

ATTACHMENT 1

Information Request

Prepared by:

Toowoomba Regional Council



Our Reference: MCUI/2026/5077
CS Portal Reference: N/A
Contact Officer: Rumpa Sarkar
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Development Holdings Pty Ltd
C/- Property Projects Australia
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3 July 2026

Dear Sir/Madam

Development Application for: Material Change of Use - Impact - Childcare Centre
Location: 241, 243 & 249 Bridge Street, NEWTOWN QLD 4350
Property Description: Lot 1 RP17060, Lot 1 RP51161 and Lot 2 RP60061
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012*

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:

1. SITE LAYOUT AND SERVICING

1.1	Issue: The proposed use is broadly consistent with expectations set by the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28). However the proposed site layout and servicing arrangement may be indicative of overdevelopment.
	Information Required: Satisfactorily resolving the items listed below in this information request will demonstrate that the proposal is not overdevelopment.
1.2	Issue: Visitor Tandem Parking Spaces The proposed development is subject to the Performance Outcomes outlined in the Transport, Access and Parking Code. The information provided has not satisfactorily demonstrated that these requirements will be achieved. In particular, the proposed use of tandem car parking configurations for visitor spaces is not preferred. Visitor parking must remain highly accessible and unobstructed. Tandem layouts reduce convenience and create operational complexities such as key exchanges, and inevitably lead to vehicles blocking each other. This operational restriction frequently results in visitor parking overflowing onto the public street network, creating localised traffic and safety hazards. The local street network is constrained for additional parking.
	Information Required: Provide an updated site plan to completely remove the tandem spaces for visitors car parking. All proposed visitor car parking spaces must be redesigned as independently accessible, single-use car parks that do not rely on the movement of any other vehicle for

ingress or egress. This design revision is required to ensure that visitor parking remains functional, unobstructed, and readily available to members of the public at all times, without causing internal traffic conflicts.

Issue:

Waste Servicing

The location of the bin store is obstructed by parking spaces, which will impact efficient operation and servicing of the site. The submitted Operational Waste Management Plan proposes Refuse Collection Vehicle (RCV) access and servicing arrangements that rely on operational management measures, including the reservation of visitor parking spaces by site staff and collection occurring at specified times to facilitate vehicle manoeuvring. Furthermore, it is indicated that hygiene/nappy waste servicing is proposed to utilise visitor parking spaces during collection operations.

The submitted waste vehicle manoeuvring diagrams appear to indicate that ~29 of the 38 parking spaces will be compromised by the refuse collection vehicle (refer figures below). This suggests that waste collection will need to occur outside of operational hours in evenings, night-times or on weekends. If so, noise impacts will need to be demonstrated to be acceptable.

1.3



RCV - ENTRY MANOEUVRE



RCV - EXIT MANOEUVRE

Information Required:

To demonstrate that the proposed waste collection arrangements can be implemented and maintained for the life of the development without compromising the safe and efficient operation of the site and the amenity of the locality, provide:

1. Details of the operational measures that will ensure parking spaces required for waste collection vehicle manoeuvring remain available during collection activities, including how those measures will be implemented and maintained over the life of the development.
2. Clarification of the number and location of parking spaces required for hygiene waste collection vehicle manoeuvring, and whether safe access and egress can be achieved if those spaces are occupied. If not, provide details of the management measures proposed to ensure those spaces remain available during collection.
3. Clarification about hours and days of collection with corresponding update to noise reporting where this is in evening, night-time hours or on weekends.
4. An updated Operational Waste Management Plan incorporating the above measures.

Issue:

Footpath and Road Dedication

1.4

The proposed development is required to meet the requirements outlined in the Toowoomba Regional Planning Scheme 2012, Transport, Access and Parking Code and SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure including its referenced standards. The existing road reserve widths for Hillview Avenue and Brims Street do not comply with the requirements of *Planning Scheme Policy (PSP) No. 2 – Engineering Standards Roads and Drainage Infrastructure*. Furthermore, the submitted plans show that access to the site is provided via Hillview Avenue, however the required 1.5m external pedestrian footpath along this road has not been provided and as advised in the pre-lodgement PREL/2026/1752.

