

Our Reference: MCUI/2026/5698
& RAL/2026/5699
Contact Officer: Emily Hinchliffe
Contact: (07) 4698 3876
Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

136A South Street Toowoomba Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: paul@precinctplan.com.au

21 July 2026

Dear Sir/Madam

Development Application for: Material Change of Use – Impact – Shop; and
Reconfiguring a Lot – Two (2) x Access Easements
Location: 136 and 136A South Street, CENTENARY HEIGHTS QLD 4350
Property Description: Lot 1 RP44881, Lot 0 BUP6732 and Emt A SP302976
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

1.1	Issue:
	The submitted plans propose a retaining wall for car parking parallel to and over Council's existing sewer. This may add additional loading to the sewer and restrict access for maintenance and replacement in conflict with Performance Outcome PO ₆ of the Works and Services Code.
	Information Required:
	Provide amended plans with increased clearance (minimum 1.2m) from the retaining wall where parallel to the existing sewer. Consideration should be given to repositioning the carparking area further north to provide this separation (this may also assist in responding to item 1.2 of this information request). <i>Note: The sewer must not exceed a maximum depth of 4m.</i> <i>Note: Amended RPEQ certified swept path diagrams demonstrating that the site can still be serviced by the nominated SRV service vehicle may be required.</i>
1.2	Issue:
	The carpark area directly adjoins residential premises to the rear of the site. No landscape buffering to this premises or shade tree planting to the carparking area has been provided as required by Performance Outcomes PO ₁₃ and PO ₁₈ of the Low-medium Density Residential Zone Code and PO ₆ of the Landscaping Code.

	Information Required: Provide amended plans which provide a landscape buffer to the rear site boundary and provision of shade tree planting within the carpark area.
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2. CARPARKING ARRANGEMENTS

2.1	Issue: It is acknowledged that the proposed development seeks to establish access easements so that the Shop use on Lot 1 RP44881 can share the car parking area of the existing Shop (news agent) on Lot 0 BUP6732. Council records indicate the news agent is required to have seven (7) car parking spaces along its rear boundary. The proposed site layout identifies that one (1) of these car parking spaces will be removed to provide for the proposed refuse storage area. It is unclear how the proposed development will ensure that the car parking requirements of the news agent can be met where part of its existing car parking is removed and may be used by the proposed Shop, particularly noting that the proposed access easements do not allow for the news agent to access the car parking area of the proposed development. Information Required: Provide amended plans which provide access easements that allow each respective lot to access the others car parking areas.
	Issue: It is unclear whether there is sufficient space at the end of the car parking aisle for cars to exit car parks 1 and 8. Information Required: Provide amended plans/RPEQ certified swept path diagrams demonstrating that a standard car can appropriately exit car parks 1 and 8.

3. WASTE MANAGEMENT

3.1	Issue: Four (4) wheelie bins (1 x general and 1 x recycle bin per tenancy) are proposed to service the development. However, it is unclear from the supporting information as to whether this storage capacity is sufficient to service the development noting that Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i> anticipates that Hairdressers/beauty salons generate 60L/100m² floor area per day of general waste (exceeding the capacity of 4 wheelie bins) with variable waste rates anticipated for recycling. Further details are required to ensure the sufficient waste storage capacity is provided on-site and that appropriate waste collection can be undertaken. Information Required: Provide a Detailed Waste Management Plan that includes the following information: (a) Calculation of waste generation rates for each tenancy, split into quantifiable streams; (b) Confirmation of the size, mix and capacity of the bins that are needed to accommodate the type and quantity of waste likely to be generated from the development; (c) Confirmation of the location and size of refuse storage areas; (d) Specify the frequency of collection and location of the collection point/s; and (e) Where on-site refuse collection is required, provide swept path diagrams for an appropriate waste collection vehicle for both traversing the site (including ingress and egress from the property in forward gear) and for side or front lift collection arm movement. For further advice, please refer to Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i>.
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4. NOISE IMPACT

4.1	Issue:
	The application proposes commercial activities adjoining residential land uses. It is acknowledged that the proposed use is described as low-impact in nature and that an 1800mm acoustic fence is proposed along the southern boundary. However, the submitted plans identify that parking areas, vehicle circulation areas and waste storage adjacent to residentially used land to the south and, while the plans show an 1800mm acoustic fence, it is unclear whether this will ensure that operational noise does not adversely affect nearby sensitive receptors.
	Information Required:
	Provide an Acoustic Impact Assessment, completed by a suitably qualified person that demonstrates the proposed development including the 1800mm acoustic fence can achieve the Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2019</i> at neighbouring residences. The Acoustic Impact Assessment should include at minimum: • Description of all site activities and related noise sources that includes: - o operational activities and relevant noise sources, - o vehicle movements; - o regulated noise devices integral to site operations. • Location of sensitive receptors relative to the proposed development; • Monitoring of background noise from surrounding land uses; • Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours for each component of the development; • Modelling of cumulative impacts from the proposed use on existing sensitive receptors; • Modelling should include façade reflection from existing on and off site buildings, and proposed buildings; • Model results should be presented in both noise contour plots and tabulated summaries for identified receptors; • Descriptions of specific mitigation treatments, management methods and procedures that will be implemented to control noise during site activity and operations; • A complaints management procedure that must include the following: - o a contact person with whom complaints can be lodged; - o a clearly defined procedure for responding to and investigating complaints; and - o a notification protocol to all complainants of the outcome of complaint investigations.

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

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line that curves upwards and to the right.

Krys den Hertog
Principal Planner, Planning Branch