

Our Reference: MCUI/2023/3954 &  
RAL/2023/3955  
CS Portal Reference: N/A  
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**FURTHER ADVICE**  
*Planning Act 2016 Section 68*  
*Development Assessment Rules Chapter 1 Section 35*

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12 June 2026

Dear Sir/Madam,

**Application for:** **Material Change of Use – Impact – Child Care Centre; and Reconfiguring a Lot – Impact – One (1) Lot into Two (2) Lots**  
**Location:** **172-180 Glenvale Road, GLENVALE QLD 4350**  
**Property Description:** **Lot 1 RP196540**

The further information provided by you in response to Council's Information Request dated 18 October 2023 was received on 2 April 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. RETAINING WALLS**

	<b>Aspect of Development:</b>
<b>1.1</b>	<p>The proposed development is required to meet the performance outcomes in the Works and Services Code of the <i>Toowoomba Regional Planning Scheme 2012</i> (the Planning Scheme). Performance Outcome PO17 (Table 9.4.7:1) of the Works and Services Code requires that earthworks are undertaken in a manner that:</p> <ul style="list-style-type: none"> <li>(a) maintains natural landforms;</li> <li>(b) minimises height of retaining walls and batter faces;</li> <li>(c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and</li> <li>(d) does not unduly impact on the amenity of the streetscape.</li> </ul> <p>In order to demonstrate compliance with Performance Outcome PO17 (Table 9.4.7:1) of the Works and Services Code, provide retaining walls and batters in accordance with 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 (PSP No.2)</i>. The following aspects of the proposed development are not</p>

	<p>consistent with the requirements of the Works and Services Code or PSP No. 2:</p> <ol style="list-style-type: none"> <li>1. Retaining walls of up to 4.0m in height are proposed adjacent to Glenvale Road. PSP No. 2 requires retaining walls abutting public space to be no higher than 1.0m, with terraced retaining walls provided where the change in level exceeds 1.0m;</li> <li>2. Retaining walls of up to 4.0m in height are proposed along the western boundary of the site; and</li> <li>3. Retaining walls of up to 2.1m in height are proposed along the eastern boundary of Proposed Lot 1.</li> </ol>
	<p><b>Further Advice</b></p> <p>Provide amended layout plans demonstrating compliance with the Works and Services Code and PSP No. 2, including:</p> <ol style="list-style-type: none"> <li>1. details of terraced retaining wall arrangements adjacent to Glenvale Road where the change in level exceeds 1.0m; and</li> <li>2. revised earthworks outcomes that reduce retaining wall heights in accordance with Performance Outcome PO17 (Table 9.4.7:1) of the Works and Services Code.</li> </ol>

## 2. TRANSPORT, ACCESS AND PARKING

	<p><b>Aspect of Development: Vehicle Manoeuvring</b></p> <p>To meet the requirements of Performance Outcome PO7 (Table 9.4.6:2) of the Transport, Access and Parking Code, further justification is required to demonstrate that the proposed developments access driveways and queuing areas are designed in accordance with AS2890.1.</p>
2.1	<p>In accordance with AS2890.1, the proposed development is required to provide a turning bay at the end of a blind parking aisle where the aisle length serves more than six (6) parking bays. The submitted plans do not demonstrate compliance with this requirement.</p>
	<p><b>Further Advice</b></p> <p>Provide amended plans showing a compliant turning bay at the end of the blind parking aisle, designed in accordance with AS 2890.1.</p>
	<p><b>Aspect of Development: Tandem Carparking</b></p> <p>The submitted plans propose two (2) tandem car parking spaces for staff use only, however the application has not identified how the proposed parking arrangement will be managed to ensure the safe operation of the tandem car spaces without impacting on the operation of the Child Care Centre. Council is concerned how the proposed tandem parking will be managed to ensure that on-site parking is safe, accessible, marked, and clearly defined in accordance with the requirements of the Transport, Access and Parking Code of the Planning Scheme and the Early Childhood Services National Regulations (ECSNR), specifically regarding the required number of staff in a particular room at any given time.</p>
2.2	<p>Council requires a Car Parking Management Plan to be provided that details operational procedures identifying how the tandem parking arrangement will be managed to ensure the safe operation of the tandem car spaces without impacting the operation of the Child Care Centre.</p>
	<p><b>Further Advice</b></p> <p>Provide a Car Parking Management Plan for the proposed tandem car parking areas on site addressing the above issues.</p> <p>Alternatively, provide a revised design that accommodates the required 27 car parking spaces with no tandem car parking spaces.</p>

## 3. SEWER INFRASTRUCTURE

	<p><b>Aspect of Development: Sewer Connection</b></p> <p>To meet the requirements of Performance Outcome PO2 (Table 9.4.7:1) of the Works and Services Code, the development must be connected to Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. In addition, Performance Outcome PO41 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires infrastructure to be provided in an efficient manner that minimises whole of</p>
3.1	

