

Our Reference: MCUI/2026/3818
 Contact Officer: Alice Pai
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Clearspan Building Solutions
 C/- Precinct Urban Planning
 PO Box 3038
 TOOWOOMBA QLD 4350

Email: james@precinctplan.com.au

9 June 2026

Dear Sir,

Development Application for: **Material Change of Use – Impact – Medium Impact Industry**
Location: **Rielly Street, TORRINGTON QLD 4350**
Property Description: **Lot 1 SP349893**
Relevant Planning Scheme: **Toowoomba Regional Planning Scheme 2012**

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

1. SITE OPERATIONS AND ASSOCIATED IMPACTS

1.1	Issue: ERA Activities
	The Planning Report states that the proposed operations on the site include the manufacture and sale of reinforcement materials, including reinforcement bars, mesh, prefabricated cages and accessories. However, no details have been provided regarding the scale and nature of reinforcement material production, including whether the process involves welding and/or hot metal works, or is limited primarily to the shaping and bending of reinforcement materials
	Further, it is unclear whether the proposed operations trigger any Environmentally Relevant Activities (ERAs), including ERA 19, 29 or 30 as no annual production volumes have been specified.
	Information Required:
	Provide:
	(a) Details of the scale, nature and processes involved in the production of reinforcement material; and
	(b) Confirmation of the proposed maximum production volumes per annum.
	<i>Note: A change to the application may be required to seek approval for a Material Change of Use for High Impact Industry depending on the scale and processes involved in the manufacturing and production of the reinforcement material.</i>

1.2	<p>Issue: Noise Impact Assessment</p> <p>The proposed development involves a range of activities that are likely to generate noise emissions that may impact on the surrounding sensitive receptors. In addition, the proposed operational hours are 24 hours a day, 7 days a week. No Noise Impact Assessment has been provided to demonstrate whether the development can comply with PO₈ of the <i>Environmental Standards Code</i>.</p>
	<p>Information Required:</p> <p>Provide an Acoustic Impact Assessment, completed by a suitably qualified person, that includes at minimum the following:</p> <ul style="list-style-type: none"> (a) Description of all site activities and related noise sources that includes: <ul style="list-style-type: none"> (i) operational activities and relevant noise sources, (ii) vehicle movements; (iii) regulated noise devices integral to site operations. (b) Location of sensitive receptors relative to the proposed development; (c) Monitoring of background noise from surrounding land uses; (d) Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours for each component of the development; (e) Modelling of cumulative impacts from the proposed Medium Impact Industry on existing and proposed sensitive receptors; (f) Model results should be presented in both noise contour plots and tabulated summaries for identified receptors; (g) Descriptions of specific mitigation treatments, management methods and procedures that will be implemented to control noise during site activity and operations; (h) A complaints management procedure that must include the following: <ul style="list-style-type: none"> (i) a contact person with whom complaints can be lodged; (ii) a clearly defined procedure for responding to and investigating complaints; and (iii) a notification protocol to all complainants of the outcome of complaint investigations.
1.3	<p>Issue: Waste Management Plan</p> <p>Insufficient information has been provided regarding the location and size of the refuse storage area, the quantity and size of bins required to service the site, and the location of waste collection. In addition, the types and quantities of waste likely to be generated by the development remain unclear.</p>
	<p>Information Required:</p> <p>Provide a Detailed Waste Management Plan that demonstrates that the development can comply with Performance Outcome PO₂₈ of the Environmental Standards Code. The Waste Management Plan must include the following information:</p> <ul style="list-style-type: none"> (a) Calculation of waste generation rates for the proposed use, split into quantifiable streams; (b) The location and size of refuse storage areas; (c) The size, mix and capacity of any bins that are needed to accommodate the type and quantity of waste likely to be generated from the development; (d) All the operational waste sources and types of operational waste likely to be produced; and (e) The frequency of collection and location of the collection point/s <p>For further advice, please refer to Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i>.</p>
1.4	<p>Issue: Site Based Management Plan</p> <p>The ongoing use of the site will require appropriate management practices. Limited information has been provided in relation to mitigation measures proposed to minimise impacts from emissions generated through the production processes on the site and how waste by-products generated on site will be managed.</p>
	<p>Information Required:</p> <p>Provide a Site Based Management Plan that considers and reports on the following site specific issues:</p> <ul style="list-style-type: none"> (a) Location of the site, including physical address, lot on plan and relevant scaled maps (b) Description of the site (infrastructure and features on or near the site and those requiring protection)

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| | <ul style="list-style-type: none">(c) Contact details and responsibilities for site representatives(d) Description of activities to be conducted on site and other relevant supporting information including:<ul style="list-style-type: none">(i) Location of activity areas;(ii) Employee, patron and vehicle numbers;(iii) Operating hours;(iv) Activity descriptions including plants and equipment to be used on site; and(v) When relevant, prohibited activities and prohibited areas.(e) Site Plans clearly showing where proposed activities will occur, along with adequate notes for proposed environmental management measures that will be built into the site.(f) Strategies to Manage Environmental Impact:<ul style="list-style-type: none">(i) Air Quality and Dust Management;(ii) Noise Impact Management;(iii) Water Quality;(iv) Waste Management;(v) Hydrocarbon, Chemical and Dangerous Goods Management; and(vi) Any other relevant topics.(g) Complaints management procedure, including processes for recording details of and addressing complaints(h) Emergency procedures;(i) Document Control and review procedures – internal review every 2 years or following any significant change or incident on site. |
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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



Emily Hinchliffe
Lead Senior Planner, Planning Branch