

Our Reference: RAL/2026/7274
CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

Tunney Investments Pty Ltd
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2 September 2026

Dear Sir/Madam

Development Application for: Reconfiguring a Lot – Impact – One (1) Lot into 19 Lots
(Community Title Scheme)
Location: Rielly Street, TORRINGTON QLD 4350
Property Description: Part Lot 1 SP349893
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012 (Version 19)*

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:-

1. SUBMITTED PLANS

1.1	Issue: Submitted Site Plan
	The submitted site plan (Drawing No. SK.01) demonstrates Building Envelopes, services, and retaining wall layouts. The site plan however, does not provide dimensions and setback distances of the proposed Building Envelopes or retaining walls from lot boundaries. Dimensions of the proposed Building Envelopes, as well as setbacks from each property boundary to the proposed envelopes are required to be shown on the submitted site plan. Further, distances from proposed retaining walls to property boundaries and the proposed Building Envelopes are required to be shown.
	Information Required: Provide amended Site Plans that demonstrate the following: • dimensions of proposed Building Envelopes; • setbacks from property boundaries to proposed Building Envelopes; and • setbacks of retaining walls from property boundaries and Building Envelopes.

2. WASTEWATER INFRASTRUCTURE

2.1	Issue:
	The plans and supporting information submitted with the application identifies a proposed private Sewer Pump Station (SPS) and Sewer Rising Main (SRM) arrangement to service the proposed development.
	Council does not support the proposed private SPS/SRM arrangement as the long-term servicing outcome. Council's Local Government Infrastructure Plan (LGIP), <i>Schedule 3, Plan SC3.3.4, Plan for Trunk Wastewater Infrastructure, Torrington</i> identifies a future Sewer Pump Station (SPS10055), and Rising Main (DN150) in the vicinity of Robson Hursley Road, with delivery currently identified for the 2035-2036 planning period.
	Accordingly, the applicant is requested to submit a Sewer Servicing Strategy , prepared by a suitably qualified RPEQ engineer, that addresses the following:
	• Identification of the ultimate wastewater catchment proposed to be serviced by the future LGIP Sewer Pump Station SPS10055; • Confirmation of the proposed location of SPS10055 and any associated land requirements, including land acquisition; • Assessment of the existing and ultimate Equivalent Population (EP) within the catchment, including the contribution from the proposed development; • A gravity sewer layout plan demonstrating how the proposed development and the ultimate catchment would drain to SPS10055; • A concept layout plan for SPS10055, including wet well location, pump configuration, emergency storage requirements, and any associated infrastructure; and • A concept layout plan for the associated sewer rising main, including proposed alignment, connection point, and sizing.
	Information Required:
	Provide amended plans and supporting information that addresses the above items.

3. EARTHWORKS/ RETAINING STRUCTURES

3.1	Issue:
	The proposed development is subject to the earthworks requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012</i> , the <i>Reconfiguring a Lot Code</i> , and <i>PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> . The information provided has not satisfactorily demonstrated that these requirements will be achieved. In particular, the following issues are of concern:
	• Cross sections and long sections of earthworks and retaining walls have not been provided at regular intervals; • Retaining wall heights and configurations have not been demonstrated to comply with <i>PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>, the submitted plans show retaining walls exceeding 2m in height without terracing; and • Performance Outcome PO3 (Table 9.4.5:2) of the <i>Reconfiguring a Lot Code</i> requires, among other matters, that the layout of streets, lots and infrastructure responds appropriately to the environmental features of the site or locality by following the natural topography, minimising the need for earthworks and maintaining natural drainage lines.
	Information Required:
	Provide the following: • Amended Plans with cross sections and long sections along the cut and fill areas at regular intervals, as appropriate; • Amended plans showing a retaining wall design that complies with PSP2 requirements, including tiered retaining walls with a maximum wall height of 1.5m; and

	Amended plans clearly detailing the height and configuration of all retaining walls. Provide cross sections of the tiered retaining walls, including dimensions and distances between walls. <i>Note: All earthworks must be carried out in accordance with the Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies, SC6.2.5 – Standards for Provision of Earthworks.</i>
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4. STORMWATER

