



Surveying | Town Planning | Urban Design

Council Ref: RAL/2024/3831

Our Ref: 22242
Contact: Andrea Henderson

7 November 2025

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350

RECEIVED
7/11/2025
TOOWOOMBA
REGIONAL COUNCIL

Attn: The Assessment Manager, Development Assessment
Via: development@tr.qld.gov.au

RE: RESPONSE TO FURTHER INFORMATION REQUEST – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT– ONE (1) LOT INTO 35 LOTS IN STAGES AND ONE RESERVE - 2-26 BURNETT STREET, DARLING HEIGHTS - LOT 3 ON RP17828

Further to Council's Further Information Request dated 23 July 2024 for the above-mentioned application, Vision Surveys (QLD) Pty Ltd [VSQ] acts on behalf of Port Hacking 2229 Pty Ltd (the applicant) in submitting this response.

Pursuant to section 13 of the *Development Assessment Rules* (the DAR), the applicant has chosen to respond to the entirety of the information requested by Council, as outlined below.

Attached for your attention are the following drawings in response to Council's RFI, to substitute the previously submitted plans and to be read in conjunction with the written response.

Plan/Document Name	Prepared By	Plan Number	Dated
Proposal Plan	Vision Surveys (QLD) Pty Ltd	22242-PP-01 Rev. G	05/11/2025
Contour and Detail Plan	Vision Surveys (QLD) Pty Ltd	22242-CD-01 Rev. -	19/04/2022
RFI Response by Premise	Premise	VIS-0035-TM02	07/11/2025
Civil Drawings	Premise	VIS-0035 Rev 2	06/11/2025

Local Planning Matters

1. MASTER PLANNING AND CONNECTIVITY

Council Request

1.1 *The proposed lot layout does not provide any road connectivity to the land south-west of the development site (Lot 3 RP17829).*

Information required:

Provide amended plans which:

- *Provide a street connection for future development to the south-west of the subject site; and*
- *Increases the Stage 2 road reserve width to 18m (local access street < 75 lots) for the through street section that will not form part of the cul-de-sac.*

Demonstrate that there is adequate sight distance where the cul-de-sac intersects with the local access street.

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Airlie Beach

Mackay

Rockhampton

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Melbourne

Response

Refer to updated proposal plan. The road width has been updated and a connection has been provided to the south west.

Refer additional details in Premise RFI response.

Council Request

1.2 *The road access to Burnett Street associated with Stage 1 appears to form a through road with Rosenstengel Street. Given this is a cul-de-sac servicing 12 lots, it should terminate at a T intersection with Rosenstengel Street and Burnett Street forming the through road. There is no concept plan provided for this intersection. Further it is unclear whether proposed Lot 24 has sufficient truncation to allow the T-intersection to be formed this way.*

Information required:

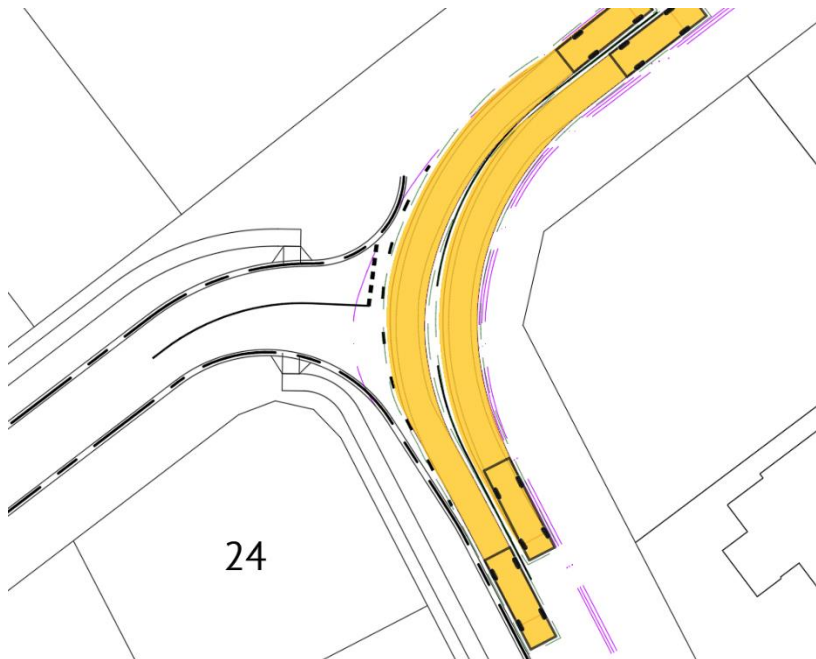
Provide:

