jess Garratt
Precinct Urban Planning