

REPORT TITLE	Material Change of Use – Impact – Extension to Warehouse located at 14-28 Katrina Street, OAKEY QLD 4401
AUTHOR	Planning Officer (James Leader)
Application No.	MCUI/2025/9493

PURPOSE OF REPORT

To consider a Development Application for Material Change of Use – Impact – Extension to Warehouse located at 14-28 Katrina Street, OAKEY QLD 4401.

EXECUTIVE SUMMARY

This report considers a Development Application seeking a Development Permit for a Material Change of Use for an Extension to Warehouse, at 14-28 Katrina Street, Oakey (described as Lot 2 on SP301384 and Lot 13 on SP105187).

The existing Warehouse use consists of a 1,270m² warehouse building which is used as a bulk grain storage hall, with an ancillary machinery room and operations office. The site also features an existing 2,865m² outdoor commodity bunker which is used for the storage of grain and cotton seed. The existing site operates as a grain storage, taking and storing grain for shipping at a later date and has historically been used to load railway cars and shipping containers with grain from a bulk storage hall. Between approximately September 2014 and April 2015, 10 large grain silos were placed on the site with a further 4 silos added before May of 2016 resulting in 14 total outdoor grain silos. This application seeks to retrospectively approve these 14 outdoor grain silos, as well as introduce new elements to the site to improve operations and efficiency.

The proposed development seeks to provide an extension to the existing Warehouse use, with the extension consisting of:

- 14 grain silos;
- A new weighbridge and weighbridge office (18m² GFA);
- Two (2) new grain pits and grain elevators for unloading of grain into the existing and proposed grain storage;
- New landscaping areas along the site frontages;
- Two (2) new driveway crossovers to Katrina Street;
- 22 new car parking spaces inclusive of one (1) PWD;
- Two (2) shipping container inverters for the loading and unloading of shipping containers into the proposed silos; and
- Shipping container laydown areas across the site to store containers prior to loading and unloading into and out of silos.

A maximum of 36 shipping containers are to be stored on the site at any one time.

Vehicular access will be provided from two (2) new vehicle crossovers to Katrina Street, with the southern crossover providing entry only to the site and the northern crossover providing exit only from the site. Additional car parking has been provided as a result of the proposed extension with a minimum of 22 car parking spaces inclusive of one (1) PWD provided, along with standing and manoeuvring for a B-Double Service Vehicle.

The proposed development is located within an existing industrial estate which is surrounded by new and existing industrial developments, with the proposed Warehouse use considered to be consistent with the existing land uses within the locality.

Under the Planning Scheme, the proposed Material Change of Use for an Extension to Warehouse is subject to Impact Assessment.

No properly made submissions regarding the proposed development were made during the Public Notification Period.

The proposal is considered to comply with the relevant Planning Scheme provisions, or to the extent of non-compliance, is considered capable of being conditioned to comply. Therefore, the development application is recommended for approval subject to relevant and reasonable conditions.

RECOMMENDATION

APPROVED – Application No. MCUI/2025/9493 for a Development Permit for Material Change of Use – Impact – Extension to Warehouse, pursuant to the provisions of Section 60 of the *Planning Act 2016* and subject to the conditions listed below.

ASSESSMENT MANAGER CONDITIONS

PLANNING

APPROVED USE

1. This Development Approval is for a Material Change of Use for Extension to Warehouse subject to the following:
 - 1.1 No more than 36 shipping containers are permitted to be located on site at any one time;
 - 1.2 Shipping containers must be stored within the areas identified on the plans; and
 - 1.3 Unless otherwise approved by Council, the proposed silos, commodity bunker, and commodity store must only be used for the storage of grains and cotton seed.

CARRY OUT & MAINTAIN DEVELOPMENT

2. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
3. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Work approval.
4. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

5. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

Plan No: 220040, A.002, Revision F

Description: Site Layout, prepared by Building Design Professionals and dated 22 June 2026

Amendments: Nil

Plan No: 220040, A.003, Revision D

Description: Enlarged Carpark Plan, prepared by Building Design Professionals and dated 19 February 2026

Amendments: Nil

Plan No: 220040, A.100, Revision E

Description: Existing Building Plans, prepared by Building Design Professionals and dated 9 March 2026

Amendments: Nil

Plan No: 220040, A.101, Revision C

Description: Silo Floor Plans, prepared by Building Design Professionals and dated 21 November 2025

Amendments: Nil

Plan No: 220040, A.102, Revision C

Description: Weighbridge Floor Plan, prepared by Building Design Professionals and dated 21 November 2025

Amendments: Nil

Plan No: 220040, A.103, Revision C

Description: Grain Pit Floor Plan, prepared by Building Design Professionals and dated 21 November 2025

Amendments: Nil

Plan No: 220040, A.200, Revision C

Description: Existing Elevations, prepared by Building Design Professionals and dated 21 November 2025

Amendments: Nil

Plan No: 220040, A.201, Revision F

Description: Silo Elevations (North and East), prepared by Building Design Professionals and dated 22 June 2026

Amendments: Nil

Plan No: 220040, A.202, Revision F

Description: Silo Elevations (South and West), prepared by Building Design Professionals and dated 22 June 2026

Amendments: Nil

Plan No: 220040, A.203, Revision C

Description: Weighbridge Elevations, prepared by Building Design Professionals and dated 21 November 2025

Amendments: Nil

Plan No: 220040, A.204, Revision C

Description: Grain Pit Elevations, prepared by Building Design Professionals and dated 21 November 2025

Amendments: Nil

Plan No: 2613-01, Issue B

Description: Information Request - Response Cover Sheet, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

Plan No: 2613-02, Issue B

Description: Information Request - Response Landscape notes, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

Plan No: 2613-03, Issue B

Description: Information Request - Response Site Plan, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

Plan No: 2613-04, Issue B

Description: Information Request - Response Landscape Plan, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

Plan No: 2613-05, Issue B

Description: Information Request - Response Landscape Plan, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

Plan No: 2613-06, Issue B

Description: Information Request - Response Plant Schedule, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

Plan No: 2613-07, Issue B

Description: Information Request - Response Landscape Details, prepared by Jackie Amos Landscape Architect and dated 17 March 2026

Amendments: Nil

APPROVED DOCUMENTS

6. The development must be carried out generally in accordance with the Approved Documents listed below, subject to the conditions of this Development Approval:

Document: 26010023-ANV-RPT-001.02, Revision 02

Description: Noise Impact Assessment prepared by ViridAU and dated 22 April 2026

Amendments: Nil

Document: 26010023-AQ-RPT-001.02, Revision 02

Description: Air Quality Impact Assessment prepared by ViridAU and dated 23 April 2026

Amendments: Nil

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (OPERATIONAL WORK)

7. Prepare and submit applications to Council and obtain a Development Permit for Operational Work for the following:

7.1 Driveway Crossovers; and

7.2 Bulk Earthwork (if required).

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

8. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.

DEDICATIONS, AGREEMENTS & CONTRIBUTIONS

AMALGAMATION OF LOTS

9. The subject land must be amalgamated to form a single allotment.
10. The Plan of Survey for amalgamation must be registered, and proof of registration provided to Council, prior to 17 March 2027.

DEVELOPMENT CONSTRAINTS

AIRPORT ENVIRONS

11. All food and/or waste holding areas and receptacles must be contained and covered.
12. Roofs of buildings must be a non-reflective colour or material.
13. Any outdoor lighting, including street lighting must comply with the requirements of Chapter 9 of the *CASA Manual of Standards Part 139 – Aerodromes*.

WORKS

ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

14. Plans and specifications for all works associated with car parking, vehicular access, stormwater drainage, wastewater, earthworks, or any other works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland – Civil (RPEQ).
15. A RPEQ must submit to Council a copy of the:
- 15.1 Design Certificate prior to commencement of the works; and

- 15.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.
16. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Construction Supervision Certificate.
17. Where any condition refers to or requires an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of \$2,000,000. A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.

STORMWATER DRAINAGE

18. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.

STORMWATER DISCHARGE

19. Stormwater from the new roofed and sealed areas must be picked up and discharged by way of overland flow to the legal point of discharge.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

20. Outlets to the street channel must be limited to a maximum discharge of 50 litres per second at any one point of discharge, and where practical, spread across the street frontage(s) so as not to concentrate the discharge to any one location.

BULK EARTHWORKS

21. Where earthworks are not assessed as part of a Development Application for a Development Permit for Building Work, prior to the commencement of any earthworks on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council.

AIR QUALITY IMPACT MITIGATION

22. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the *Air Quality Objectives* listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place must not be released to the atmosphere during building and operational work.
23. All reasonable and feasible avoidance and mitigation measures are employed so that dust emissions generated during building works do not exceed the following levels when measured at any sensitive place or commercial place:
- 23.1 Dust deposition of 133 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1 Methods for sampling and analysis of ambient air - Determination of particulate matter - Deposited matter - Gravimetric method*.

VIBRATION IMPACT

24. Construction activities and equipment that produce vibrations must not impact upon the amenity of adjacent commercial and residential receptors or cause impacts to the structural integrity of the existing buildings/improvements, including foundations, on surrounding properties.
25. Where considered warranted by Council and when requested in writing to do so, a vibration impact investigation must be undertaken to determine extent of any impacts. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters in order to determine whether or not vibration impacts are below those stated in **Table 1**. The results of the investigation must be provided to Council within 14 days of the request or a longer period if specified in any such request.

Table 1 - Human comfort vibration limits to minimise nuisance

Building	Work Period	Resultant PPV (mm/s)	
		Lower	Upper

		Limit	Limit
Dwellings	Standard Hours	1.0	2.0
	Non-standard hours – evening (6pm to 10pm)	0.3	1.0
	Non-standard hours – night (10pm to 7am)		
Medical / health buildings (wards, surgeries, operating theatres, consulting rooms)	All	0.3	1.0
Educational facilities (rooms designed for teaching purposes)	While in use		
Court of Law (Court Rooms)			
Court of Law (Court reporting and transcription areas, Judges' chambers)			
Community Buildings (libraries, places of worship)	While in use	1.0	2.0
Commercial (offices) and retail areas			

Source: Table 3.3.1.1(a) of TMR Transport Noise Management Code of Practice Volume 2 – Construction Noise and Vibration (Code of Practice – Construction)

CONSTRUCTION WASTE MANAGEMENT & STORAGE

26. Waste generated during demolition, excavation, and construction must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
27. The on-site storage and disposal of demolition, excavation, and construction waste (including the storage and disposal of night soil) must comply with the *Environmental Protection Regulation 2019*.
28. Fires are not to be lit to dispose of demolition or construction waste.
29. No demolition, excavation or construction waste is to be used as fill or buried on-site (with the exception of cut material recycled from the subject land and used on the subject land), or be used as fill or buried elsewhere, unless otherwise permitted:
 - 29.1 Elsewhere within this Development Approval;
 - 29.2 In accordance with an associated Development Permit for Operational Work;
 - 29.3 In association with and in accordance with an Environmental Authority issued under the *Environmental Protection Act 1994*;
 - 29.4 In accordance with either a general or specific approval of a resource for beneficial use (otherwise known as a beneficial use approval) issued under the *Waste Reduction and Recycling Act 2011*; or
 - 29.5 In accordance with a written approval issued by Council under the *Environmental Protection Regulation 2019* relating to the depositing or disposal of general waste from a premises not serviced by Council.
30. Demolition, excavation and construction waste (including night soil) must not be placed or stored within the road reserve at any time.

CONSTRUCTION NOISE IMPACT MITIGATION

31. Building work (as per the definition of the *Environmental Protection Act 1994*) that creates audible noise must be confined to the hours of 6:30 AM and 6:30 PM Monday to Saturday (excluding Public Holidays) unless otherwise approved by Council in an endorsed Construction Environmental Management Plan.

EROSION & SEDIMENT CONTROL

32. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
33. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
34. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
35. All disturbed areas must be mulched or turfed as soon as possible during construction.

PFAS - CONTAMINATED LAND MANAGEMENT

36. PFAS contamination which may impact upon public amenity, safety, or cause environmental harm must not be released to ground, surface water or groundwater during the site works and throughout the life of the development.
37. All reasonable and feasible avoidance and mitigation measures must be employed such that PFAS contamination neither poses a current or ongoing risk to human health and/or the environment.

DAMAGE TO SERVICES & ASSETS

38. Protect Council and public utility services and assets during construction of the development.
39. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
 - 39.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
 - 39.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
40. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
41. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

Note: Council must be notified of any damage to water and sewer immediately on Ph: 131 872.

SERVICES & UTILITIES

WASTEWATER INFRASTRUCTURE (GENERAL)

42. The development must be connected to Council's existing wastewater reticulation system at no cost to Council.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

WATER SUPPLY

43. The development must be connected to Council's reticulated water supply in accordance with Council's *Water Infrastructure Policy 2.03* at no cost to Council.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

44. The developments internal firefighting system must be designed and constructed in accordance with Council's *Water Infrastructure Policy 2.03* and relevant Australian Standards at no cost to Council. If the internal firefighting system is proposed to connect to Council's reticulation system, confirm compliant performance in the existing system prior to making a request for any fire service connections. All pressure and flow tests within Council infrastructure must be undertaken by Council at no cost to Council.
45. Where the development needs higher fire flows than stated in Council's *Water Infrastructure Policy 2.03* for the relevant land zone, the Council water reticulation network must be sufficiently upgraded, or fire break tanks must be used within the property at no cost to Council.

TELECOMMUNICATION

46. Install telecommunications infrastructure to service the development which complies with the following:
 - 46.1 The requirements of the *Telecommunications Act 1997* (Cth);
 - 46.2 For a fibre ready facility, the standard specifications current at the time of installation for a carrier under the *Telecommunications Act 1997*; and
 - 46.3 For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.
47. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.
48. Provide to Council written evidence from all relevant service providers that the telecommunications infrastructure is installed in accordance with the conditions of this Development Approval and all applicable legislation at the time of construction.

