

Our Reference: MCUI/2025/9493
 CS Portal Reference: N/A
 Contact Officer: James Leader
 Contact: (07) 4688 6664
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FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

Riverina (Australia) Pty Ltd
 C/- Precinct Urban Planning
 PO Box 3038
 TOOWOOMBA QLD 4350

Email: paul@precinctplan.com.au

9 June 2026

Dear Sir/Madam,

Application for: Material Change of Use – Impact – Extension to Warehouse
Location: 14-28 Katrina Street, OAKLEY QLD 4401
Property Description: Lot 13 SP105187 & Lot 2 SP301384

The further information provided by you in response to Council's Information Request dated 23 January 2026 was received on 7 May 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. SUBMITTED PLANS.

	<i>Aspect of Development: Containers</i>
	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.
1.2	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.
	<i>Further Advice</i>
	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.

2. STORMWATER & FLOODING.

2.1	<i>Aspect of Development: CSWMP</i>
	The Conceptual Stormwater Management Plan (CSWMP) submitted in response to Council's

	<p>Information Request does not adequately demonstrate the that the proposed development complies 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</i>. Additional information is required to demonstrate the proposed development meets the requirements of <i>SC6.2 PSP2</i>. The following elements of the submitted CSWMP require further justification:</p> <ul style="list-style-type: none"> - 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) <p><i>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.</i></p>
	<p>Further Advice</p> <p>Submit an amended CSWMP which provides adequate justification that the proposed development complies with the requirements <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> by addressing the abovementioned items.</p>
2.2	<p>Aspect of Development: Finished Floor Levels</p> <p>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.</p> <p>Further Advice</p> <p>Provide amended plans which provide details on the proposed Finished Floor Level of the 'site-check-in and weighbridge office'.</p> <p><i>Note: The minimum floor height as stated on Council's flood risk information portal is 402.31mAHD.</i></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 Senior Planner, James Leader on the above number.

Yours faithfully



Kasey McKillop
Lead Senior Planner, Planning Branch