

Jenia Krause

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06/03/2026

From: Development Engineering Admin
Sent: Friday, 6 March 2026 1:23 PM
To: Development
Subject: FW: Gowrie Junction | Extension to decision period - OW/2025/6339

**TOOWOOMBA
REGIONAL COUNCIL**

For profiling please

Regards

Merisa Taylor
Engineering Support Officer
Development Engineering
Development Infrastructure and Growth

Toowoomba Regional Council
PO Box 3021 Toowoomba QLD 4350
Phone: 131 TRC
Email: Development@tr.qld.gov.au
Website: www.tr.qld.gov.au
Online Customer Service Portal: www.tr.qld.gov.au/submitonline
Track Applications: <https://developmenti.tr.qld.gov.au/>
Have your say: [Have your say on a Development Application](#)



From: James Juhasz <james@propertyprojectsaustralia.com.au>
Sent: Friday, 6 March 2026 8:34 AM
To: Michael Evans <michael.evans@tr.qld.gov.au>; Andrew Lilley <andrew.lilley@tr.qld.gov.au>
Subject: Fw: Gowrie Junction | Further Advice Actions - OW/2025/6339

[External Email] This email was sent from outside the organisation - be cautious, particularly with links and attachments.

Regards,

James Juhasz
Director
Property Projects Australia Pty Ltd

From: Edward Hodge <Edward@hfcapital.com.au>
Sent: Friday, March 6, 2026 7:42 am
To: James Juhasz <james@propertyprojectsaustralia.com.au>
Subject: Re: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi James,

I confirm that I authorise the extension.

Edward Hodge
0473 531 036
HF Capital Management Pty Ltd

From: James Juhasz <james@propertyprojectsaustralia.com.au>
Sent: Friday, March 6, 2026 6:16 am
To: Edward Hodge <Edward@hfcapital.com.au>
Subject: Fw: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Ed

Could you please respond to this email confirming that you authorise the extension of time I sent to council?

Thanks

Regards,

James Juhasz
Director
Property Projects Australia Pty Ltd

From: Michael Evans <Michael.Evans@tr.qld.gov.au>
Sent: Friday, March 6, 2026 6:10:52 AM
To: James Juhasz <james@propertyprojectsaustralia.com.au>
Cc: Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>
Subject: FW: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi James,

As discussed yesterday are you able to arrange for either Ed or Jared as the applicants on the DA form 1 to confirm that they approve the below extension date in your email?

Regards

Michael Evans
Principal Engineer
Development Infrastructure and Growth

Toowoomba Regional Council
PO Box 3021 Toowoomba QLD 4350
P 07 4688 6757 E 6757 F 1800 448 882
michael.evans@tr.qld.gov.au
www.tr.qld.gov.au

From: James Juhasz <james@propertyprojectsaustralia.com.au>
Sent: Thursday, 5 March 2026 2:03 PM
To: Michael Evans <Michael.Evans@tr.qld.gov.au>; Jared Hill <jaredh@westerapartners.com.au>
Cc: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>; Info Mailbox <Info@propertyprojectsaustralia.com.au>
Subject: Re: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Michael,

Thanks for the reply.

I understand Jared is travelling today, however, I have spoken with Ed and confirm that, as the applicant, he agrees to extend the decision period under s.22.1 of the DA Rules to 20 March, 2026.

Ben has coordinated a meeting time for next Thursday.

In the interim, our team will review the below with Jared.

Thanks,

James Juhasz
Director

M 0427 554 717
P 07 4632 0516 EXT 003
E james@propertyprojectsaustralia.com.au

PPA
PROPERTY
PROJECTS
AUSTRALIA

Lower Ground, 618 Brunswick Street, New Farm
123 Margaret Street, Toowoomba

propertyprojectsaustralia.com.au
ABN 13 167 478 766

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From: Michael Evans <Michael.Evans@tr.qld.gov.au>
Sent: Thursday, 5 March 2026 11:25 AM
To: Jared Hill <jaredh@westerapartners.com.au>
Cc: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Richard Wilke <richard.wilke@rhodeland.com.au>
Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Jared,

Please see below comments in red, which hopefully clarify any concerns.