Note: The *Telecommunications Act 1997* (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required. For further information visit www.infrastructure.gov.au/tind.

Note: For telecommunication services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra, or a "Notice of Practical Completion", "Confirmation of Payment" or "Post Execution of Development" Letter where such services are provided by NBN Co.

ELECTRICITY

49. An electricity supply must be made available to service the development. This supply must be in accordance with the relevant standards of the electricity distributor.

AMENITY & OPERATION OF USE

VISUAL AMENITY

50. Any graffiti deterrent building design elements and surface treatments are to be maintained at all times.
51. All buildings, structures, and fences as well as the subject land must be maintained in a clean and tidy manner at all times.
52. All fixed mechanical plant must be contained within the building or visually screened to all street frontages, public viewing locations, and adjoining premises.
53. Open storage areas, loading areas, bin storage areas, and other unsightly areas, must be screened from view from all street frontages and public places.

ACCESS FOR PEOPLE WITH DISABILITIES

54. Access must be provided for people with disabilities in accordance with *Australian Standard AS1428.1: Design for Access and Mobility* by means of an unimpeded continuous path of travel from any disabled access car parking bay, to all parts of the development that are normally open to the public.

TRANSPORT, VEHICULAR ACCESS & PARKING

ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

55. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

Note: Road or lane closures require approval from Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

56. The premises must be provided with a minimum of 22 on-site car parking spaces inclusive of one (1) Persons with Disability (PWD) car parking space; together with standing and manoeuvring for articulated vehicles (AV). Car parking and manoeuvring areas must be:
- 56.1 Constructed generally as shown on the Approved Plans listed within this Development Approval;
 - 56.2 Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme 2012* and *Australian Standard AS2890 – Parking Facilities*;
 - 56.3 Designed and constructed in accordance with the requirements of AS2890;
 - 56.4 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1 Clause 2.4.5 (1.3m high bollards), AS1428.1 and AS2890.6:2009;
 - 56.5 Accessible and available to the general public and staff during approved hours of operation;
 - 56.6 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the subject land;
 - 56.7 Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring; and
 - 56.8 Designed to enable all vehicles to enter and leave the subject land in a forward gear.

PROVISION OF VEHICULAR ACCESS

57. The vehicle accesses from the subject land to Katrina Street must be sealed from the kerb and channel to the property boundary. The accesses must be designed by a Registered Professional Engineer Queensland (RPEQ) – Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres (as applicable). Such works must be constructed generally in accordance with any requirements listed within this Development Approval, or as specifically required below:
- 57.1 The vehicle accesses must be located as shown on the Approved Plans listed within this Development Approval;
 - 57.2 The vehicle accesses (crossing the verge) must be constructed generally in accordance with the Institute of Public Works Engineering Australasia *Drawing RSD-102 Heavy Duty Vehicle Crossing*, and in accordance with *Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2)*;
 - 57.3 The vehicle accesses (crossing of the verge) must align neatly on both sides with the pedestrian footpath and verge with a maximum cross fall of 2.5%. Where there is an existing pedestrian path, the existing footpath in the vicinity of the driveway must be saw

cut, removed and replaced by the driveway crossover. The driveway is to be graded at not steeper than 2.5% for the width of the footpath;

- 57.4 The vehicle accesses (crossing of the verge) must be located a minimum of one (1) metre clear of existing power poles, streetlights or any signage;
 - 57.5 The relocation of all existing services must be clear of the accesses that will serve the subject land;
 - 57.6 The relevant service authorities must be contacted and their requirements complied with; and
 - 57.7 The vehicle accesses (crossing of the verge) must include suitable tapers and flares to accommodate the required turning paths of a Heavy Rigid Vehicle.
58. Prior to the commencement of any works on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council for the driveway crossover works.

REMOVAL OF UNNECESSARY VEHICLE ACCESS

59. Remove the existing redundant vehicle access centrally located along the eastern property boundary from Katrina Street. The works must include, but are not limited to the following:
- 59.1 Removal of the existing vehicle access and reinstatement of the concrete kerb to match the existing concrete kerb; and
 - 59.2 Reinstatement of any footpath and turfing to match the required footpath profile.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

ENVIRONMENT & WASTE

ACOUSTIC AMENITY - GENERAL

60. Unless otherwise approved in writing by Council, the approved use must not operate outside the hours of 6:30AM to 7:00PM Monday to Friday.
61. Service vehicle movements associated with the approved use (including loading and unloading) must occur only between the hours of 6:30AM to 7:00PM Monday to Friday.

Note: Service vehicles do not include waste collection vehicles or activities.

62. The use must not operate on public holidays.
63. Drainage grating over trafficable areas must be well secured and maintained to prevent rattling.
64. Driveway areas are to be finished with a surface which prevent tyre squeal. An uncoated surface is acceptable.

ACOUSTIC AMENITY - NOISE LIMITS

65. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives of Table 7 of the approved Noise Impact Assessment listed within this Development Approval when measured at any sensitive receptor.
66. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

ACOUSTIC AMENITY - MECHANICAL PLANT

67. All “refrigeration equipment”, “pumps”, “regulated devices”, and “air conditioning equipment” as defined by the *Environmental Protection Act 1994* must be designed, installed, operated, and maintained to comply with the noise standards as specified within the *Environmental Protection Act 1994*.

AIR QUALITY & AMENITY - GENERAL

68. Air pollution control measures must be incorporated into the development in accordance with Sections 8 and 9.5 of the approved Air Quality Impact Assessment listed within this Development Approval.

AIR QUALITY & AMENITY - AIR RELEASE LIMITS

69. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive receptor place must not be released to the atmosphere.

AIR QUALITY & AMENITY - AIR RELEASE LIMITS (DUST AND PARTICULATE MATTER)

70. All reasonable and feasible avoidance and mitigation measures are employed so that dust and particulate matter emissions generated from activity associated with the use of the subject land do not exceed the following levels when measured at any sensitive place or commercial place:

70.1 Dust deposition of 133 milligrams per square metre per day averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1: Methods for sampling and analysis of ambient air – Determination of particulate matter – Deposited matter – Gravimetric method*;

70.2 A concentration of particulate matter with an aerodynamic diameter of less than 10 micrometres (PM₁₀) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, for no more than 5 exceedances recorded each year, when monitored in accordance with the most recent version of either:

- i) *Australian Standard AS3580.9.6: Methods for sampling and analysis of ambient air—Determination of suspended particulate matter – PM₁₀ high volume sampler with size-selective inlet – Gravimetric method*; or
- ii) *Australian Standard AS3580.9.9: Methods for sampling and analysis of ambient air – Determination of suspended particulate matter – PM₁₀ low volume sampler – Gravimetric method*; and

70.3 A concentration of particulate matter suspended in the atmosphere of 90 micrograms per cubic metre over a 1 year averaging time, when monitored in accordance with the most recent version of *AS/NZS3580.9.3: Methods for sampling and analysis of ambient air – Determination of suspended particulate matter – Total suspended particulate matter (TSP) – High volume sampler gravimetric method*.

71. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

AIR QUALITY & AMENITY - DUST SUPPRESSION TREATMENTS

72. All vehicle and equipment manoeuvring areas within the site that are not imperviously sealed must be provided with a surface treatment that meets the following requirements:

72.1 Constructed using aggregate material with a minimum diameter of 20mm and constructed to a minimum depth of 80mm atop a compacted base;

- 72.2 The minimum depth of 80mm must be maintained and augmented regularly so the running surface is free of dirt and air borne contaminants; and
- 72.3 Records documenting maintenance activities, inspections, and dust suppressant application details must be maintained and made available for inspection at any time upon request by Council.

COMPLAINTS MANAGEMENT - ACOUSTIC AMENITY & AIR QUALITY

- 73. A record of all noise and air quality complaints and investigation results including corrective actions must be maintained and made available for inspection at any time upon request by Council.

OUTDOOR LIGHTING IMPACT MITIGATION

- 74. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-2019 Control of the obtrusive effects of outdoor lighting*.
- 75. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
- 76. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

WASTE MANAGEMENT (GENERAL)

- 77. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

WASTE MANAGEMENT (BIN PROVISION & STORAGE)

- 78. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:
 - 78.1 The size, mix, and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection;
 - 78.2 Provision of separate bins for general and recyclable waste for the site with an equal number of each being provided;
 - 78.3 Provision of a constructed bulk bin store with an impervious hardstand base for the permanent storage location and service collection of all bulk bins, having minimum dimensions which exceed the combined size of bins by at least 300mm at the rear and both sides and 600mm at the front;
 - 78.4 Refuse storage facilities must be screened from public vantage points with a minimum 1.5m high built enclosure or solid screen fencing; and
 - 78.5 Bins must be kept in a clean state and in good repair and fitted with tight-fitting lid assemblies designed to prevent ingress of pests and water.

WASTE MANAGEMENT (REMOVAL)

- 79. Unless otherwise endorsed by Council in a waste management plan, arrangements for waste removal are provided in accordance with the following requirements:
 - 79.1 Collection by a refuse vehicle from within the site only, and not from the kerbside;

- 79.2 Bins must be located in a manner that allows the refuse vehicle to pick them up automatically without the driver having to relocate them;
- 79.3 General waste must be collected and removed at periods not exceeding seven (7) days;
- 79.4 Bins must be stored at their place of permanent storage other than times ahead of or during waste removal;
- 79.5 Waste removal must not occur outside the hours of 6:00 AM to 6:00 PM; and
- 79.6 The waste collection method must ensure that waste is adequately managed to prevent escape of contamination.

LANDSCAPING

LANDSCAPE PLAN

- 80. The development site must be landscaped and maintained in accordance with works shown on the approved Landscape Plans listed within this Development Approval and the following:
 - 80.1 Planting areas must be friable, organic topsoil, cultivated to minimum 450mm depth and be clear of any rubbish, rocks, or building rubble;
 - 80.2 All planting areas and individual trees must be mulched with minimum 100mm depth organic mulch;
 - 80.3 An irrigation system or watering points must be provided to all planting areas;
 - 80.4 Where required, root barrier devices must be installed where tree plantings are sited within 2 metres of any services and or structures. Barriers must be fit for purpose and installed in accordance with the manufacturer's specification; and
 - 80.5 A minimum 3.0 metre wide landscaping buffer to Oakey Cooyar Road and minimum 2.0 metre wide landscaping buffer to Katrina Street along the frontage of the subject site within the property boundary, exclusive of the access driveways and generally uncompromised by infrastructure items, such as mailboxes, parking bays, pad mount transformers (PMTs), etc.

LANDSCAPING WORKS

- 81. Carry out the landscape work in accordance with the above endorsed detailed Landscape Plan.
- 82. All landscape works must be installed and established by a suitably qualified person (Landscape, Horticulturalist or equivalent) that ensures healthy, sustained, and vigorous plant growth. Where required, plant material should be replaced or enhanced to ensure growth to full form and coverage of all dedicated landscape areas.
- 83. Landscape planting is to be retained and maintained for the life of the development in accordance with the conditions of this Development Approval.
- 84. Certification must be submitted to Council from a suitably qualified person (Landscape Architect or Landscape Designer) that certifies landscaping works comply with the requirements of this Development Approval.

GENERAL ADVICES

INFRASTRUCTURE CHARGES

- 1) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 2) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the

development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.

- 3) Carrying out works on a road or interfering with the road or its operation will require a permit under *Subordinate Local Law No. 1.15 (2020)*. The application form can be found on Council's website at www.tr.qld.gov.au. For further information contact the Road Operations Branch through Council's Customer Service Centre on 131 872.
- 4) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme 2012*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 5) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- 6) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

DEFENCE AVIATION AREA REGULATIONS AND DECLARATIONS, 2018

- 7) Should the premises, or any part of the premises, be located within a 15km buffer of the Oakey Army Aviation Base known as the Defence Aviation Area (DAA), a separate approval is required from the Department of Defence in accordance with Part 11A of the *Defence Regulations, 2016* before any building works or uses commence. Further information on DAA and links to the declaration and map for Army Aviation Centre, Oakey can be found at <http://www.defence.gov.au/id/AviationAreas.asp>.

EXCAVATION & FILLING

- 8) The *Toowoomba Regional Planning Scheme 2012* (TRPS) declares excavation and filling activity involving less than 50m³ of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m³ or more of fill is deposited on, or 50m³ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Work approval from Council before commencing site works.

EQUITABLE ACCESS & FACILITIES

- 9) The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code – Building Code of Australia (Volume 1)* as they relate to people with disabilities.

In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 9.1 The *Disability Discrimination Act 1992* (Cth);
- 9.2 The *Anti-Discrimination Act 1991* (Qld); and
- 9.3 The *Disability (Access to Premises - Buildings) Standards*.

PFAS RISK TO HUMAN HEALTH AND THE ENVIRONMENT

- 10) Exposure to PFAS-impacted media (specifically groundwater and soil) may lead to potential health risks. All persons working at or residing on the subject land are advised to follow the latest recommendations set by Queensland Health for residential properties located within a PFAS Management Zone. This includes but is not limited to avoiding consumption of groundwater or the consumption of produce, poultry and livestock grown or reared on the site. Further information from Queensland Health are found at:

<http://conditions.health.qld.gov.au/HealthCondition/condition/12/173/813/per-and-poly-fluoroalkyl-substances-pfass-f>

- 11) If during earthworks/ excavation, visual and/or olfactory evidence of contamination is encountered, site works should cease in that area and an appropriately qualified environmental consultant notified to determine appropriate remediation or management actions.
- 12) It is highly recommended that groundwater bores are not established on the subject land or on any of the lots created from this subdivision.
- 13) Water required for and used on site construction activities should not be sourced from PFAS contaminated groundwater bores or surface waters.

