

Our Reference: RAL/2026/1937
 CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

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7 April 2026

Dear Sirs

Development Application for: Reconfiguring a Lot - Reconfigure 1 into 4 Lots and Access Easement
Location: Lot 6 SP227277 Cooke Street, GOOMBUNGEE QLD 4354
Property Description: Lot 6 SP227277
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. STORMWATER

	Issue:
	A Concept Stormwater Management Plan (CSMP) has not been submitted. General requirements for the CSMP are identified below and more specific detail is provided in Item 1.2 further below.
	Information Required:
	Submit a CSMP addressing the following:
1.1	<ul style="list-style-type: none"> a) Details of all stormwater coming to the site, flowing through, and leaving the site. This will include a catchment plan that identifies all stormwater flow to the site; b) A plan drawn to scale including cross sections, showing details of any on-site/off-site detention proposed to mitigate stormwater impacts on upstream, downstream, and adjoining properties; c) A plan drawn to scale including longitudinal and/or cross section/s, showing details of any network augmentation if necessary for the purpose of stormwater management and/or discharge; d) Demonstration that the post-development peak flows do not exceed pre-developed peak flows from the site for storm events with an ARI of 1 year, up to and including 100 years;

- e) A stormwater design complying with Council's Planning Scheme, Australian Standards and the *Queensland Urban Drainage Manual* (QUDM);
- f) If requiring inter-allotment stormwater drainage and easements over downstream stormwater infrastructure, written consent from all affected downstream property owners;

Note: The above written consent should reference a proposal plan that shows the easement/s and any associated works such as tree clearing or building removal.
- g) Demonstration that post-development peak flows do not exceed the capacity of downstream infrastructure; and
- h) That there is a "no-worsening" effect or actionable nuisance as a result of this development on upstream, downstream, and adjoining properties.

Issue:

Council's Urban Stormwater Management Master Plan for Goombungee (Master Plan) identifies potential stormwater infrastructure within the subject site (Figure 1). The proposed infrastructure is not identified as trunk infrastructure in the Master Plan.

It appears that the proposed drainage easement within Lots 8, 9 and 10 (Easement B connecting to Easement C) is intended to facilitate the discharge of stormwater from the roadways. However, the proposed 6.0m easement width is considered insufficient. It is also noted that Council controls the upstream land required for the construction of the concept channel SWCH1207.

1.2

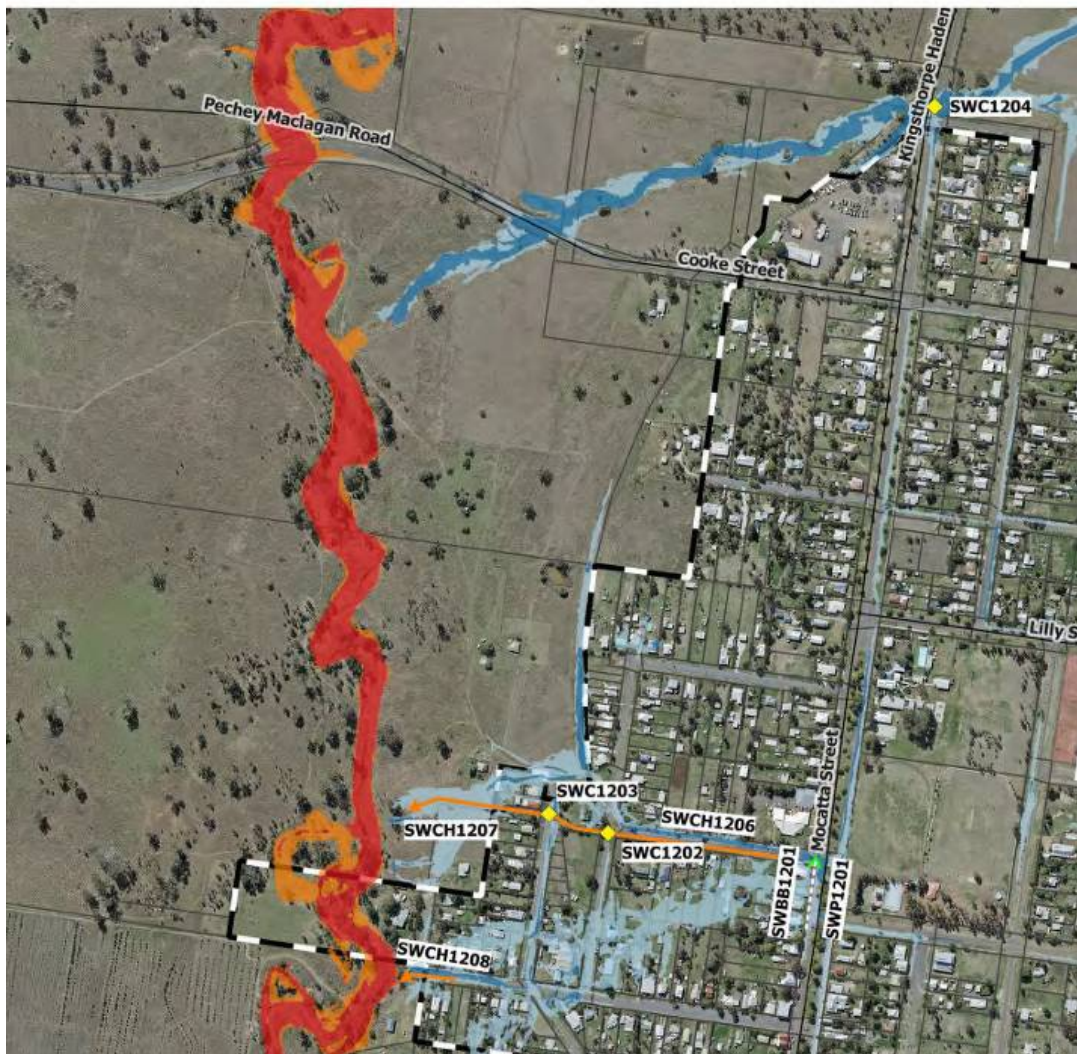


Figure 1: Extract from Urban Stormwater Management Master Plan for Goombungee.

	Information Required:
	Identify an easement to a width of 13.5m in accordance with the top width (10m) of SWCH1207 plus 3m of maintenance vehicle access space and extending from the existing Council land through proposed Lots 6 and 8 and terminating at the creek invert.
	The additional easement over proposed Lots 9 and 10 appears to have a suitable alignment at a high-level concept, however, the proposed easement in proposed Lot 9 is partially travelling cross grade compared to the overall terrain slope and may need further detailed design to confirm sizing. The easement also needs to be extended to the invert of the existing creek from proposed Lot 10 through proposed Lot 6.

2. WATER – FURTHER ADVICE ONLY

2.1	Issue:
	Proposed Lot 8 does not have road frontage for a water connection. Should the development be approved Council may condition further information or minor amendments to the plan to accommodate a water service location for each proposed lot.
	Information Required:
	No further information is required for this item.
2.2	Issue:
	The site is located outside of the Priority Infrastructure Area (PIA). Three (3) water connections can be supplied for the proposed development. However, any future subdivision should be anticipated to require a detailed water network analysis report based on boundary conditions for the water model provided (upon request) by Council's Network Planning Section.
	Information Required:
	No further information is required for this item.

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



Matthew Coleman
Acting Manager, Planning Branch