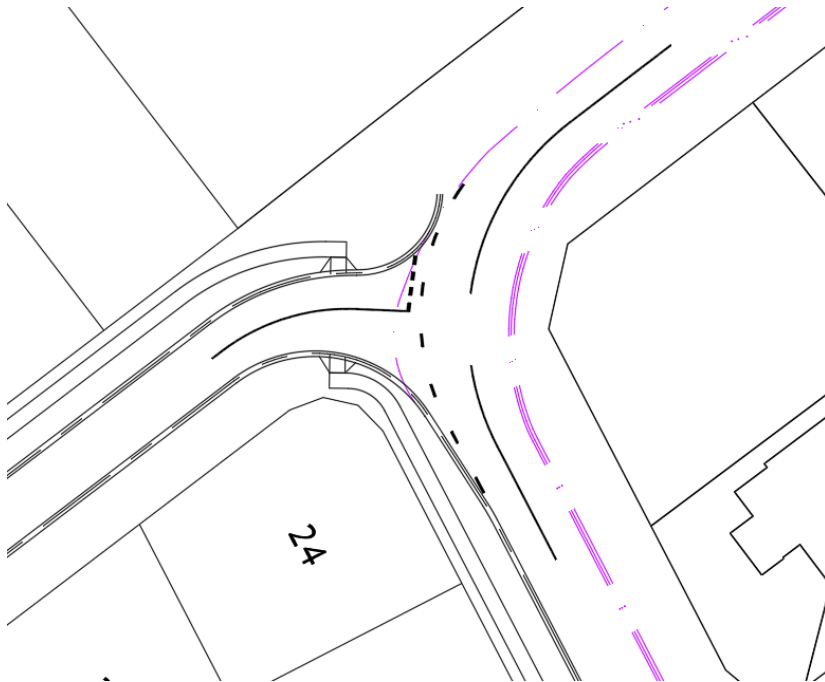
- *A conceptual intersection layout for the Stage 1 T-intersection with Burnett Street and Rosenstengel Street, with the Stage 1 street being the minor leg; and*
- *Amended plans which demonstrate that proposed Lot 24 has sufficient corner truncation to accommodate the intersection layout.*

Response

Refer to response and plan by Premise for intersection details.

In addition, it is submitted that lot 24 has sufficient corner truncation to accommodate the intersection. There's a minimum of 4.0m of verge at the corner of lot 24 Refer details from Premise below.





Council Request

1.3 The proposed footpath connection from the Stage 1 cul-de-sac to Burnett Street through the drainage reserve is not considered a strong desire line, particularly given the lack of road frontage creating poor CEPTD. Consideration should instead be given to providing a direct footpath connection from Stage 2 to Burnett Street along the north-eastern boundary of proposed Lot 17, noting this will require additional earthworks and retaining walls. Frontage works required along the full frontage of Burnett Street will need to include kerb and channel and footpath, allowing both stages to be connected to the existing footpath network and Thies Park (south) at Rosenstengel Street. Further information is required regarding pedestrian connectivity.

Information required:

Provide plans demonstrating how pedestrian access will be provided from the development site (both Stage 1 and 2) to connect to the existing footpath network at Rosenstengel Street. Any connection provided through the drainage reserve must include additional detail about earthworks and retaining walls.

Response

It is not considered appropriate to provide a path between the open space/ drainage reserve and lot 17. Lot 17 will most likely be fenced and not lit. From a safety perspective it is considered more appropriate to use the footpath in the new road past lot 18, to reach Burnett Street. No changes have been made to the Proposal Plan for this matter.

Refer to RFI response and plans by Premise.

2. WASTE COLLECTION

Council Request

2.1 *It is unclear from the submitted plans as to whether the proposed cul-de-sacs can achieve a sufficient internal radius (10m) to allow provision for waste collection.*

Information required:

Provide amended plans which show all proposed cul-de-sacs with a minimum internal radius of 10m.