ENVIRONMENTAL HARM

- 14) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

STREET TREE DISTURBANCE & REMOVAL APPROVAL

- 15) This Development Approval does not infer or give approval to the owners or occupiers of the subject land to disturb or remove street trees. A separate Street Tree Disturbance or Removal Approval is required where a street tree is expected to be disturbed or removed. Please contact Council's Parks and Recreation Services Branch via Council's Customer Service Centre for further information in respect of street trees.

WATER POLLUTION

- 16) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

ABORIGINAL CULTURAL HERITAGE ACT 2003

- 17) There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* ("ACH Act").

The ACH Act establishes a cultural heritage duty of care which provides that: "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.*" It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the ACH Act may also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

FIRE ANTS

- 18) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Biosecurity Act 2014* apply, compliance with statutory provisions must be achieved.

ADVERTISING SIGNS

- 19) Placing an advertising device on premises is accepted development where complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code in the *Toowoomba Regional Planning Scheme 2012*. A separate Operational Work approval will be required for any Advertising Devices not complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code.

BUILDING OVER, OR NEAR, COUNCIL INFRASTRUCTURE

- 20) Any construction carried out near or over existing Council services should be in accordance with Council's adopted Policy (*Queensland Development Code MP 1.4 – Building over or near relevant infrastructure*) and Council's Planning Scheme Policy SC6.3 PSP No. 3– *Water and Wastewater Infrastructure*. A Concurrence Agency referral of the Building Work Application to Council's Water and Wastewater Services Branch may be required.

REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance.

DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be approved subject to the conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



Richard Green
Lead Senior Planner, Planning Branch

Decision Date: 22 July 2026

CORPORATE PLAN REFERENCE

Strategic Action 2.3.3

Ensure development aligns with community sentiment, through effective and efficient assessment, with the planning scheme, planning instruments, codes and legislation.

BACKGROUND

SITE DETAILS				
Site Address	14-28 Katrina Street, OAKEY QLD 4401			
Real Property Description	Lot 13 SP105187, Lot 2 SP301384 and Emt B SP180623			
Site Area	27,330m ²			
Owner	Riverina (Australia) Pty Ltd			
SITE CHARACTERISTICS				
Current Land Use	Warehouse			
Site Frontage/s	Oakey Cooyar Road, Katrina Street			
Road/s	Order of Road	Width of Road Reserve	Width of Pavement	Road Material
Oakey Cooyar Road	Sub Arterial	30m	8m	Bitumen
Katrina Street	Local	20m	10m	
Easements	Emt B SP180623			
Existing Structures	Existing Grain Silo and bagging operation			
Infrastructure	The site features connections to Council's reticulated water, sewer, and stormwater networks.			
Topography	The site is relatively flat and has been levelled previously for development.			
Street Trees	No street trees are proposed to be removed.			
PLANNING SCHEME SITE DATA				
Current Planning Scheme	Toowoomba Regional Planning Scheme 2012 (Version 28)			Adopted: 28 November 2022
Zone	Rural Zone & Medium Impact Industry			
Precinct	100ha Minimum Precinct (Rural Zone)			
Overlays	Airport Environs Overlay - 3km Wildlife Hazard Buffer Zone - 8km Wildlife Hazard Buffer Zone - Lighting Area Buffer (6km) - Obstacle Height Restriction Zone (Area D – 45m) - Light Restriction Zone C - Light Restriction Zone D			
	Flood hazard Overlay - Medium Flood Risk - Low Flood Risk - Vulnerable Uses Restriction Area - Flood Plain Area			
Infrastructure Charges Resolution	Charges Resolution No. 7			Adopted: 19 August 2025
SURROUNDS:				
Direction	Land Use	Zone/Precinct		
North	Industrial, Agricultural, and Defence	Medium Impact Industry Zone and Specialised Centre Zone		
East	Industrial and Agricultural	Medium Impact Industry Zone & Rural Zone		
South	Industrial	Medium Impact Industry Zone		

West	Oakey Showgrounds	Sport and Recreation Zone
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APPLICATION HISTORY			
<i>Application No.</i>	<i>Description</i>	<i>Decision Date</i>	<i>Decision</i>
MCUC/2011/3203	Free Standing Weather Shelter	15 September 2011	Approved
MCUI/1991/13310	Plant Nursery and Caretakers Residence	29 May 1991	Approved
MCUI/2001/11697	Covered Area to Bagging Operation	2 April 2002	Approved
PREL/2024/6643	Meeting held 11 November 2024		

PROPOSED DEVELOPMENT		
Name of Applicant	Riverina (Australia) Pty Ltd	
Type of Application	Material Change of Use	
Proposed Development	Extension to Warehouse	
Variations Sought	Not Applicable	
Level of Assessment	Impact	
Gross Floor Area	59.2 m ²	
Impervious Area	6,319 m ²	
Site Cover	1,888m ²	
Car Parking Spaces	22 vehicle spaces, inclusive of one (1) PWD space	
Service Vehicle Provision	Standing and manoeuvring for a B-Double HRV	
Submissions Received	Objection:	Nil
	Support:	Nil
Decision Making Period Ends	24 July 2026	

CONSULTATION UNDERTAKEN

Referral Agency/ies

Referral Agency (Technical Agency)	Referral Role	Aspect of Development Requiring Referral	Response
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence Agency	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) (Planning Regulation 2017) - Material change of use within 25m of a state transport corridor	Referral Response received 15 May 2026, Conditions of approval were imposed.

Internal Referrals

Internal Referral Partner	Referral / Response
Development Engineering and Plumbing	Recommended approval subject to conditions.
Place Environmental	Recommended approval subject to conditions.
Place – Landscape	Recommended approval subject to conditions.
Infrastructure Charges Unit	Prepared an Infrastructure Charges Notice in accordance with <i>Charges Resolution No. 7</i> to accompany any approval of the development.

Public Notification

The Notice of Compliance was received by Council on 12 June 2026. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the Oakey Champion on 20 May 2026;
- Placing a notice on the land from 20 May 2026 until 11 June 2026; and
- Notifying owners of all land adjoining the site on 15 May 2026.

No submissions were received opposing the development.

No submissions were received supporting the development.

ISSUES, RISKS AND RESPONSES – ASSESSMENT

Categorising Instrument – *Planning Regulation 2017*:

PLANNING REGULATION 2017	
<i>Prohibited Development</i>	The proposed development is not prohibited development in accordance with the <i>Planning Regulation 2017</i> .
<i>Infrastructure Charges</i>	The <i>Planning Regulation 2017</i> provides for the levying of infrastructure charges on development approvals.
<i>Schedules 9 and 10</i>	The proposed development is not for Reconfiguring a Lot as defined in Part 1 of Schedule 12A of the Regulation.

REGIONAL PLANS	
<i>Shaping SEQ – South East Queensland Regional Plan 2023</i>	Not applicable
<i>Darling Downs Regional Plan October 2013</i>	The <i>Darling Downs Regional Plan 2013</i> (DDRP) is a statutory regional plan that is intended to provide planning policy to address planning matters that are of State interest and specific to the Darling Downs region. The DDRP identifies that the subject site is mapped within a Strategic Cropping Area (SCA), Priority Agricultural Area (PAA), and Priority Living Area (PLA). However, the development application does not conflict with the intent for a PAA, SCA, and PLA because the subject site is located within an established urban area and it is considered that the development application is consistent with the regional policies included within the DDRP.

STATE PLANNING POLICY (SPP) <i>July 2017</i>
The proposed development meets the relevant benchmarks of the SPP.

Local Categorising Instrument – *Toowoomba Regional Planning Scheme 2012*:

The proposed development was assessed against the following assessment benchmarks:

- Strategic Framework
- Medium Impact Industry Zone Code
- Rural Zone Code
- Industry Uses Code
- Environmental Standards Code
- Integrated Water Cycle Management Code
- Landscaping Code
- Transport, Access and Parking Code
- Works and Services Code
- Airport Environs Overlay Code
- Flood hazard Overlay Code

The development was assessed against all of the assessment benchmarks listed above and is considered to comply without exception as follows:

STRATEGIC FRAMEWORK:

Theme	Assessment Comments
Settlement Pattern	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Natural Environment	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Community Identity and Diversity	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Natural Resources and Landscaping	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Access and Mobility	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Infrastructure and Services	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Economic Development	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.

OVERLAY CODE/S:

FLOOD HAZARD OVERLAY CODE	
Table 8.2.3:1	
Performance Outcome	Acceptable Outcome
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are: (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions.	AO4.1 Buildings are not located in the FR4 or FR3 flood risk areas. <i>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</i> AO4.2 Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct. <i>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</i> AO4.3 Buildings in a flood risk area: (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; (b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; and (c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. AO4.4 Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.
Alternate Outcome	
The applicant submits:	
<i>"The subject land is located within the FR1 and FR2 flood risk areas; refer to Figure 8. The majority of the</i>	

proposed structures are industrial in nature will not accommodate staff other than the proposed weighbridge office. The finished floor level of the weighbridge office can be conditioned to comply with the requirements of AO4.3.”

Officer Comment

The subject site is located within the Flood Hazard Overlay and involves new buildings and structures within areas of Medium Risk and Low Risk.

Council raised concerns as part of its Further Advice surrounding the proposed new weighbridge office which is located within a flood impacted area of the site. In response the applicant provided a statement and supporting information certified by an RPEQ that the proposed weighbridge office will not result in any risks to employees on site from flooding, and will not result in any actionable nuisance to downstream properties. The remainder of the site is existing, or will not result in any risk to people on site or downstream from flooding events, and is considered to comply with Performance Outcome PO₄.

Table 8.2.3:2

Performance Outcome	Acceptable Outcome
PO7 <i>Development in a flood risk area is sited and designed such that:</i> <i>(a) road layout avoids isolation in a flood hazard event and does not impede evacuation;</i> <i>(b) vehicular access during a flood hazard event is enabled;</i> <i>(c) provision is made for on-site sheltering during a flood event; and</i> <i>(d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.</i>	AO7.1 <i>Road and/or pathway layout within the development provides a safe and clear evacuation path:</i> <i>(a) to ensure persons are not physically isolated from an adjacent flood-free urban area;</i> <i>(b) by locating entry points into the reconfiguration above the Defined Flood Event and avoiding cul-de-sacs or other non-permeable layouts; and</i> <i>(c) in the form of at least one (1) evacuation route that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.</i> AO7.2 <i>An area is available within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated.</i> AO7.3 <i>Development ensures that:</i> <i>(a) signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises;</i> <i>(b) if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.</i>

Alternate Outcome

The applicant submits:

“The subject land including access to the site via Katrina Street, is located within the FR1 and FR2 flood risk areas; refer to Figure 8. The industrial road network servicing the existing warehouse facility will be of sufficient standard for evacuation purposes during a flood event. Refer to the flood management advice included in the Conceptual Stormwater Management Plan at Appendix E and the Traffic Impact Statement at Appendix F.”

Officer Comment

The entire surrounding area is mapped as being subject to flooding under the Flood Hazard Overlay of the Planning Scheme. The sites access to Katrina Street and the surrounding industrial road network is seen to be of a sufficient standard to allow for evacuation during flood events. The supporting information provided with the application provides sufficient justification that the development is designed such that the existing road network avoids isolation during flood events and vehicle egress can be achieved during flood events. The proposed development is seen to comply with PO₇.

MEDIUM IMPACT INDUSTRY ZONE CODE:

Performance Outcome	Acceptable Outcome
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PO13 <i>Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.</i>	AO13.3 Pedestrian entries: (a) <i>are visible from the street and visitor car parking areas and are separate to vehicle access points;</i> (b) <i>incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and</i> (c) <i>are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</i>
Alternate Outcome	
The applicant submits: <i>“A separate pedestrian entry to the site is not proposed. Staff and visitors will arrive by vehicles as per current arrangements. The design ensures the carparking area will be relocated to be adjacent the new southern entry to the site and the proposed weighbridge office.”</i>	
Officer Comment	
The proposed development does not provide for pedestrian entrances from the street. The existing industrial area does not make provisions for footpaths or pedestrian infrastructure and as such there is no existing infrastructure for the development to address regarding pedestrian access. The proposed development has ensured that from both street frontages there is a high quality appearance, and extensive landscaping has been proposed along both frontages. Appropriate pedestrian infrastructure has been provided on site to ensure the safety of pedestrians.	

RURAL ZONE CODE:

Performance Outcome	Acceptable Outcome
PO4 <i>The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.</i>	AO4.1 <i>Uses which are consistent with the intent of the zone include:</i> (a) <i>rural activities;</i> (b) <i>dwelling house where associated with rural activities;</i> (c) <i>caretaker's accommodation;</i> (d) <i>emergency services;</i> (e) <i>home based business;</i> (f) <i>major electricity infrastructure;</i> (g) <i>nature-based tourism;</i> (h) <i>outstation;</i> (i) <i>rural works' accommodation;</i> (j) <i>substation;</i> (k) <i>transport depot (where in the Heinemann Road Transport Precinct); and</i> (l) <i>warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment).</i> AO4.2 <i>Uses which are inconsistent with the intent of the zone include:</i> (a) <i>business activities;</i> (b) <i>accommodation activities (other than dwelling houses and short-term accommodation);</i> (c) <i>entertainment activities;</i> (d) <i>industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and</i> (e) <i>recreation activities.</i>
Alternate Outcome	
The applicant submits:	

"The development seeks approval for extensions to an existing Warehouse use being a grain storage and handling facility. The site is located in an established industrial area within the Town of Oakey. The subject land comprises two adjoining allotments and the largest of these allotments which contains the existing facility, is located in the Medium Impact Industry Zone where the use is code assessable. The proposal seeks to expand onto a narrow strip of adjoining land that was formerly rail corridor land and has been recently acquired by the applicant. This land is located in the Rural Zone/100ha Precinct where the warehouse use is impact assessable and identified as inconsistent with the intent of the zone under AO4.2.