	Information Required: Submit amended documents addressing the following: • Provide an amended plan with a 1.5m footpath along Hillview Avenue and Brim Street connecting to existing footpath at Bridge Street. • Provide 1.5m road dedication along Hillview Avenue. • Provide road dedication along the Brim Street frontage at a width of 5.5 m. Alternatively, provide a comprehensive engineering justification explaining why 5.5 meters road reserve width for Brim Street cannot be considered necessary or achievable for this development.
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2. COUNCIL STREET TREES

2.1	Issue: There are two (2) existing Council controlled street trees located on the roads fronting the subject site, one on Bridge St and another on Hillview Avenue. Both will be impacted by the proposal: • A retaining wall is proposed within the Notional Root Zone of the tree on Bridge Street (beyond the tolerable limit as identified in Australian Standards 4970 2025); and • A driveway crossover is proposed over the top of the tree in Hillview Avenue. The tree located on Bridge Street is an important element of the street scape and will not be supported to be harmed or removed. The tree in Hillview Street is part of an existing avenue and is preferred to be retained.
	Information Required: Provide an Arboricultural Impact Assessment (AIA) Report prepared by a suitability qualified person that demonstrates that the proposed development will not result in a negative impact to the Council controlled street trees. The Arborist Report must at a minimum include but not be limited to the following: ○ Site address; ○ Surveyed tree location/s and context (e.g. ground conditions); ○ Inspection methodology (aerial inspection, visual tree assessment, other); ○ Tree dimensions (height, crown spread and trunk diameter); ○ Health and structural condition; ○ Estimated age and useful life expectancy; ○ Details of the construction activities and their likely impact; ○ Tree Retention value; ○ Cultural / heritage values; ○ Tree protection measures to be applied; ○ Recommendations; and ○ Supporting evidence (pictures, test results and site plan).
	Updated plans are also required to be submitted that provides for the retention of the existing Council controlled Street Tree and aligns with the requirements of the AIA.

3. STREET INTERFACE

3.1	Issue: The street interface proposes shade/ feature trees in recesses. An articulated fence is encouraged to provide visual interest from the street. However the recesses appear too small to support the healthy establishment and growth of trees. Consideration of retaining structures, fencing, footings, services and infrastructure is required to ensure landscaping outcomes can practically be achieved and make a positive contribution to the surrounding area.
	Information Required: To ensure viable plantings can be achieved, provide detailed plans with elevations and cross sections, including dimensions of proposed planting areas and the tree types.
	3.2 Issue:

	Fences adjacent to streets are generally setback 450mm from the property boundary to allow safety bollards. Consider treatments to minimise the visual impact of these bollards, for example landscaping treatments or incorporating bollards into the fence construction.
	Information Required:
	No information is required in relation to this item. The applicant is encouraged to investigate treatments that minimise the visual impact of these bollards.

4. STORMWATER

	Issue:
	The proposed development is required to meet the requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policy (PSP), SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> including its referenced standards and the <i>State Planning Policy July 2017 (SPP)</i> . The submitted stormwater management plan does not demonstrate that stormwater leaving the proposed development meets the stormwater quality targets identified in Council's Planning Scheme Policy and the SPP. The MUSIC model demonstrating the achievement of stormwater quality reduction target has not been provided.
	Information Required:
4.1	Provide the following information: 1. MUSIC model demonstrating how the proposed treatment system satisfies the pollutant reduction targets detailed in Council's Planning Scheme Policy and the <i>SPP</i>. 2. Provide details about how the stormwater quality targets identified in Council's Planning Scheme Policy and the <i>SPP</i> will be achieved. 3. Provide a maintenance management program if vegetated assets are proposed. The program should be included in the CSMP in accordance with the requirements of '<i>Water by Design – Maintaining Vegetated Stormwater Assets</i>'. 4. If, '<i>Deemed to Comply solutions – Stormwater Quality Management</i>' are nominated in accordance with "<i>Water by Design</i>" then, the following must be provided: • A development assessment checklist; • Conceptual drawings that include: ○ A site details plan ○ A development details plan ○ A stormwater treatment measure conceptual plan and section drawings.

5. WASTEWATER INFRASTRUCTURE

	Issue:
5.1	The proposed development is required to meet the requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure</i> . In particular, it is noted that sewer replacement was identified as being required during pre-lodgement but there has been no comments regarding this in this application.
	Information Required:
	1. Provide clarification whether this replacement has been included in the current project scope, ensuring it is clearly documented in both the engineering services report and the updated site plan. These updated reports and plans must be submitted to Council.

6. LANDSCAPING

	Issue:
	The proposed development is subject to the Performance Outcomes outlined in the Low-Density Residential Zone Code and Landscaping Code.
6.1	The proposed setback and landscape treatment along the northern boundary shared with residential lots is insufficient and incomplete. Shade and feature tree planting is proposed in the conceptual landscape plans. Additional detail is required to determine if the proposed planting will be viable as dedicated planting areas appear to be reduced.
	Information Required:

	1. Demonstrate maximised screen landscaping along the entire sections of the northern boundary adjoining residential properties to ensure that the privacy and amenity of residential premises are protected. 2. In response to Landscaping Code, provide details of the proposed shade tree planting to the car parking area. The applicant is encouraged to explore onsite WSUD (Water Sensitive Urban Design) where practical to support planting in impervious areas.
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Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully



Krys den Hertog
Principal Planner, Planning Branch