	Issue: The proposed development is required to comply with the relevant requirements of the <i>Toowoomba Regional Planning Scheme 2012</i>, including <i>Schedule 6 – Planning Scheme Policies, SC6.2 Planning Scheme Policy No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>, its referenced standards where applicable, and the <i>State Planning Policy July 2017</i> (SPP). In particular, the following issues are of concern:
4.1	The stormwater management details approved under OW/2025/3366/A show the Rielly Street catchment, as identified on Drawing C-400, discharging to an outlet within the subject site. However, the newly submitted stormwater plans show the Rielly Street catchment now discharging to the adjoining Lot 2 on SP349893, rather than as sheet flow to the subject site . Information Required: Provide amended stormwater management plans, catchment plans, and design calculations that are consistent with the approved OW/2025/3366/A stormwater arrangement solution.
4.2	Issue: The submitted stormwater management plans state that the bioretention basin area approved under OW/2025/3366/A is required to increase from 800m² to 950m², with a depth of 0.5m. However, no supporting plans have been submitted to demonstrate the viability of the proposed changes to the approved stormwater basin. Information Required: Provide amended plans for the bioretention basin demonstrating that the proposed increase in basin area is viable, practical and consistent with the approved stormwater management outcome.

5. ROADWORKS

	Issue: Internal Road Grades Performance Outcome PO15 and PO17 (Table 9.4.5:2) of the Reconfiguring a Lot Code requires that the road network provide safe and convenient movement between local streets and higher order roads, and provides safe, convenient and efficient intersections for vehicles, pedestrians, cyclists and public transport. In particular, the following issues are of concern: The submitted engineering drawings indicate that the proposed internal road includes longitudinal grades exceeding 16% in combination with a 90-degree horizontal bend.
5.1	In accordance with Toowoomba Regional Council Planning Scheme Policy No. 2 – Engineering Standards – Roads and Drainage Infrastructure (PSP2), the maximum allowable longitudinal grade is 16%, with a desirable maximum grade of 12%. Council has concerns with the operational suitability and safety of the proposed internal road layout, particularly the ability of refuse collection vehicles (RCVs), heavy rigid vehicles (HRVs), and emergency vehicles to safely and efficiently access and traverse the site. Information Required: Please submit amended engineering plans demonstrating compliance with PSP2 by reducing the proposed longitudinal grades. To allow for construction tolerances and to maintain compliance after construction, internal road grades should be designed to a maximum of 15% wherever practicable to allow for access by RCV's, HRV's, and emergency vehicles.

	Note: In accordance with AS 2890.2, the maximum allowable grade for roadways and ramps used by MRV and HRV design vehicles is 15.4%.
	Issue: Vehicle Stability
	The submitted Traffic Impact Assessment states that the internal road has been designed to comply with Council standards. However, the longitudinal section indicates that the road does not comply with the relevant Council standards. Council is also concerned that the combination of steep longitudinal grades and a sharp 90-degree horizontal curve may adversely affect vehicle manoeuvrability, swept path performance, traction, braking, and overall serviceability for waste collection operations, and emergency services vehicles.
	Information Required:
5.2	Provide an updated Traffic Impact Assessment assessing the suitability of the proposed road geometry for a Refuse Collection Vehicle (RCV), Heavy Rigid Vehicle (HRV), and emergency services vehicles for access and operation. The assessment must consider the combined effects of the proposed longitudinal grades, crossfall, and 90-degree horizontal bend on vehicle manoeuvrability, swept path, traction, braking performance, vehicle stability including body roll and rollover risk, and overall operational safety. The report must demonstrate that an RCV, and HRV can safely and efficiently access, traverse, and exit the site under all expected operating conditions, and identify any design modifications required to achieve an acceptable outcome.
	Issue: Swept Paths and Turnarounds
	Swept path diagrams have not been submitted for a Heavy Rigid Vehicle (HRV) and Council Refuse Collection Vehicle (RCV) to demonstrate that the proposed turnaround area and internal circulation roadway are suitable for the required design vehicles.
5.3	Information Required:
	Please submit swept path plans demonstrating that an HRV and RCV can safely and efficiently enter, circulate within, turn around, and exit the site using the proposed internal road layout and turnaround area.