The site area and configuration of the subject allotment located in the Rural Zone is insufficient to maintain viable agricultural pursuits and does not form part of a larger aggregation of land used for rural activities. The site is located within an established industrial area and the proposed expansion of the adjoining warehouse use onto the land in the Rural Zone is a logical and orderly expansion of this industrial activity.

Notwithstanding any potential conflict the development may have with the purpose and overall outcomes of the zones, assessment of the application has confirmed that other relevant matters exist, including planning merits, for the application to be approved despite the conflict; refer to section 5.2.

Officer Comment

Whilst the subject site is partially mapped within the Rural Zone, the majority of the development site is mapped within the Medium Impact Industry Zone. As such, although the overarching zoning of the site is Medium Impact Industry which anticipates and supports warehouse uses, the partial zoning of the site within the Rural Zone results in the development being impact assessable, and generally inconsistent with the uses intended for a purely Rural Zoned parcel of land.

Whilst not a listed use within AO4.1, the proposed development is consistent with PO4 as it proposes an extension to an existing warehouse use which provides for the bulk storage and shipping of grain and cotton seed, which is consistent with the values and features of the Rural Zone, being to support primary production and support uses which enhance rural productivity and agricultural viability throughout the area. The site is located within an existing industrial area and will not impact upon the natural resources and scenic amenity of rural land.

Performance Outcome

PO13
Development in the 100ha Precinct:
 (a) *does not involve the creation of additional lots smaller than 100ha;*
 (b) *maintains the productive capacity of the land; and*
 (c) *maintains the natural and scenic landscape values of the land.*

Acceptable Outcome

No acceptable outcome is nominated.

Alternate Outcome

The applicant submits:

"The subject allotment included in the Rural Zone/100ha Precinct is former rail corridor land that has a site area of 0.779ha and the application does not include a reconfiguring a lot component. The site area and configuration of the subject allotment in the Rural Zone is insufficient to maintain viable agricultural pursuits and does not form part of a larger aggregation of land used for rural activities. The site is located within an established industrial area and the proposed expansion of the adjoining warehouse use within the Medium Impact Industry Zone onto the adjoining land in the Rural Zone is a logical and orderly expansion of this industrial activity."

Officer Comment

The proposed development includes a 7,790m² portion located within the Rural Zone 100ha minimum lot size precinct. This portion of the site was historically a rail corridor that serviced the site and features large expanses of gravel left over from previous railway tracks. The Rural zoned portion of land is approximately 25m wide and 300m long and is not considered to be viable for agricultural production, with limited productive capacity possible on the site given its constraints. As such, the proposed development for an extension to the existing warehouse use on the site is considered to be an appropriate use for the land, and does not reduce the viability of any surrounding agricultural land. The proposed development is seen to comply with the overall outcomes of the Rural Zone such that the viability of land for agriculture is not impacted, the site is not suitable for primary production and therefore suitable agricultural land is not further fragmented, and that fragmented rural land is not further fragmented, as the development does not seek to create lots of inappropriate sizes. Rather conditions have been included for the amalgamation of the two lots included with the application, seeking to incorporate the fragmented unviable rural parcel of land into the existing industrial parcel for the proposed extension to warehouse.

DEVELOPMENT CODES:

ENVIRONMENTAL STANDARDS CODE	
Performance Outcome	Acceptable Outcome
PO20 <i>The ongoing operation of the development site does not create dust nuisance for adjoining landholders.</i>	AO20.1 <i>Areas within the site that are frequently used for vehicular purposes are imperviously sealed.</i>
Alternate Outcome	
The applicant submits:	
<i>"Some of the proposed vehicle movement areas will not be imperviously sealed. Reference is made to the recommendations of the Air Quality Statement prepared by Virid AU attached at Appendix G."</i>	
Officer Comment	
The proposed manoeuvring areas of the site for service vehicles will be sealed or appropriately managed to ensure that dust nuisance is not caused to adjoining properties. Conditions of approval have been implemented to ensure that areas of the site not sealed but used for vehicle and equipment manoeuvring will be managed and maintained to ensure dust nuisance is not caused to adjoining properties.	
TRANSPORT, ACCESS AND PARKING CODE	
Table 9.4.6:1	
Performance Outcome	Acceptable Outcome
PO1 <i>Vehicular access arrangements, including driveway crossovers:</i> (a) <i>are appropriate for:</i> (i). <i>the capacity of the parking area;</i> (ii). <i>the volume, frequency and type of vehicle useage; and</i> (iii). <i>the function and configuration of the access road;</i> (b) <i>minimise any potentially adverse impact on:</i> (i) <i>the safety and efficiency of the road and pedestrian/cycle paths;</i> (ii) <i>the safety and efficiency of the road and footpath users;</i> (iii) <i>the integrity of any infrastructure within the road reserve; and</i> (iv) <i>the safety of access to adjacent properties.</i> (c) <i>protect the amenity of premises in the vicinity by:</i> (i) <i>maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location;</i> (ii) <i>preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering:</i> (A) <i>use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc);</i> (B) <i>minimising the width and grade of the access;</i> (C) <i>minimising impacts on the appearance of the</i>	AO1.1 <i>Vehicular access and driveway crossovers are not:</i> (a) <i>an additional site/property access;</i> (b) <i>to a State-controlled Road or a road with bluestone kerbing;</i> (c) <i>within 25 m of a signalised road intersection;</i> (d) <i>within 20m of an unsignalised road intersection in a Commercial or Industrial Area;</i> (e) <i>within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area;</i> (f) <i>within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset;</i> (g) <i>within the Tree Protection Zone, as defined by Australian Standard 4970- 2009;</i> (h) <i>for a lot with a frontage of 10m or less;</i> (i) <i>greater than 4m in width when for a lot with a frontage / width of more than 10m but less than 20m; and</i> (j) <i>greater than 6m in width when for a lot with a frontage / width of greater than 20m.</i>

streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	
Alternate Outcome	
The applicant submits: “Site accesses have been designed to comply with relevant standards including swept path analysis and sight safety distances. Refer to the Traffic Impact Statement, prepared by Burchills Engineering Solutions attached at Appendix F.”	
Officer Comment	
The submitted Traffic Impact statement and engineering diagrams have demonstrated that the proposed developments crossovers and access points are sufficient for the demand generated by the development, and do not impact the amenity of the surrounding area. Conditions of approval have been imposed requiring the design and specifications of the sites accesses to be assessed and approved as part of an Operational Works Application.	

Local Categorising Instrument – Variation Approval:

Not Applicable

Local Categorising Instrument – Temporary Local Planning Instrument:

Not Applicable

Local Categorising Instrument – Preliminary Approval:

Not Applicable

Local Categorising Instrument – Local Government Infrastructure Plan:

The subject site is located within the Priority Infrastructure Area (PIA).

Other Relevant Matters

Not Applicable

FINANCIAL / RESOURCE IMPLICATIONS

Infrastructure charges will be applied in accordance with Council’s *Charges Resolution No. 7*.

Human Rights Act 2019 CONSIDERATIONS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right. This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person’s human rights. Where there is a restriction on a person’s human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019*:

Section 15 – Recognition and equality before the law
Section 24 – Property rights

It is the opinion of the decision maker that no human rights have been limited.

CONCLUSION

The development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance. It is therefore recommended that the development application be approved subject to the conditions identified above.

ATTACHMENT/S

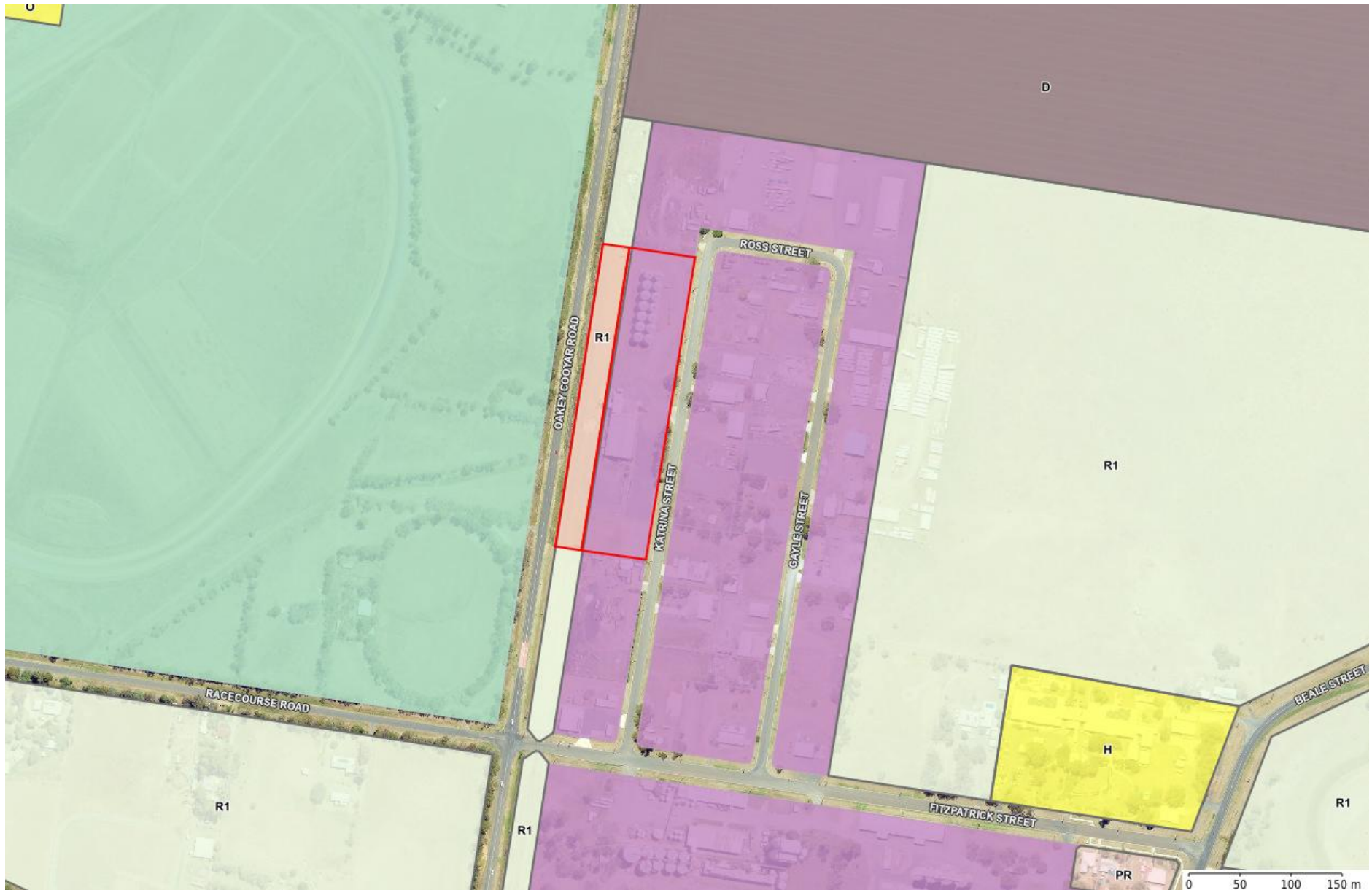
Attachment	1	of	4	Aerial Imagery
Attachment	2	of	4	Zoning Map
Attachment	3	of	4	Overlay Map
Attachment	4	of	4	Approved Plans

