

26 June 2026

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

RECEIVED
26/06/2026
**TOOWOOMBA
REGIONAL COUNCIL**

Attention: Mr James Leader
By Email: james.leader@tr.qld.gov.au

Dear James,

RESPONSE TO FURTHER ADVICE – SECTION 68, PLANNING ACT 2016 & CHAPTER 1, PART 7, SECTION 35, DEVELOPMENT ASSESSMENT RULES – DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE – EXTENSION TO WAREHOUSE – 14-28 KATRINA STREET, OAKEY – LOT 13 SP105187 & LOT 2 SP301384
(Council Ref: MCUI/2025/9493) (Our Ref: 2021-518)

I act on behalf of the applicant, Riverina (Australia) Pty Ltd, in respect of the above matter.

I refer to Toowoomba Regional Council's (**Council**) Further Advice correspondence, dated 9 June 2026, in respect of a Development Application for a Material Change of Use for Extension to Warehouse on land at 14 Katrina Street Oakey, being that land described as Lot 13 on SP105187 and Lot 2 on SP301384.

The following advice provides a response to the matters raised in Council's Further Advice correspondence. 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. SUBMITTED PLANS

1.1. Aspect of Development: Containers:

The amended proposal plans submitted in response to Council's Information Request include a number of shipping containers on the subject site for the storage of grain and cotton seed. There is a disparity between the number of containers shown on the submitted plans, in the annotations on the plans, and stated in the applicants response to the Information Request.

Amended plans and supporting information are required to confirm the extent of the maximum number of shipping containers to be stored on the site at any one time.

Further Advice:

Provide amended development plans that identify and show the maximum number of shipping containers located on the site at one time, and their location within the site. Provide an amended planning statement where required to confirm the above.

Response

In response to the above item, reference is made to the Amended Development Plans prepared by Building Design Professionals attached at **Appendix A**. In particular Dwg No 220040 A.002: Site Plan, Rev F, dated 22 June 2026. This plan shows two locations for 14 x 20' containers (i.e. 28 containers stacked two high) and one location for 8 x 40' containers (stacked two high). That is, a total of 36 containers.

I note the following extract from our previous email correspondence dated 25 May 2026 in response to queries regarding the number of containers on-site:

"The applicant has confirmed that at the times the 20' containers are in use there is little or no need for the use of 40' containers and vice versa. It is not expected that there will be more than 30 shipping containers in use at any one time. The notations and locations shown on the plans were to try and give Council an idea of where the containers would be stored. If Council has concerns about the notations shown on the plans, the applicant has confirmed they would be happy to submit amended plans in response to conditions of approval."

The applicant seeks to confirm current site operations ensures that at times the 20' containers are located on-site and used for storage purposes, there is little or no need for 40' containers to be located on-site for storage purposes and vice versa. The number of containers shown on the Site Plan at **Appendix A** i.e. 36 containers comprising 28 x 20' and 8 x 40' containers, is the maximum number of containers for the site.

2. STORMWATER & FLOODING

2.1. Aspect of Development: CSWMP:

The Conceptual Stormwater Management Plan (CSWMP) submitted in response to Council's Information Request does not adequately demonstrate that the proposed development complies with 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. Additional information is required to demonstrate the proposed development meets the requirements of SC6.2 PSP2. The following elements of the submitted CSWMP require further justification:

- **Mitigation of increased discharge during high frequency events (>10% AEP); and**
- **Impacts to surrounding properties as a result of increased discharge during low frequency events (<= 10% AEP)**

Note: The subject site is impacted by overland flow in events more frequent than a 10% AEP. The subject site is impacted by breakout from creeks in events equal to or less frequent than a 10% AEP.

Response

In response to the above item, reference is made to recent discussions between the applicant's consulting engineers, Burchills Engineering Solutions and Council's development engineers. The following extract from Council's email correspondence dated 23 June 2026 summarising the outcomes of these discussions is noted:

"... The intent of the further advice was to obtain a statement from the RPEQ explicitly stating that the proposed increase in peak discharge will not cause an actionable nuisance to third party properties or Council infrastructure."

If the RPEQ has determined that the downstream infrastructure has adequate capacity to convey this increase in peak flow and will not cause an actionable nuisance to downstream properties (including more frequent inundation than is currently experienced) and explicitly stated this justification, then the requirements of item 2 of Council's Further Advice would be fulfilled.

As such, can you please provide an RPEQ certified statement that addresses the above, in order to adequately address item 2 of Council's Further Advice."

In response to this request, reference is made to the Engineering Advice prepared by Burchills Engineering Solutions, dated 25 June 2026 attached at **Appendix B**. This correspondence has been prepared by a Registered Professional Engineer of Queensland (RPEQ) and confirms the previous stormwater discharge calculations provided and that the rudimentary increase in runoff will not generate an actionable nuisance for downstream properties. The advice also confirms the development will not worsen existing flood inundation levels during a flood event.

Further Advice:

Submit an amended CSWMP which provides adequate justification that the proposed development complies with the requirements Toowoomba Regional Planning Scheme 2012, Schedule 6 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure by addressing the abovementioned items.

2.2. Aspect of Development: Finished Floor Levels:

The submitted plans do not adequately demonstrate that the proposed development will feature Finished Floor Levels that comply with the flood planning levels required by Table 8.2.3.3 of the Planning Scheme. Finished Floor Levels (mAHD) for the proposed 'site-check-in and weighbridge office' must be provided in order to demonstrate that the structure will not be impacted by flood events such that the risk to persons and property during flood events is minimised or avoided.

Further Advice:

Provide amended plans which provide details on the proposed Finished Floor Level of the 'site-check-in and weighbridge office'.

Note: The minimum floor height as stated on Council's flood risk information portal is 402.31mAHD.

Response

In response to the above item, reference is made to the Amended Development Plans prepared by Building Design Professionals attached at **Appendix A**. In particular Dwg No 220040 A.102: Weighbridge Floor Plan, Rev C, which shows a finished floor level for the Site-Check and Weighbridge Office of 402.31AHD.

SUMMARY

The above responses address each of the items raised in Council's Further Advice correspondence. 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 0488 772 991 or by email at paul@precinctplan.com.au.

Yours sincerely



Paul Kelly
Precinct Urban Planning