Note: Consideration will be required to be given to how proposed Lots 5 and 6 can be serviced by a waste collection vehicle (in forward gear) as a result of the road connection required under item 1.1 of this Information Request.

Response

The proposal plan has been updated to ensure a 10m internal radius. Refer to RFI response and plans by Premise.

3. WASTEWATER INFRASTRUCTURE

Council Request

3.1 *The proposed pressure sewer infrastructure is not consistent with the Works and Services Code and PSP No. 3 – Engineering Standards – Water and Wastewater Infrastructure. A gravity sewer and an aerial crossing of the drainage reserve is required, with a pump station connecting back to the existing sewer network. Alternatively, a gravity connection and aerial crossing over Westbrook Creek may be considered. The proposed layout would be required to make provision for a sewer pump station, which must be located in a separate lot sized to accommodate the pump station and ancillary equipment, with suitable maintenance access and sited clear of the potentially closest buildings.*

Information required:

Provide:

- *An amended Engineering Report with the inclusion of a gravity reticulation system draining to a single pump station or an alternative gravity connection across Westbrook Creek;*
- *Identification of the proposed rising main location and connection point to existing sewerage infrastructure; and*
- *Amended plans which include provision for any pump station site within the lot layout.*

Response

The Engineering Report prepared by Premise has been amended to include a gravity reticulation system draining to a single pump station. The proposed rising main and connection point have been identified on Premise preliminary civil drawing C500. The drawing also includes provision for a pump station site within the lot layout.

4. EARTHWORKS

Council Request

- 4.1 Retaining walls up to 2m high are proposed adjacent to the drainage reserve. PSP No 2 – Engineering Standards – Roads and Drainage Infrastructure (PSP No.2) requires retaining walls to be no higher than 1m high when abutting public space with terraced walls where the change of level exceeds 1m.

Information required:

Provide amended earthworks plans to show terraced retaining walls adjacent to the drainage reserve where the change in level exceeds 1m.

Note: Changes in the earthworks model may also be required to improve pedestrian connectivity where responding to item 1.3 of this Information Request

Response

The earthworks design has been amended to achieve maximum 1m high retaining walls where they are abutting public space. Refer to Premise preliminary civil design drawing C300 for retaining wall locations and approximate heights.

5. STORMWATER

Council Request

- 5.1 The Site Based Stormwater Management Plan demonstrates that peak discharge from the site is equal to or decreased from the pre-development characteristics in all events without utilising detention infrastructure. Development is commonly seen to increase peak discharge in 50% and 63.2% AEP events when located in similar topographical locations without utilising detention infrastructure. Additionally, a comparison between the Rational Method and the WBNM model results appear to be notably different for these two events. As the WBNM model has not been provided, there is concern that it may not have been configured with the correct parameters.

Information required:

Provide the WBNM model which was utilised to produce the results shown within the Site Based Stormwater Management Plan.

Response

QUDM and ARR both stipulate that the rational method should only be used as a means for identifying gross errors. No gross errors were identified. The Rational Method uses fixed factors to scale the runoff coefficient for the various AEP, whereas the WBNM model has taken into account losses. This is the reason for a larger difference in the 63.2% AEP event. The 1% AEP has only a 3.5% difference from the rational which is well within acceptable range for data validation especially as this is the DFE. The previous report states that the reason for a slight reduction in peak discharges is the changes in hydrograph timing relative to the upstream catchment. WBNM parameters can be found in the model supplied with this letter.

6. FLOOD HAZARD

Council Request

- 6.1 The Premise Flood Hazard Assessment shows flood water overtopping Burnett Street for the 20% AEP storm event. QUDM and PSP No 2 requires the full flow of the 10% AEP to be conveyed within cross drainage culverts for a minor road and this is not achieved. There is a safety risk for vehicles and pedestrians in Stage 2 of the development that has not been considered nor addressed. Further, the dV values for the major storm traversing Burnett Street are not shown. It is unclear if the major storm can be safely conveyed across Burnett Street. The culvert upgrade required at Burnett Street to meet QUDM and PSP No 2 standards has not been modelled and, if so, it may produce different results downstream of Burnett Street and within the proposed drainage reserve.

Information required:

Provide an updated TUFLOW model and Flood Hazard Assessment which includes the culvert and road upgrade works required at Burnett Street to meet QUDM and PSP No 2 standards for both the major and minor storm event.