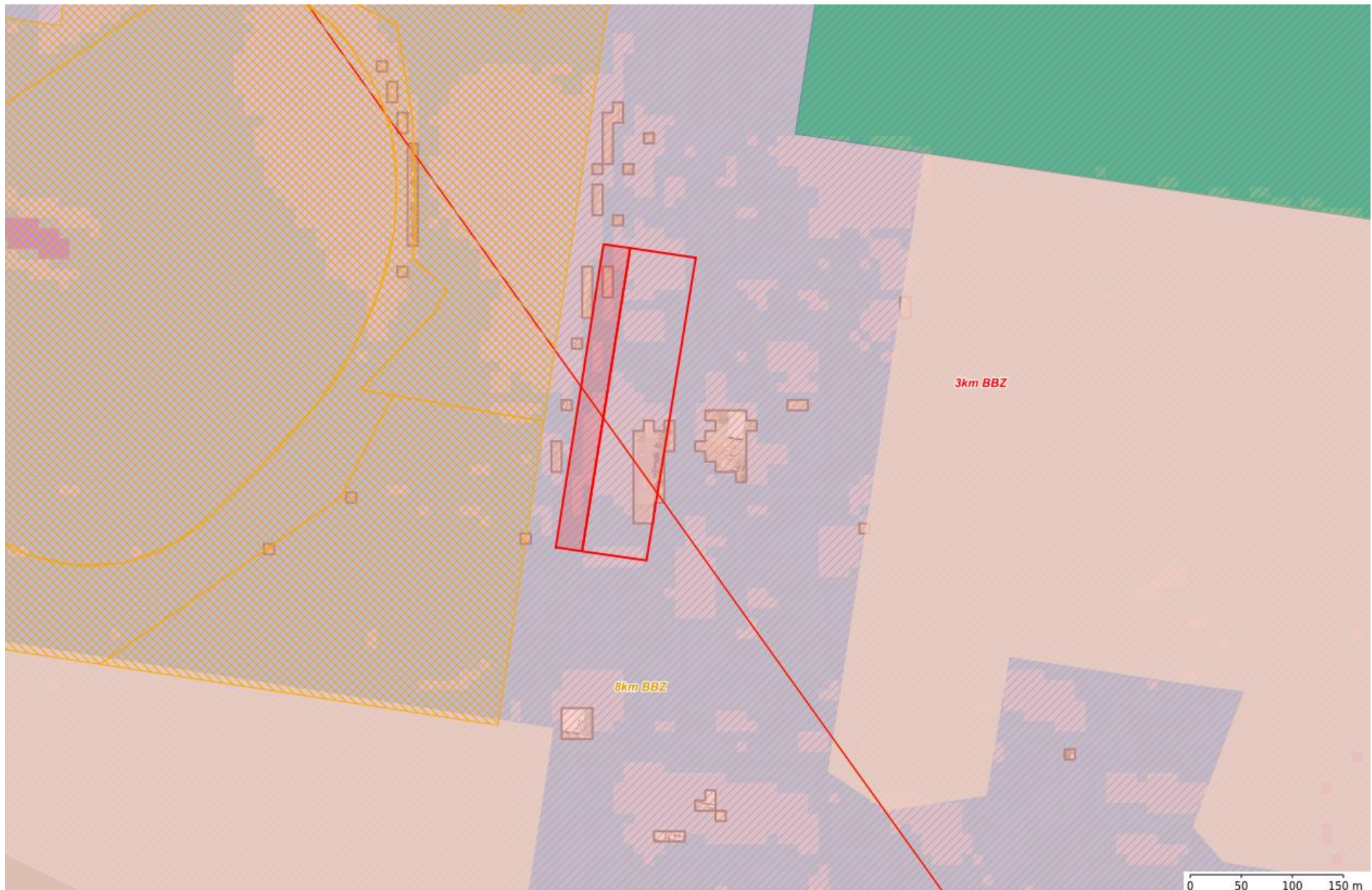
SCHEDULES

Schedule	1	Referral Agency Response
Schedule	2	Statement of Reasons

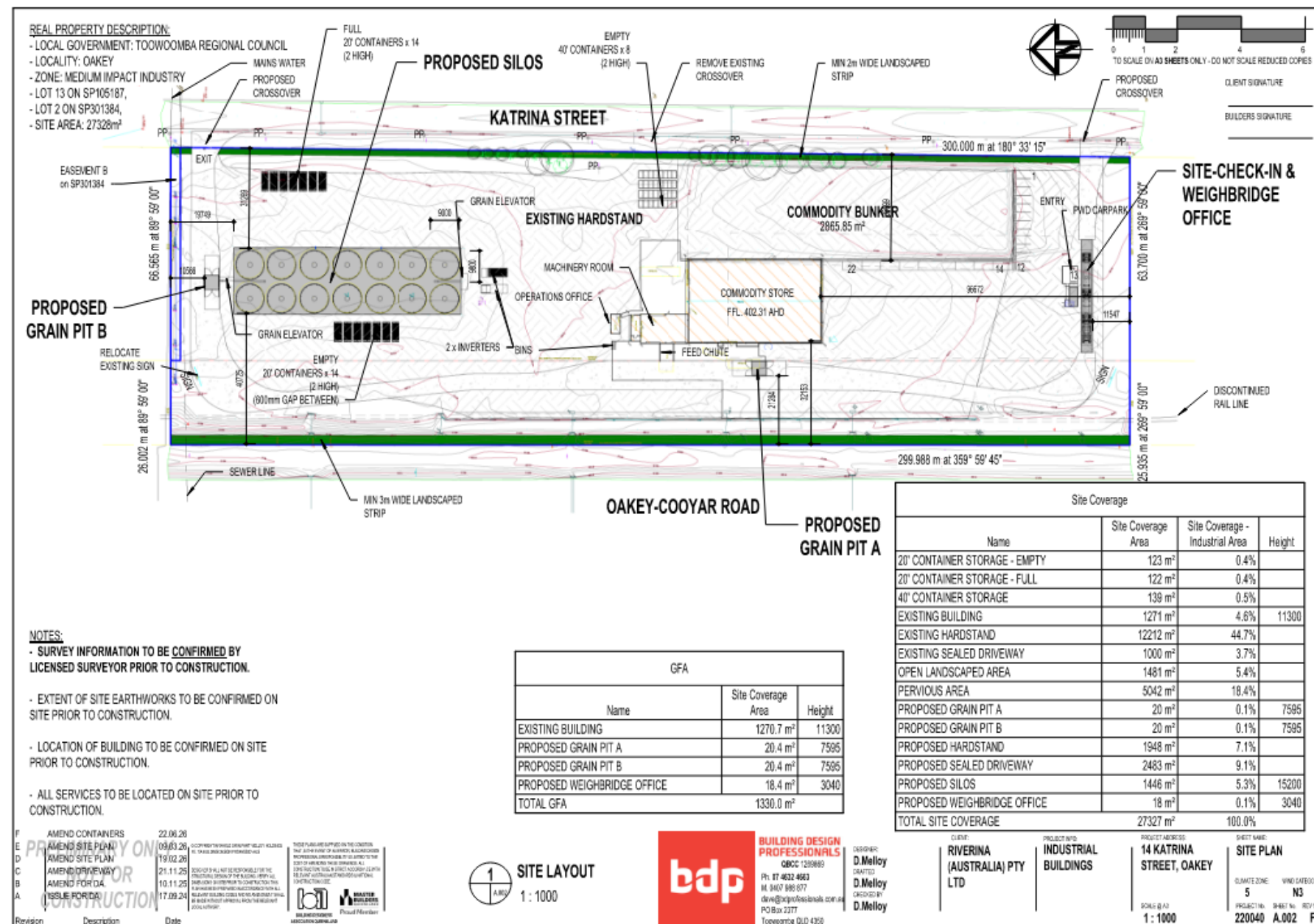
ATTACHMENTS**ATTACHMENT 1 OF 4 — AERIAL IMAGERY**

ATTACHMENT 2 OF 4 — ZONING MAP

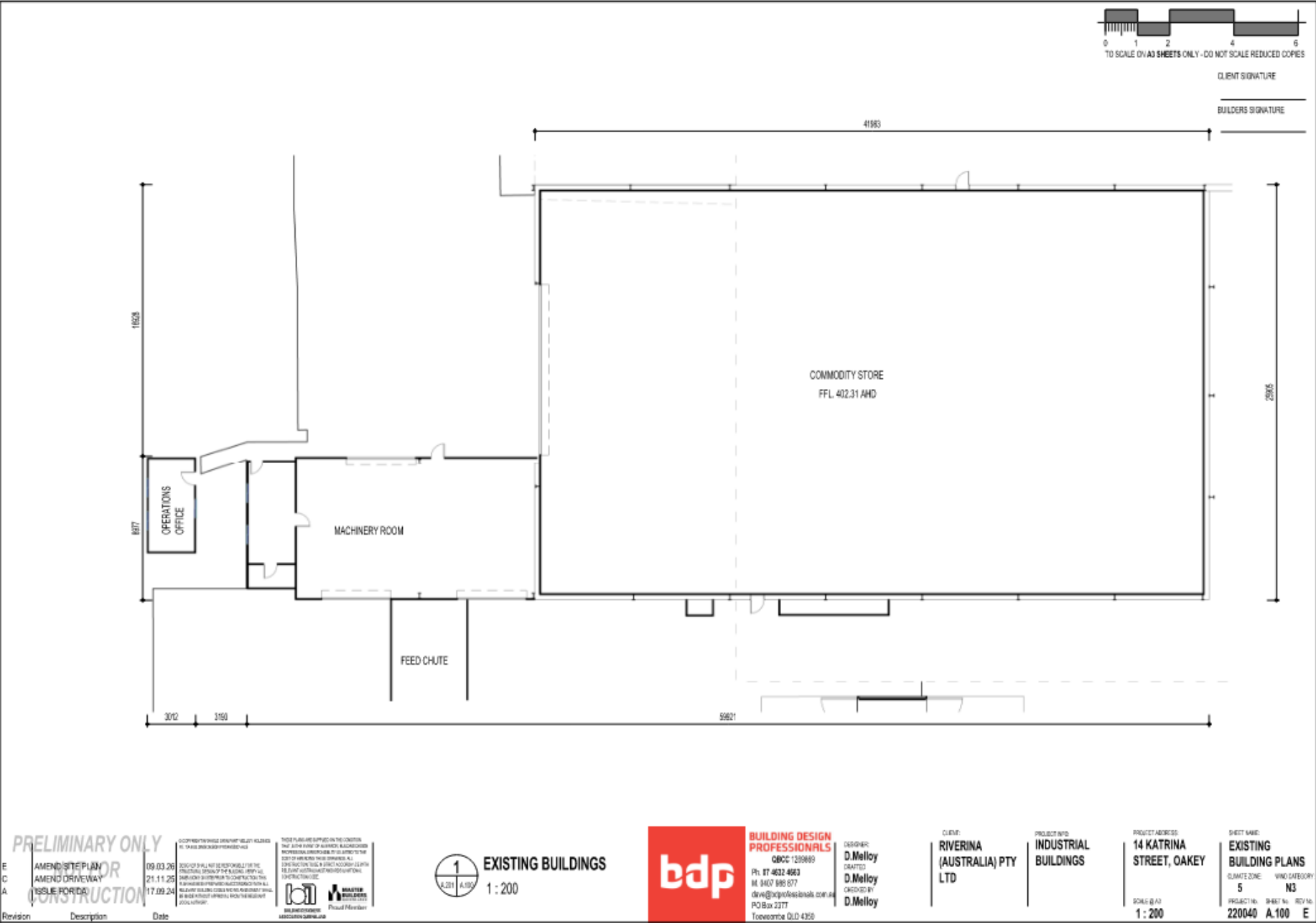


ATTACHMENT 3 OF 4 — OVERLAY MAP

ATTACHEMNT 4 OF 4 — APPROVED PLANS

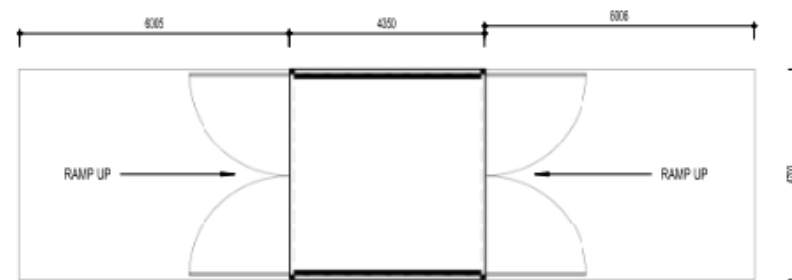












1 GRAIN PIT A & B - FLOOR PLAN
1:100

C	AMEND DRIVEWAY	21.11
A	ISSUE FOR DA	17.06

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EL TA-HA ZHONGYUO FENGSHI WU

DESIGNER SHALL NOT BE RESPONSIBLE FOR THE

5. **CONSTRUCTION SERVICES:** The Bureau highly encourages businesses to participate in construction projects.

ELFVIG HALLING CIRCLE NO. 9020002/70

BY 2004, WITHOUT SUPPORTING EVIDENCE, THE RESEARCHER
2004, HOWEVER.

THESE PLANS ARE SUPPORTED ON THE CONDITION

THE JOURNAL OF MANAGEMENT INQUIRY, 14(4), 423-434
 DOI: 10.1177/1056492605280001
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CONSTRUCTION TOOL IN STRICT ACCORDANCE WITH

RESEARCH ASSISTANT: KATHLEEN L. GILBERT
INSTRUCTION: 100


WELDED
STEEL



**BUILDING DESIGN
PROFESSIONALS**

CRCC 120989

Ph. 87 4632 4653

84. 9407 998 877

dave@dcprofessionals.com

PO Box 2377

Toowoomba QLD 4350

DESIGNER:
D.Melloy
DRAFTED
D.Melloy
CHECKED BY
D.Melloy

CLIENT:
RIVERINA
(AUSTRALIA) PTY
LTD

PROJECT INFO:
**INDUSTRIAL
BUILDINGS**

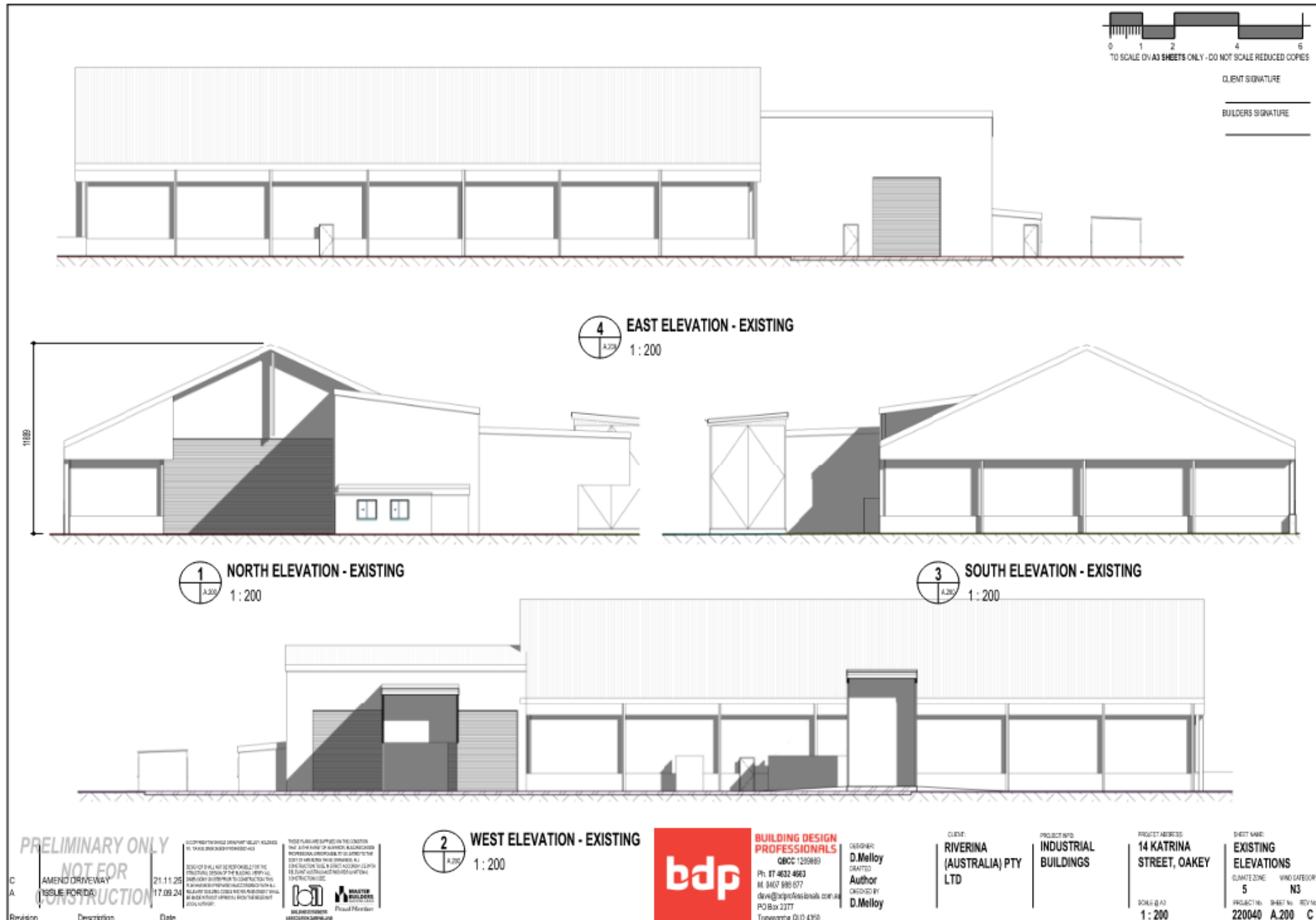
PROJECT ADDRESS:
14 KATRINA
STREET, OAKLEY