Noting the decision period finishes tomorrow (Friday the 6th of March) could you please confirm if you intend to extend the decision making period?

Regards

Michael Evans

Principal Engineer

Development Infrastructure and Growth

Toowoomba Regional Council

PO Box 3021 Toowoomba QLD 4350

P 07 4688 6757 E 6757 F 1800 448 882

michael.evans@tr.qld.gov.au

www.tr.qld.gov.au

From: Jared Hill <jaredh@westerapartners.com.au>

Sent: Tuesday, 3 March 2026 8:32 PM

To: Michael Evans <Michael.Evans@tr.qld.gov.au>

Cc: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Richard Wilke <richard.wilke@rhodeland.com.au>

Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

[External Email] This email was sent from outside the organisation - be cautious, particularly with links and attachments.

Hi Michael,

Can you please assist with my queries below in relation to this RFI.

Regards,

Jared Hill

Partner | Sunshine Coast Civil Manager

e: jaredh@westerapartners.com.au m: 0437 335 403

w: westerapartners.com.au s: follow us on [Instagram](#)



Sunshine Coast - U2 L2, 1 Courage St, Sippy Downs QLD

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From: Michael Evans <Michael.Evans@tr.qld.gov.au>

Sent: Tuesday, 3 March 2026 4:12 PM

To: Jared Hill <jaredh@westerapartners.com.au>

Cc: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>

Subject: FW: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Jared,

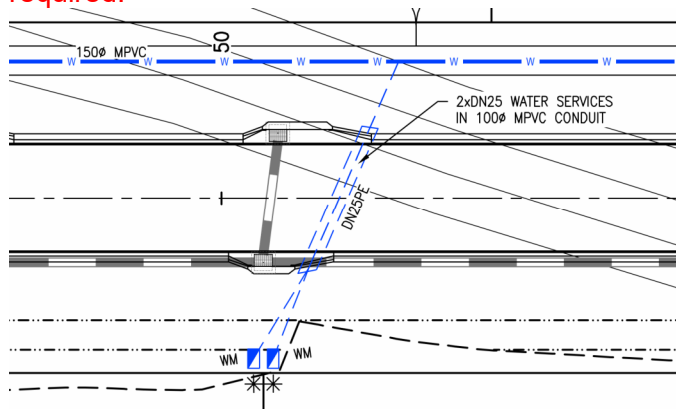
Council's review of the updated plans/reports has identified the following that still has not been rectified or adequately addressed.

Water Infrastructure

- Footpath has been moved to opposite side of the road but the water main has been left in the middle of the verge. Needs to be at 1.5m offset from property boundary as per standard TRC requirements. The water main is where it is following a previous request by TRC to shift to a 2.70m alignment. We will change again. Council's request as part of the initial information request was to

provide a minimum 0.5m clearance between footpath and water main or relocate footpath to the other side of the road, to essentially match standard cross sections, not to move the water main to the middle of the verge.

- Several water service conduits clash with proposed stormwater gully pits, need to be relocated clear. This is a new item after multiple rounds of RFIs. I have double checked, there are no clashes with chambers. There are some conduits under kerb transitions but this should not be an issue as doesn't create clash? If the RPEQ is satisfied there will be no clashes, then no further information required.



Stormwater Infrastructure

The below updated Stormwater Management Report (Revision C) has only been updated for the following sections:

Section 2.2 – Lawful Point of Discharge, has been updated to say the primary lawful point of discharge is now the new outlet in the unnamed road reserve, **at the direction of TRC**. Can I have the issue here clarified as to what Council are asking. This summary is correct. We proposed to direct runoff to the location it currently discharges to and were asked to relocate to the location now documented. We cannot report on no change at this new location as there is clearly a change. The difference is that it's land partially under the control of TRC as opposed to private land.

Section 3.1.5 – Table 4 Basin volume updated to reflect below table values. Table 4 in section 3.1.6 reports on detention volume and correctly references the highlighted value below. This is the volume to spillway, not the volume to top of bund which we are not relying on for detention as the basin overtops at the spillway. No change proposed.