6. REVERSE AMENITY – NOISE IMPACTS

	Issue:
	The development site is adjacent to several industrial areas, that includes land to the north and east of the subject site. These industrial areas will likely cause environmental noise impacts. The proposed development is for a residential subdivision, that will result in the introduction of new receptors subject to these noise emissions. The applicant has not demonstrated that existing and future industrial activities, and the proposed residential lots are compatible. The applicant is required to provide a Reverse Amenity Noise Assessment, in order to demonstrate compliance with Performance Outcome PO10 (Table 9.4.2:1) of the Environmental Standards Code.
	Information Required:
6.1	To demonstrate compliance against Performance Outcome PO10 (Table 9.4.2:1) of the Environmental Standards Code, the applicant is required to submit an Acoustic Impact Assessment, completed by a suitably qualified person, that assesses reverse amenity impacts from the surrounding incompatible uses. The report should include at a minimum the following information: • Description of surrounding noisy activities that includes: ◦ Operational activities; ◦ Vehicle movements; and ◦ Regulated noise devices integral to site operations. • Location of proposed sensitive receptors relative to the noise sources; • Monitoring of background noise from surrounding land uses; • Assessment criteria for compliance including day, evening, and night time limits for clearly defined normal operating hours; • Modelling of reverse amenity impacts on the proposed new receptors; • Description of specific mitigation measures and building treatments that may be required to ensure future residences are not deleteriously impacted by the existing lawful uses.

7. REVERSE AMENITY – AIR QUALITY

7.1	Issue:
	The development site is adjacent to several industrial areas, that includes land to the north and east of the subject site. These industrial areas will likely cause air quality impacts to the proposed development. The proposed development is for a residential subdivision, that will result in the introduction of new receptors subject to these air quality emissions. The applicant has not demonstrated that existing and future industrial activities and the proposed residential lots are compatible. The applicant is required to provide a Reverse Amenity Air Quality Assessment, in order to demonstrate compliance with Performance Outcome PO25 (Table 9.4.2:1) of the Environmental Standards Code.
	Information Required:
	To demonstrate compliance against Performance Outcome PO25 (Table 9.4.2:1) of the Environmental Standards Code, the applicant is required to submit an Air Quality Impact Assessment, completed by a suitably qualified person, that assesses reverse amenity impacts from the surrounding incompatible uses. The report at minimum should include the following information: • Description of site activities and related sources that includes details of: - o Operational activities associated with existing uses, proposed uses, and reasonably foreseeable future industrial activities within the surrounding industrial estate that may generate air or dust emissions, including activities consistent with the Low and Medium Impact Industries land use definitions under schedule 9 of the Planning Scheme; - o Service activities; - o Maintenance activities; and - o Vehicle movements. • Location of proposed sensitive receptors; • Assessment criteria for compliance against EPP (Air) 2019; • Modelling of impacts on sensitive receptors including climatic variations and any impact mitigation measures proposed; • Descriptions of specific mitigation treatments, management methods, and procedures that will be implemented to control dust emissions; and • Mapping of buffer zones, if required.

8. WASTE MANAGEMENT

8.1	Issue:
	The proposed development will require waste storage and collection services. The submitted Planning Report, states that the internal road will be private and controlled under a Community Title Scheme (CTS). The applicant has not demonstrated that Council's waste collection contractor will have lawful and ongoing access to the site for refuse collection. For the onsite collection of waste to occur, legal access arrangements such as an access easement over the private road are required to ensure Council's waste contractor can enter, manoeuvre, and exit the site and that those access rights are retained for future owners, occupiers, and the body corporate.
	The applicant has also not demonstrated that the proposed internal road and cul-de-sac are of sufficient size to allow for a refuse vehicle to traverse the site in a forward gear.
	Information Required:
	The applicant is required to submit amended plans and supporting documentation demonstrating how waste collection will be managed for the proposed Community Title Scheme development. The information must confirm the legal access arrangements that will allow Council's waste contractor to enter, manoeuvre within, and exit the site for the purpose of refuse collection. The arrangement must ensure ongoing rights of access for waste

	collection vehicles and must be capable of being retained and enforced by future owners, occupiers, and the body corporate.
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	The applicant is also required to submit a swept path diagram for the appropriate waste collection vehicle that indicates its ability to traverse the site in a forward gear.
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Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully



James Leader
A/Lead Senior Planner, Planning Branch