SCALE 8 A3
1 : 100

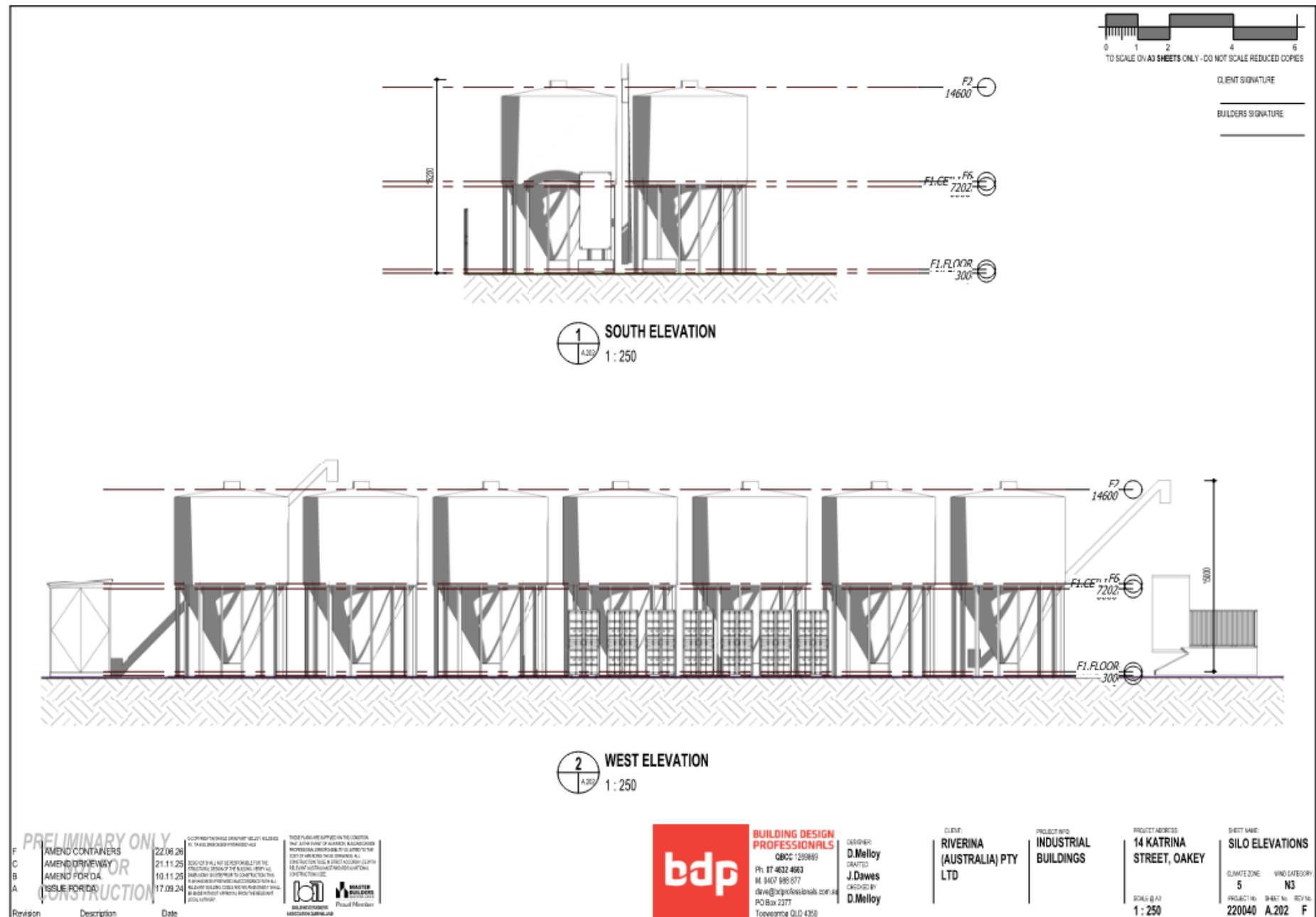
SHEET NAME:
**GRAIN PIT FLOOR
PLAN**

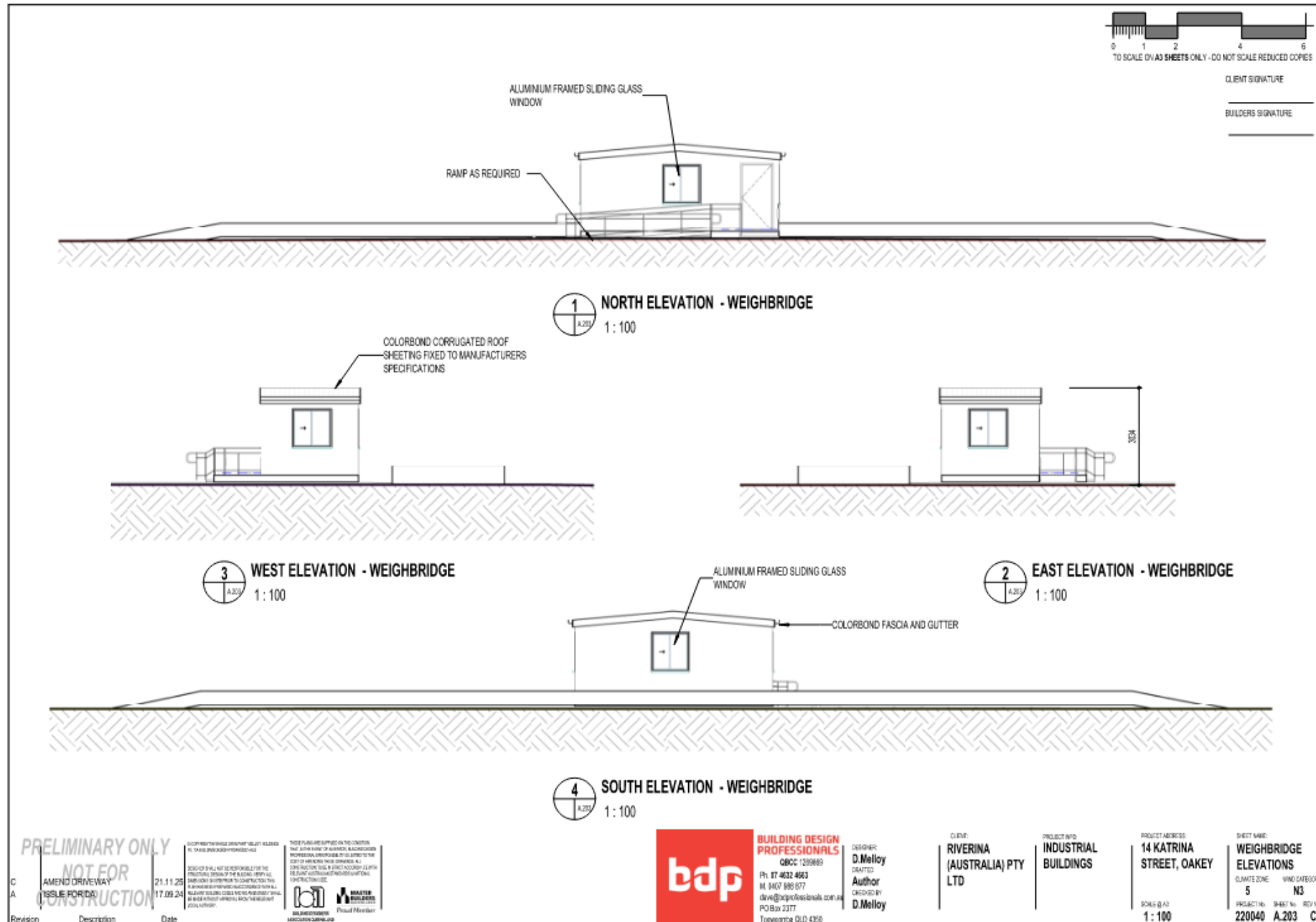
CLIMATE ZONE: 5
WIND CATEGORY: N3

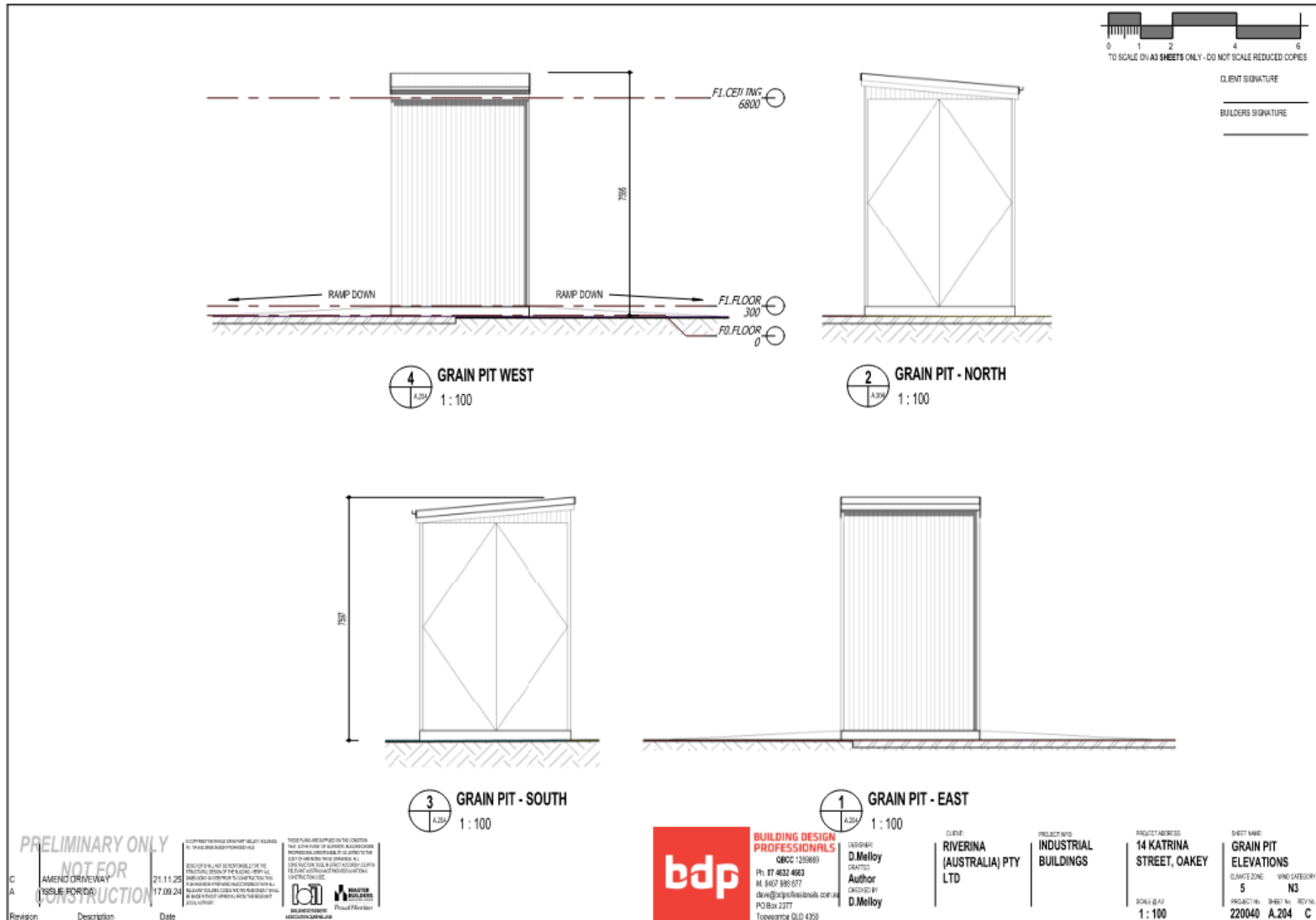
PROJECT No.	SHEET No.	REV No.
220040	A.103	C













Warehouse Extension
14 - 28 Katrina Street
OAKLEY Q 4401
Lot 13 SP105187 & Lot 2 SP301384

**RESPONSE TO INFORMATION REQUEST
LANDSCAPE PLANS**

2613_01 Issue B	Cover Sheet
2613_02 Issue B	Landscape Notes
2613_03 Issue B	Site Plan
2613_04 Issue B	Landscape Plan
2613_05 Issue B	Landscape Plan
2613_06 Issue B	Plant Schedule
2613_07 Issue B	Landscape Details



SITE LOCATION

Use figured dimensions in preference to words.
Please notify the Landscape Architect where
proceeding if any discrepancy is found between
the drawing and condition on site.
This drawing must not be used as a basis for any
contract other than that for which it was
prepared or for any purpose or jurisdiction other
than the relevant client.

