

Our Ref: S25-159

Westera Partners Pty Ltd  
ABN 52 097 417 975

2 February 2026

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Toowoomba Regional Council  
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**RECEIVED**  
02/03/2026  
**TOOWOOMBA**  
**REGIONAL COUNCIL**

**Attention: Richard Green**  
**COUNCIL REF: MCUI/2023/5258/A**

**RE: INFORMATION REQUEST RECEIVED FOR THE PROPOSED DEVELOPMENT LOCATED AT 420-462 HERMITAGE RD & MCCLEVERTY CRT, COTSWOLD HILLS**

Information Requested:

**4. Wastewater Infrastructure**

<b>4.1</b>	<b>Issue:</b>
	The proposed development is required to meet the requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure</i> . The proposed change application seeks to increase the total development yield from 266 units to 294 units, resulting in additional loading on Council's wastewater infrastructure. Network Capacity Modelling has not been provided to confirm if Council's external network can accommodate the additional demand loading.
	<b>Information Required:</b>
	Submit a detailed wastewater analysis report demonstrating how the development will connect to Council's reticulation wastewater system in compliance with Council's <i>Wastewater Infrastructure Policy 2.04</i> , confirming that the existing infrastructure is adequate to service the level of demand generated from the development.

Response:

Refer to the Network Capacity Analysis reports prepared for the development by JFP that accompany this response.

Information Requested:

**5. Water Supply Infrastructure**

<b>5.1</b>	<b>Issue:</b>
	The proposed development is required to meet the requirements for water supply outlined in the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policies (PSP), SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure</i> . The proposed change application seeks to increase the total development yield from 266 units to 294 units, resulting in additional demand on Council's water supply infrastructure. Network Capacity Modelling has not been provided to confirm if Council's external network can accommodate the additional demand loading.

	<b>Information Required:</b>
	Submit a detailed water supply report demonstrating a compliant water supply system can be achieved to service the proposed development, also ensuring that the existing system has sufficient capacity for fire-fighting purposes. The water supply report is to be undertaken in accordance with Council's <i>Water Infrastructure Policy 2.03</i> . Boundary conditions for a water model can be requested from Council's Network Planning Section via <a href="mailto:WaterNetPlan@tr.qld.gov.au">WaterNetPlan@tr.qld.gov.au</a> .

Response:

Refer to the Network Capacity Analysis reports prepared for the development by JFP that accompany this response.

Information Requested:

**7. Stormwater**

<b>7.1</b>	<b>Issue:</b>
	The proposed development is required to meet the requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012, Schedule 6 Planning Scheme Policy (PSP), SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> including its referenced standards and the State Planning Policy July 2017 (SPP). Stormwater from the external catchment of McCleverty Court enters the site via the easement along the southern boundary. However, the submitted plans do not demonstrate how this external catchment is collected and conveyed to a lawful point of discharge. In addition, any stormwater infrastructure conveying Council stormwater must be protected by an easement in accordance with PSP 2 and QUDM requirements.
	<b>Information Required:</b>
	Provide amended plans: <ul style="list-style-type: none"> <li>• identifying the McCleverty Court external catchment and demonstrating how Q1 to Q100 flows are collected and conveyed to a lawful point of discharge; and</li> <li>• including an easement(s) over all stormwater infrastructure conveying flows from McCleverty Court to the lawful point of discharge.</li> </ul>
<b>7.2</b>	<b>Issue:</b>
	Drawing S25-159-PC08 (Section B) shows a barrier wall on the development side, which would

	obstruct stormwater overflow in events exceeding Q100 or in the event of blockage. The section does not demonstrate Q100 flood depth or the required freeboard in accordance with QUDM requirements. Additionally, retaining walls are shown within the stormwater easement, which is not supported.
	<b>Information Required:</b>
	Provide amended plans: <ul style="list-style-type: none"> <li>• removing the barrier wall on the side of the swale drain;</li> <li>• including Q100 flood depth and freeboard in accordance with QUDM requirements; and</li> <li>• including removal of retaining walls from within the stormwater easement.</li> </ul>

**Response:**

The updated concept engineering plans that accompany this response have been updated to provide more clarity on the requested items. A pipe that was not plotted in error has been added back to the plan set to clarify the intent to direct runoff from McCleverty Court along the south boundary under easement to Nugent Pinch Road. The associated catchment has been added to the plans for McCleverty Court as well as the associated expected peak flow and 1% AEP water level in the cut off drain & pipe. The wall along the cut off drain has not been removed as this remains in line with the existing approval and was previously accepted by Council.

**Information Requested:**

**8. Earthworks/Retaining Structures**

	<b>Issue:</b>
8.1	The proposed development is subject to the earthwork's requirements outlined in the <i>Toowoomba Regional Planning Scheme 2012, Works and Services 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. Submitted plans show retaining walls between 1–2 m in height along the Nugent Pinch Road frontage. In accordance with PSP2, any retaining wall exceeding 1m in height and fronting a public space must be tiered.
	<b>Information Required:</b>
	Provide amended plans showing tiered retaining walls along the Nugent Pinch Road frontage.
	<b>Issue:</b>
8.2	Retaining walls are proposed at the McCleverty Court cul-de-sac head. It is unclear whether the proposed retaining walls are located entirely within private property. In addition, no information has been provided to demonstrate that the proposed street verge gradients comply with PSP2 requirements.
	<b>Information Required:</b>
	Provide amended plans, including a cross-section, of the proposed McCleverty Court cul-de-sac head, clearly demonstrating that all retaining walls are located outside the road reserve and that verge gradients comply with PSP2 requirements.

**Response:**

No change to the retaining proposed along Nugent Pinch Road is proposed as this remains essentially identical to the approved outcome. The retaining wall is set back from the property boundary and not including tiered walls in this zone allows for more robust landscaping along the boundary set back area.

The retaining walls proposed to support the McCleverty Court cul-de-sac are to be private walls wholly contained within the property. This should be clear from the additional details of the McCleverty Court works documented on the updated plans including a larger plan & the requested sections.

Should you require further information in this regard, please do not hesitate to contact me at the Sunshine Coast office.

Yours faithfully,



**Jared Hill** CPEng | RPEQ 19891

Partner | Sunshine Coast Civil Manager

**Westera Partners Pty Ltd**