Response

We note Council's concern that the existing cross-drainage culvert at Burnett Street does not currently meet QUDM and PSP No. 2 criteria for a minor road, with overtopping observed during events as frequent as the 20% AEP. This is an existing condition associated with Council's current drainage infrastructure and is not a result of, nor exacerbated by, the proposed development works.

The proposed development does not alter the upstream catchment characteristics or increase discharge toward Burnett Street. The hydraulic modelling undertaken confirms that post-development flows at this location remain consistent with existing conditions.

7. STORMWATER QUALITY

Council Request

7.1 *The proposed treatment train includes a swale drain running through private property. Council requires these facilities to be provided on public land where they can access and maintain these facilities. Further, two bio-retention basins are proposed to be located within the drainage reserve. The steep slope at these locations will make construction and maintenance of such a facility difficult if not impractical to achieve.*

Information required:

Provide an amended Stormwater Manager Plan with amended stormwater quality treatments to include:

- *The provision of treatment facilities within public space (i.e. a drainage or road reserve);*
- *Practical access for construction and maintenance of the facilities (i.e. cross-sectional diagrams identifying slopes and surface treatments within these areas); and*
- *A treatment train that meets the post construction stormwater quality design objectives of the State Planning Policy noting that Toowoomba is part of Western Queensland and the design objective is for a 85% reduction in Total Suspended Solids*

Response

An easement has been included in favour of Council, over the proposed stormwater quality infrastructure (swale) at the rear of lot 30-35 to enable council to access the swale for maintenance purposes where required. The earthwork model has been updated and presented on Premise preliminary civil drawing C200, showing the proposed stormwater quality infrastructure can be constructed in the reserve area and accessed for maintenance from the proposed road reserve.

The Operational Works design will include more detailed sections and details for the proposed maintenance access ramps. The current treatment train meets the required design objectives.

8. DRAINAGE RESERVE AND STREET TREES

Council Request

8.1 *Existing Council controlled trees within the Burnett Street verge are not plotted on submitted plans and are likely to be significantly impacted by the proposed development. Further, existing trees internal to the development site, located within land proposed to be dedicated to Council, are not plotted on the submitted plans. The level of impact from the development and the health/condition of these trees is unknown.*

Information required:

Provide amended plans identifying surveyed locations of all existing Council controlled trees in Burnett Street fronting the subject site, and existing trees internal to the subject site within land proposed to be dedicated to Council, that have a Diameter at Breast Height equal to or greater than 100mm. Where any activity is proposed within the Tree Protection Zone (TPZ) of existing trees as determined in accordance with AS4970 Protection of Trees on Development Sites, provide an Arborist Report, prepared by a Consulting Arborist, who holds a minimum AQF Level 5 in Arboriculture. The Arborist Report must at a minimum include but not be limited to the following:

- Site address;
- Tree location/s and context (e.g. ground conditions);
- Inspection methodology (aerial inspection, visual tree assessment, other);
- Tree dimensions (height, crown spread and trunk diameter);
- Health and structural condition;
- Useful life expectancy;
- Details of the construction activities and their likely impact;
- Tree Retention value;
- Identification of trees to be retained and removed (including justifying statements);
- Tree protection measures to be applied;
- Recommendations; and
- Supporting evidence (pictures, test results and site plan).

Response

Attached is a copy of the Contour and Detail Plan. It details any trees on the land. It is requested that Council conditions an Arborist report as part of any future operational works application, as works will be detailed at that time any the trees to be removed know.

9. INFRASTRUCTURE CHARGES

Council Request

9.1 *Infrastructure Charges are levied, in part, based on the extra demand on infrastructure generated by development. In order to calculate the Infrastructure Charges for the proposed development in accordance with the Planning Act 2016 and Charges Resolution No. 5, further information is required in relation to the existing dwellings on the site.*

Information required:

Provide confirmation of the number of bedrooms of the existing dwellings on the premise.


Response

The cottage accommodates 4 bedrooms.

We trust the above response satisfactorily addresses Council Further Information Request.

We look forward to the issue of a Decision Notice Approval with reasonable and relevant conditions, in due course. Should you require any further information or clarification of the matters discuss in this response, please do not hesitate to contact the undersigned.

Yours faithfully,



Andrea Henderson
Principal Town Planner
Vision Surveys (QLD) Pty Ltd
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