Jackie Amos Landscape Architect 2025

AMENDMENTS

Issue	Date	Details	Initial
A	17.03.25	100 - Information Request	JA
B	17.03.25	100 - Information Request	JA

PROJECT	DRAWING	DRAWN	ISSUE
Warehouse Extension 14 - 28 Katrina Street, Oakley	Information Request - Response Cover Sheet	JA	B
CLIENT	DRAWING NO.	DATE	
Riverina (Australia) Pty Ltd	2613-01	March 2026	



Scale NOT TO SCALE
metres 0

Jackie Amos Landscape Architect

46 Skehan Street
Centenary Heights Q 4360
0427 867748
jackie@jlandscapearchitect.com.au



GENERAL NOTES

DESCRIPTION OF WORK

- This drawing package describes landscape works to the proposed Warehouse Extension, Lot 13 SP105187 and Lot 2 SP301384, 14 - 28 Katrina Street, Oakley. These drawings have been prepared in response to a TRC Information Request (reference: MCUI/2025/9493). The landscape works include:
 - removal of the five existing Cocos palms prior to the installation of buffer planting to the Katrina Street frontage;
 - retention of all *Eucalyptus* and *Casuarina* trees to the Katrina Street frontage;
 - removal of existing grass cover to the buffer planting areas using a glyphosate herbicide;
 - excavation of individual planting holes for each plant;
 - supply and installation of plant stock to the buffer planting areas;
 - backfilling with imported topsoil to each plant;
 - mulching to the extent of each buffer planting area; and
 - maintenance of all landscape works for 12 weeks.

STANDARDS

- The works are to meet industry best practice and the following relevant Australian Standards, AS 4419 Soils for Landscaping and Garden Use and AS 4454 Composts, Soil Conditioners and Mulches.

SERVICES

- The location of all services are to be verified on site prior to the commencement of works. Reference is to be made to the building and engineering plans for the project.

SPRAYED GARDEN EDGE

- The front buffer planting area is to be 2m wide. The rear buffer planting area is to be 3m wide. Each buffer planted area is to be mulched. It is proposed that a sprayed garden edge define the extent of the buffer planting areas. This sprayed edge should be reinstated at regular intervals to prevent grass and weeds from spreading to the mulched area. Spray along the edge of the mulch using a glyphosate herbicide.

PREPARATION FOR BUFFER PLANTING

- Remove the five existing Cocos palms and dispose of off site. Retain all other existing trees.
- Spray the existing ground/grass cover at each buffer planting area with a glyphosate herbicide. Spraying with the herbicide is to be conducted by someone suitably qualified in chemical spraying. Do not spray in wet or windy conditions. Allow at least 1 week for the grass cover to die before installing the new buffer planting.

BUFFER PLANTING

- Excavate an individual planting hole for each plant within the buffer planting area. Excavate the planting hole to be 200mm wider and deeper than the plant pot size. Cultivate the base of each planting hole to a depth of at least 100mm to allow an opportunity for the plant roots to infiltrate the subgrade. Loosen the rootball prior to installing the plant. Backfill the base of the planting hole with enough imported topsoil that when the plant is installed it finishes level with the finished ground level. This should allow for settling of the soil. Backfill around the pot with more imported topsoil. Tamp down the topsoil as filling to remove air pockets.

TOPSOIL

- Imported soils are to be in accordance with AS4419 - 2018. Garden areas are to utilize imported 'Landscape Soil (on grade) with Medium Organic Matter with Low Phosphorus'.
- Deliveries of imported soils to the site must be from an approved supplier and must be accompanied by certification of compliance with AS 4419 - 2018.

PLANTING

- Plant stock shall have a healthy cover and a good straight tap root. Weak or diseased stock, or stock that is heavily root bound, shall not be used. All plants shall be supplied healthy, insect and disease free and show no indication of root compaction. All plants will be well hardened off in their final containers and be capable of planting in the climatic conditions of the site. All plants shall be fresh and exhibit new growth with fibrous root system and capable of holding potting mix together without restriction or damage. All plants should be delivered to the site as necessary and planted as soon after delivery as possible. All stock arriving on site should be identified and labelled.
- Water all plant stock 24 hours prior to planting and keep in a moist state throughout planting operations. Do not store plants awaiting planting in full sun or in an exposed location where they may be subject to hot winds.
- Apply a minimum of 5 litres of water to each plant within 12 hours of planting.
- Do not plant in unsuitable weather conditions such as extreme heat, cold, ind or rain. Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

FERTILISATION

- Buffer planting areas are to be fertilised following the installation of all plant stock. Supply and install a 'controlled slow releaser' fertiliser to all garden beds. Fertiliser is to be have a Nitrogen-Phosphorus-Potassium ratio of either 3-1-2 or 4-1-2. Spread fertiliser at a rate of 1kg per 9m² of garden.

MULCHING

- Mulch buffer planting areas with 100mm of hardwood forest mulch. Keep mulch away from the stems/trunks of plants and existing trees. Mulch should be free of deleterious & extraneous matter such as soil, weeds and sticks. Mulch should comply with AS 4454. Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread & roll mulch so that after settling, it is smooth & evenly graded between design surface levels sloped to towards the base of plant stems in garden beds, & not closer to the plant stem than 50mm.

MAINTENANCE

- The landscape works are to be maintained for a period of 12 weeks. Maintenance is to include the watering, fertilizing, mowing, weeding, pruning, pest and disease management, site drainage and general tidying of the landscape areas. Planted areas shall be watered regularly as required to ensure continuous healthy growth. Watering of plants shall be directed at the base of the plants to thoroughly water the root ball. Watering is to not cause erosion or cause run off across paved areas or roads.

Use figures and dimensions in preference to words.
Please notify the Landscape Architect before
proceeding if any anomaly is found between
the drawing and conditions on site.
This drawing must not be relied upon for any
purpose other than that for which it was
prepared or for any purpose or corporation other
than the intended Client.

Jackie Amos Landscape Architect 2020

AMENDMENTS			
Issue	Date	Details	Initial
A	01.03.25	TRC - Information Request	JA
B	07.03.25	TRC - Information Request	JA

PROJECT	DRAWING	DRAWN	ISSUE
Warehouse Extension 14 - 28 Katrina Street, Oakley	Information Request - Response Landscape Notes	JA	B
CLIENT	DRAWING NO.	DATE	
Riverina (Australia) Pty Ltd	2613-02	March 2025	

Scale

metres 1

Jackie Amos Landscape Architect

46 Skehan Street
Centenary Heights Q 4350

0427 667748
jackie@jalandscapearchitect.com.au





-
-  site boundary
 existing hardstand
 extent of mulch
 existing tree retained
 existing Cocos palm removed
 grassed area

New Planting

- | | | | | | |
|----|---|---|----|---|---|
| Bp |  | tree planting
<i>Brachychiton populneus</i> | At |  | shrub planting
<i>Acacie fimbriata</i> dwarf |
| Br |  | tree planting
<i>Brachychiton rupestris</i> | Ch |  | shrub planting
<i>Callistemon Hannah Ray</i> |
| Ca |  | tree planting
<i>Cupaniopsis anacardioides</i> | Cc |  | shrub planting
<i>Callistemon Captain Cook</i> |
| Lc |  | tree planting
<i>Lophostemon confertus</i> | Mr |  | shrub planting
<i>Melaleuca bracteata</i> 'Revolution Green' |
| Em |  | tree planting
<i>Eucalyptus melliodora</i> | Ww |  | shrub planting
<i>Westringia Wynnyabbie</i> Gem |
| | | | Li |  | groundcover planting
<i>Lomandra longifolia</i> |

Use figured dimensions in preference to scales.
Please notify the Landscape Architect before
proceeding if any anomaly is found between
this drawing and conditions on site.
This drawing must not be relied upon for any
purpose other than that for which it was
prepared or by any person or corporation other
than the referred client.

 Jacksen Ames Landscape Architect 2025

AMENDMENTS			
Issue	Date	Details	Initial
A	11.03.28	TWC - Information Request	JA
B	03.03.30	TWC - Information Request	JA

PROJECT
Warehouse Extension 14 - 28 Katrina Street, Oakley
CLIENT
Riverina (Australis) Pty Ltd