	<p>life cycle costs. As such, both proposed lots require separate connections to reticulated services.</p> <p>The Engineering Infrastructure Report provided (dated 17 January 2023) identifies the sewer manhole at the southern boundary of the site as the proposed connection point for the proposed development. As the proposal is for Reconfiguring a Lot, PSP No.3 identifies that property services connections should be located within the lot and that a sewer extension at the end of a sewer main must not exceed 35m in length.</p>
	<p><b>Further Advice</b></p> <p>The applicant is advised that conditions of development will be imposed requiring an operational works application for the extension of the existing reticulated sewerage mains to service proposed Lot 1, with easements established over any relevant infrastructure. In accordance with PSP No. 3 Engineering Standards, as these works relate to a subdivision, the extension will be at the cost of the developer.</p>

#### 4. ENVIRONMENTAL

	<p><b>Aspect of Development: Waste Management</b></p> <p>The applicant has submitted a Waste Management Plan (WMP), prepared by Range Environmental and dated 1 April 2026 in response to Council's Information Request. Section 4.2.1 of the WMP indicates that the refuse storage for the childcare centre is to be located at the northern boundary of the site, in proximity to the site entrance. However, neither the amended childcare site plans or the site plans included in the WMP indicate the refuse storage area.</p>
4.1	<p><b>Further Advice</b></p> <p>In accordance with the requirements of Performance Outcome PO28 (Table 9.4.2:1) of the Environmental Standards Code and Performance Outcome PO4 (Table 9.3.2:1) of the Community and Recreation Uses Code, provide amended site plans and a revised WMP to accurately indicate an appropriate refuse storage location.</p>
	<p><b>Aspect of Development: Noise Impact Assessment</b></p> <p>The Noise Impact Assessment submitted in response to Council's Information Request does not specify the duration of each noise source over the modelled period. The submitted Noise Impact Assessment should include how long each noise source occurs for and how many events per hour that noise emissions occurs. For some sources, the event duration is short (e.g. car door) but for talking and children playing, it should be assumed the duration is 100% of the modelled time.</p>
4.2	<p><b>Further Advice</b></p> <p>To demonstrate compliance with Performance Outcome PO15 (Table 6.2.1:3) of the Low Density Residential Zone Code, provide an amended Environmental Noise Impact Assessment that addresses the issues raised above.</p>

#### 5. ARCHITECTURE

	<p><b>Aspect of Development: Street Presentation</b></p> <p>In accordance with Performance Outcome PO16 and PO18 (Table 6.2.1:3) of the Low Density Residential Code, development is required to present to the street in an attractive manner that activates the street frontage, supports casual surveillance, and provides clear wayfinding. The information submitted does not provide sufficient detail to demonstrate how these outcomes are achieved. In particular, the proposal does not clearly articulate its presentation to the street, adequately demonstrate the proposed landscaping treatment along the street frontage, or demonstrate suitably screened bin storage areas.</p>
5.1	<p><b>Further Advice</b></p> <p>Provide amended elevations and/or 3D images that clearly demonstrate the development's presentation to the street. The revised drawings must illustrate how the proposed acoustic barriers, retaining walls, landscaping, and bin screening elements contribute positively to the streetscape, enhance visual amenity, and support an active and attractive street interface when viewed from the public realm.</p>