DRAWING
Information Request - Response Site Plan
DRAWING NO.
2613-03

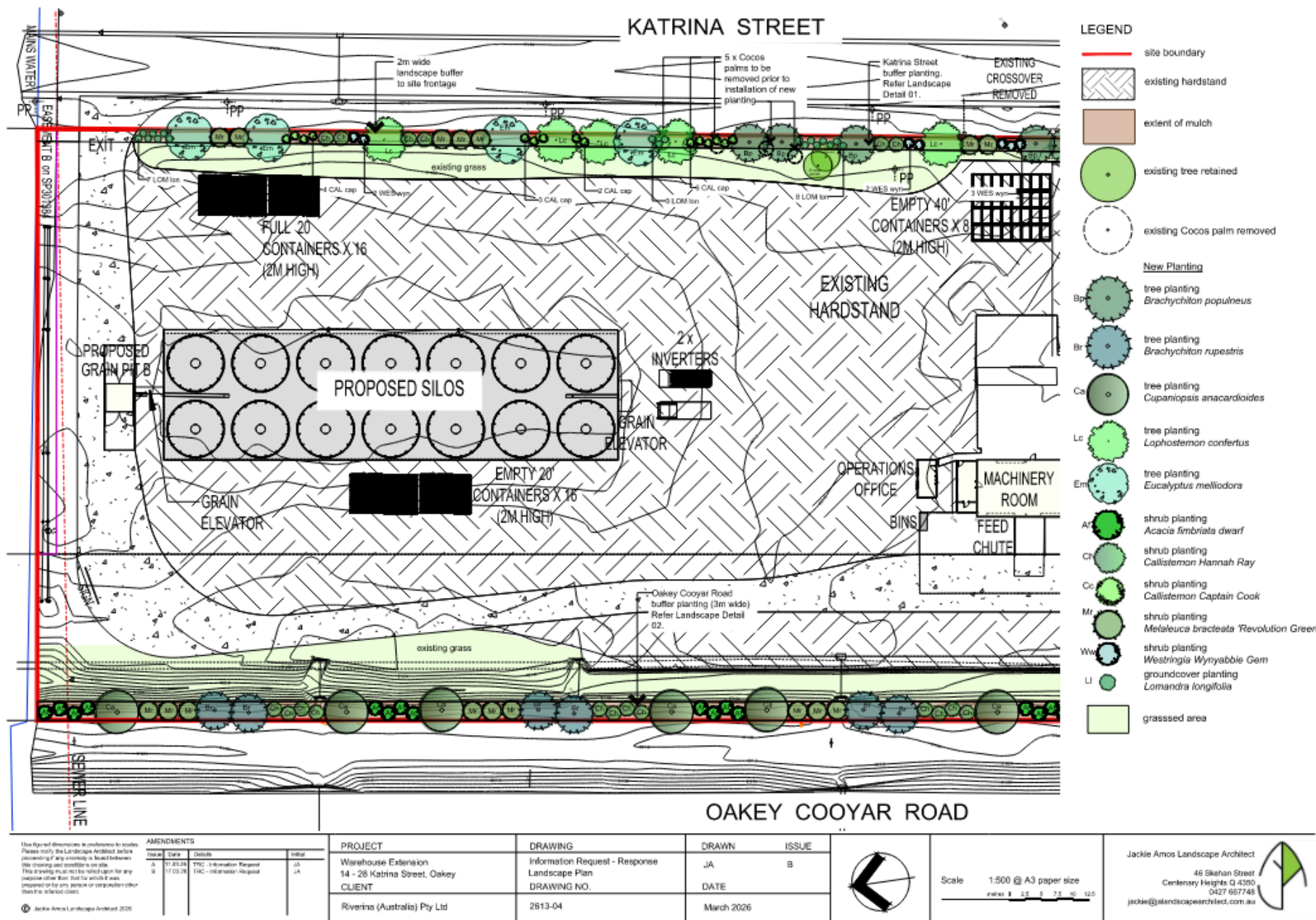
DRAWN	ISSUE
JA	B
DATE	
March 2026	

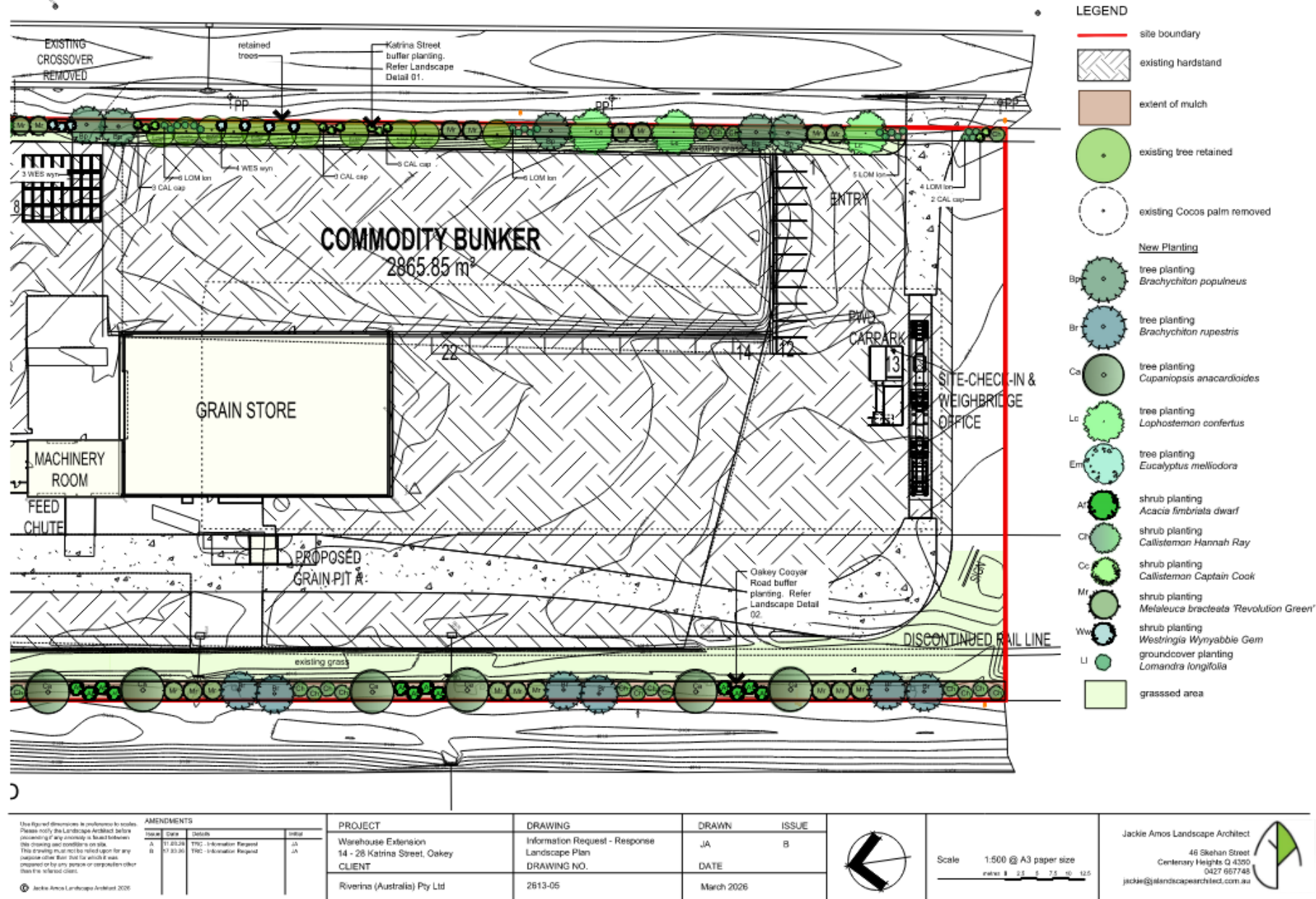


Scale 1:800 @ A3 paper size

Jackie Amos Landscape Architect
48 Skehan Street
Centenary Heights Q 4350
0427 667748
jackie@jlandscapearchitect.com.au







PLANT SCHEDULE – Warehouse Extension 14 - 28 Katrina St, Oakley					
Code	Botanical Name	Common Name	Ht x Width	Quantity	Pot Size
KATRINA STREET FRONTAGE					
TREES					
BRA pop	Brachychiton populneus	Kurrajong	9m x 7m	8	200mm
EUC mel	Eucalyptus melliodora	Yellow Box	15m x 8m	4	200mm
LOP con	Lophostemon confertus	Brush Box	12m x 8m	8	200mm
SHRUBS					
CAL cap	Callistemon Captain Cook	Bottlebrush cultivar	1.2m x 1.2m	26	200mm
CAL han	Callistemon Hannah Ray	Bottlebrush cultivar	4m x 2m	10	200mm
MEL rev	Melaleuca bracteata 'Revolution Green'	Black Tea Tree	3m x 3m	13	200mm
WES wyn	Westringia 'Wynyabie Gem'	Coastal rosemary	1.5m x 1.5m	11	200mm
GROUNDCOVERS					
LOM lon	Lomandra longifolia	Mat Rush	1m x 1m	36	140mm
OAKLEY COOYAR ROAD FRONTAGE					
TREES					
BRA rup	Brachychiton rupestris	Old Bottle Tree	12m x 7m	12	200mm
CUP ana	Cupaniopsis anacardioides	Tuckeroo	7m x 6m	11	200mm
SHRUBS					
ACA fm	Acacia fimbriata Dwarf	Dwarf Fringed Wattle	2m x 2m	24	200mm
CAL han	Callistemon Hannah Ray	Bottlebrush cultivar	4m x 2m	24	200mm
MEL rev	Melaleuca bracteata 'Revolution Green'	Black Tea Tree	3m x 3m	18	200mm

TREES



Brachychiton populneus
Kurrajong



Eucalyptus melliodora
Yellow Box



Lophostemon confertus
Brush Box



Brachychiton rupestris
Old Bottle Tree



Cupaniopsis anacardioides
Tuckeroo

SHRUBS



Callistemon Captain Cook
Bottlebrush cultivar



Callistemon Hannah Ray
Bottlebrush cultivar



Melaleuca 'Revolution Green'
Black Tea Tree



Westringia 'Wynyabie Gem'
Coastal Rosemary



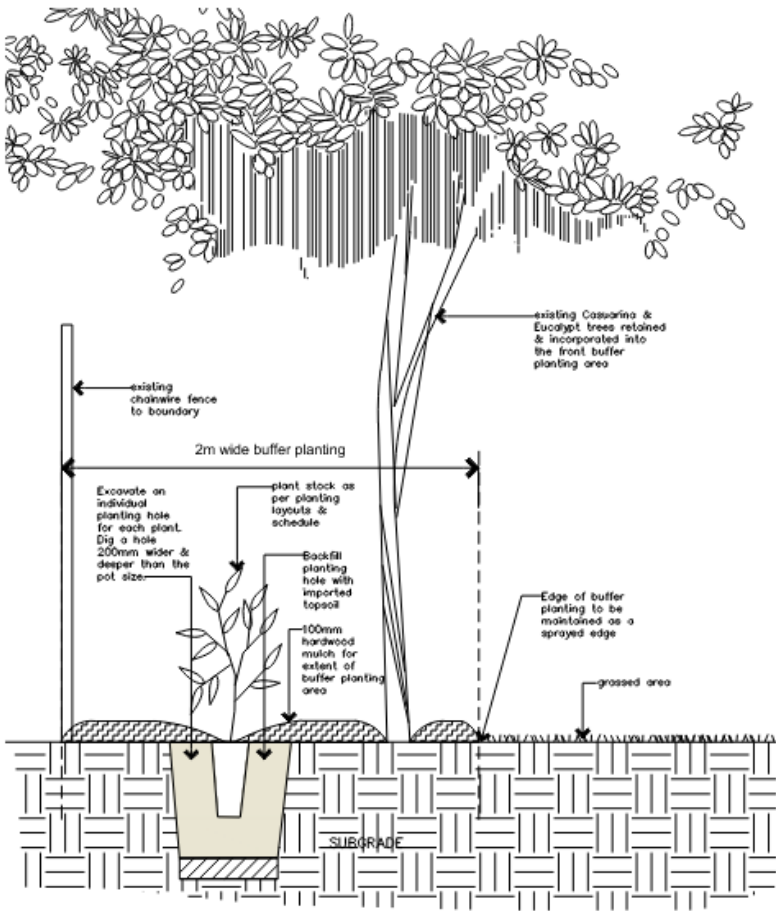
Acacia fimbriata Dwarf
Dwarf Fringed Wattle

GROUNDCOVERS

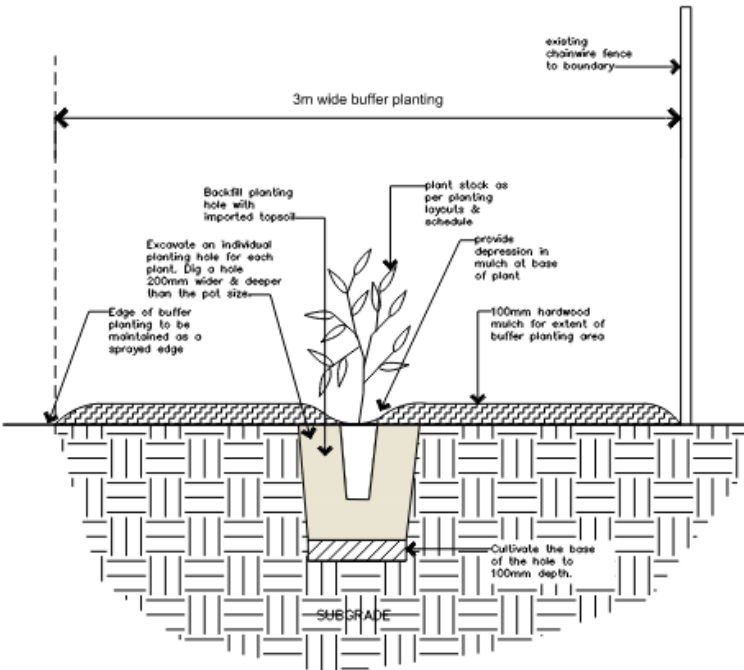


Lomandra longifolia
Mat Rush

Use figured dimensions in preference to scales. Please notify the Landscape Architect before proceeding if any discrepancy is found between this drawing and conditions on site. This drawing must not be relied upon for any purpose other than that for which it was prepared or by any person or corporation other than the relevant client. Jackie Amos Landscape Architect 2026	AMENDMENTS			PROJECT	DRAWING	DRAWN		ISSUE		
	Issue	Date	Details			Initial				
	A	11.03.24	TSC - Information Request			JA				
	B	20.03.24	TSC - Information Request			JA				
	Warehouse Extension 14 - 28 Katrina Street, Oakley					Information Request - Response Plant Schedule DRAWING NO.	JA			
	CLIENT						DATE			
	Riverina (Australia) Pty Ltd						2613-06			
							March 2026			
						Scale				
						Jackie Amos Landscape Architect 46 Skehan Street Centenary Heights Q 4350 0427 667748 jackie@iamlandscapearchitect.com.au				



LD01 Katrina Street buffer planting
07 DETAIL 1:20 @ A3



LD02 Oakley Cooyar Road buffer planting
07 DETAIL 1:20 @ A3

Use figure dimensions in accordance to notes.
Please notify the Landscape Architect before
proceeding if any anomaly is found between
this drawing and conditions to site.
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prepared or for any person or corporation other
than the relevant client.

Jackie Amos Landscape Architect 2025

AMENDMENTS			
Issue	Date	Details	Initial
A	01.03.25	TPO - Information Request	JA
B	07.03.25	TPO - Information Request	JA

PROJECT	
Warehouse Extension	
14 - 26 Katrina Street, Oakley	
CLIENT	
Riverina (Australia) Pty Ltd	

DRAWING	
Information Request - Response	
Landscape Details	
DRAWING NO.	
2613-07	

DRAWN		ISSUE	
JA		B	
DATE			
March 2025			

Scale 1:20 @ A3 paper size

metres 0 1 2 3 4 5

Jackie Amos Landscape Architect
46 Skehan Street
Cenderary Heights Q 4300
0427 667748
jackie@jalandscapewarchitect.com.au



SCHEDULE 1

Concurrence Agency Response/s



SARA reference: 2601-50162 SRA
Council reference: MCUI/2025/9493
Applicant reference: 2021-518

15 May 2026

Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
development@tr.qld.gov.au

Attention: James Leader

Dear Mr Leader

SARA referral agency response—14-28 Katrina Street, Oakey

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 12 January 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	15 May 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use for an Extension to Warehouse
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) - Material change of use within 25m of a state transport corridor (Planning Regulation 2017)	
SARA reference:	2601-50162 SRA	
Assessment manager:	Toowoomba Regional Council	
Street address:	14-28 Katrina Street, Oakey	

Real property description: Lot 2 on SP301384 & Lot 13 on SP105187

Applicant name: Riverina (Australia) Pty Ltd C/- Precinct Urban Planning

Applicant contact details: PO Box 3038
TOOWOOMBA QLD 4350
paul@precinctplan.com.au

Human Rights Act 2019
considerations: A consideration of the 23 fundamental human rights protected under the Human Rights Act 2019 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Zinal Chand, Planning Officer, on (07) 3432 2410 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Pradesh Ramiah

Pradesh Ramiah
Manager - SEQ South

cc Riverina (Australia) Pty Ltd C/- Precinct Urban Planning, paul@precinctplan.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:	
1.	(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road (ii) concentrate or increase the velocity of flows to the state-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (iv) surcharge any existing culvert or drain on the state-controlled road (v) reduce the quality of stormwater discharge onto the state-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road (vii) reduce the floodplain immunity of the state-controlled road. (b) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition. (c) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	(a) At all times (b) Prior to obtaining development approval for operational work or building work, whichever occurs first (c) Within 20 business days of the completion of works

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions (SDAP), version 3.5:
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - o does not create a safety hazard for users of the State-controlled road,
 - o does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works,
 - o does not result in a worsening of the physical condition or operating performance of State-controlled roads and the surrounding road network,
 - o does not compromise the State's ability to construct, or significantly increase the cost to construct, State-controlled roads and future State-controlled roads, and
 - o does not compromise the State's ability to maintain and operate State-controlled roads, or significantly increase the cost to maintain and operate State-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

SCHEDULE 2

Statement of Reasons

Statement of Reasons
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	14-28 Katrina Street, OAKEY QLD 4401
Real Property Description	Lot 13 SP105187, Lot 2 SP301384 and Emt B SP180623
Site Area	27,330m ²
Owner	Riverina (Australia) Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Riverina (Australia) Pty Ltd
Type of Application	Material Change of Use
Proposed Development	Extension to Warehouse
Level of Assessment	Impact
Gross Floor Area	59.2 m ²
Impervious Area	6,319 m ²
Site Cover	1,888m ²
Car Parking Spaces	22 vehicle spaces, inclusive of one (1) PWD space
Service Vehicle Provision	Standing and manoeuvring for a B-Double HRV
Submissions Received	Objection: Nil.
	Support: Nil.
Decision	Approval
Decision Date	24 July 2026

ASSESSMENT MATTERS	
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): ○ Strategic Framework ○ Medium Impact Industry Zone Code ○ Rural Zone Code ○ Industry Uses Code ○ Environmental Standards Code ○ Integrated Water Cycle Management Code ○ Landscaping Code ○ Transport, Access and Parking Code ○ Works and Services Code ○ Airport Environs Overlay Code ○ Flood hazard Overlay Code
Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with all of these without exception.

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2025/9493.