## 6. LANDSCAPING

6.1	<p><b>Aspect of Development: Streetscape and front interface</b></p>
	<p>The proposed revised plans submitted in response to Council's Information Request indicate a minimum 1m of dedication within the verge fronting Glenvale Road and is supported. However, issues remain as the applicant has reduced the minimum 3m landscaped setback required along the frontage to achieve the required dedication. The current landscaping arrangement is not supported by Council.</p> <p>The purposes of the land dedication is to achieve sufficient width for services, public pathways, and amenity shade trees within the verge in response to the Glenvale Local Plan Code and Low Density Residential Zone Code. While it is noted that Glenvale Road is mapped for 'Boulevard Treatment' to facilitate a high level of connectivity, this is a separate requirement to onsite landscaping outcomes. The proposed site plans must demonstrate provision of a 1m land dedication for the public verge and a minimum 3m landscaped buffer along the full frontage of the site (excluding driveway).</p> <p>The minimum 0.8m wide landscaping area along the frontage of the site shown on the submitted development plans is not supported by Council. The Low Density Residential Zone Code and Landscaping Code require landscape planting that provides an attractive interface between the use, the streetscape, and adjoining uses, and is consistent with the dominant landscape character of the area.</p>
	<p><b>Further Advice</b></p> <p>Provide amended plans which demonstrate a suitable landscape planting area along the street frontage that provides an attractive interface between the proposed use and the streetscape, and is consistent with the landscaping character of the surrounding area.</p> <p><i>Note: Unless a landscaping solution can be provided which adequately enhances the appearance of the development, provides and maintains the privacy and amenity of adjoining residential uses, and screens unsightly components through increased landscaping provision at the site's frontage, Council will condition a minimum 3m wide landscaping buffer along the frontage of the site.</i></p>
6.2	<p><b>Aspect of Development: Retaining walls</b></p>
	<p>The development proposes retaining walls along all boundaries with minimal setback/stepping. Additional detail is required to demonstrate materiality, footings, steps, and acoustic barrier treatments to ensure that suitable landscaping planting can be achieved to facilitate a viable landscaped buffer and provide visual interest, amenity, and address the street frontage in the Low Density Residential Zone.</p> <p>Council understands the requirement for retaining structures, however, the proposed plans submitted in response to Council's Information Request do not adequately respond to minimum requirements and identify additional acoustic barrier treatments along the property boundaries. Amendments and additional information are required to demonstrate maximum heights are not exceeded and designs do not limit viable landscape planting along boundaries and setbacks.</p> <p>In accordance with the requirements of the Community and Recreation Use Code and Landscaping Code, additional detail is required to ensure that the functional and aesthetic requirements of all retaining and fencing structures can be satisfied.</p>
	<p><b>Further Advice</b></p> <p>Provide amended plans that demonstrate appropriate stepping and recessing is provided where required and that all retaining, fencing, and landscaping is contained wholly within the site boundary.</p> <p>As previously requested in Councils Information Request dated 18 October 2023, provide detailed cross sections of retaining wall heights and fencing, including proposed finishes and landscaping.</p>
6.3	<p><b>Aspect of Development: Landscaping and shade tree provisions</b></p> <p>If not provided as part of a response to this Further Advice, Conditions will be imposed that require a detailed landscape plan to be submitted for endorsement. The submitted site plans however, are required to demonstrate that adequate landscape planting areas have been</p>

	<p>provided to enable landscaping to be provided on the site. The submitted plans do not identify the widths or dimensions of landscape planting areas. It is therefore not clearly demonstrated if adequately dimensioned planting areas have been provided to accommodate landscaping on the site.</p> <p>The proposed retaining structures and acoustic barrier treatments on the site significantly impose on the dedicated landscape planting areas and will constrain and/or omit viable landscaping, particularly shade trees. In addition, the purpose of the nominated landscaping areas behind wheel stops and along the eastern boundary between the retaining structures and concrete driveway is unclear. These areas cannot reasonably be included in the overall percentage of dedicated landscaping as it has not been demonstrated that they are viable for landscape planting.</p> <p>The provision of planting in car parks and internal roadways is required to provide a high degree of shade, amenity, and safety in accordance with Performance Outcome PO6 of the Landscaping Code. Shade trees are required within carparking areas at a rate of one (1) tree per eight (8) spaces.</p>
	<p><b>Further Advice</b></p> <p>Provide amended plans that demonstrate a landscaping solution which:</p> <ul style="list-style-type: none"> <li>• provides sufficient shade tree planting within internal car parking areas; and</li> <li>• clearly shows the dimensions of landscape planting areas, demonstrating that these areas are adequately sized to accommodate sufficient landscape planting.</li> </ul>
6.4	<p><b>Aspect of Development: Spring Creek riparian corridor</b></p> <p>The development is located within the Glenvale Local Plan area and all future development, including the proposed Childcare Centre must respond sensitively to the prescribed codes; standards; and waterway best practices that protect and preserve the existing riparian corridor and Spring Creek tributary.</p> <p>In accordance with Performance Outcome PO14 (Table 6.2.1:3) of the Low Density Residential Zone Code, Performance Outcome PO3 and PO4 (Table 7.2.2:1), and Overall Outcome 2(c) of the Glenvale Local Plan Codes, the rear of the balance lot forms part of the Spring Creek catchment and the riparian corridor requires preservation and protection from encroaching proposed development works. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• earthworks that do not adversely impact the natural system function;</li> <li>• protection of existing riparian vegetation;</li> <li>• erosion control and mitigation measures; and</li> <li>• preservation of existing tributaries and the linear connections.</li> </ul> <p><b>Further Advice</b></p> <p>Demonstrate that the proposed development, including additional fill being sourced from elsewhere on site as identified in the Engineering Infrastructure Report (dated 17 January 2023), will not adversely impact riparian areas along the Spring Creek catchment.</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 A/Lead Senior Planner, James Leader, on the above number.

Yours faithfully

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

James Leader  
A/Lead Senior Planner, Planning Branch