Section 3.2 – LPD Flow Assessment, this section has been removed entirely. Correct, this section of the report was prepared to thoroughly assess the impacts of discharging to the neighbouring property as per existing conditions however was not accepted by Council. There is no comparable assessment required with the new discharge location as no stormwater discharges there from the site or upstream catchment under existing site conditions.

The remaining concerns raised by Council on 24 December 2025 have not been addressed in the updated report, and will be required. In regards to the items that have been updated, Council has significant concerns with the removal of the LPD flow assessment and the statement that the change to the LPD was at Council's direction. Noting Council request that the alternative is investigated with the design RPEQ providing recommendations. As above, Westera did not propose the alternative discharge location. This was requested by Council. Perhaps we need to set up a meeting to discuss. We cannot compare pre and post discharge in any similar hydrograph based assessment as the existing flow to alternative discharge location was zero, there is a clear change in outcome.

Council's comments in regards to the LPD in December were for Westera to investigate the feasibility of the extended pipe alternative. This was not a direction of Council to force this as the ultimate discharge location, as it is clearly shown in the below correspondence that Council provided additional requirements on what would be needed should the design proceed with the previous concrete channel. If, as the RPEQ you have determined through your design that the piped discharge location was not suitable due to not being able to achieve no actionable nuisance/no worsening, then as outlined previously by Council we would have expected a robust investigation into the impacts and an RPEQ recommendation on the viability

of the discharge location. Accordingly, if this option was not viable Council was clear on next steps and what would be required to proceed with the previous design proposal or a suitable alternative design.

Regards,

Michael Evans

Principal Engineer

Development Infrastructure and Growth

Toowoomba Regional Council

PO Box 3021, Toowoomba QLD

P 07 4688 6757 E 6757 M 0419 127 842 IM sip:Michael.Evans@tr.qld.gov.au

Michael.Evans@tr.qld.gov.au

www.tr.qld.gov.au

From: Jared Hill <jaredh@westerapartners.com.au>

Sent: Thursday, 26 February 2026 2:58 PM

To: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>

Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; Alistair Dent <alistair@propertyprojectsaustralia.com.au>; Blake Brindley

<blake@propertyprojectsaustralia.com.au>; Info Mailbox <Info@propertyprojectsaustralia.com.au>; Michael Evans <Michael.Evans@tr.qld.gov.au>

Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

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Hi Andrew,

Link to updated stormwater report is below. You might take note that a single line in the mitigation table changed as a result of the revised basin. All outcomes of the report remain the same.

 [S25-052 Stormwater Management Report Rev C.pdf](#)

As there is no material new information being submitted here we will agree to a further week.

Regards,

Jared Hill

Partner | Sunshine Coast Civil Manager

e: jaredh@westerapartners.com.au m: 0437 335 403

w: westerapartners.com.au s: follow us on [Instagram](#)



Sunshine Coast - U2 L2, 1 Courage St, Sippy Downs QLD

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From: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>

Sent: Thursday, 26 February 2026 12:24 PM

To: Jared Hill <jaredh@westerapartners.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>

Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; Alistair Dent <alistair@propertyprojectsaustralia.com.au>; Blake Brindley

<blake@propertyprojectsaustralia.com.au>; Info Mailbox <Info@propertyprojectsaustralia.com.au>; Michael Evans <Michael.Evans@tr.qld.gov.au>

Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Jared,

Council will require full updated stormwater management report, reflecting the most recent civil design package, addressing the below as well as all other items raised in the email on 24th December.

The updated report also needs to address the new discharge location, including any actionable nuisance/non-worsening impacts this location may have, and any RPEQ recommendations regarding these for Councils consideration.

As the decision period ends tomorrow, Council requests this be extended by at least another month to facilitate the required information being provided and reviewed.

Regards,

Andrew Lilley
Lead Senior Engineer
Development Infrastructure and Growth

P 07 4688 6357 **M** 0483 367 027
Andrew.Lilley@tr.qld.gov.au
www.tr.qld.gov.au

From: Jared Hill <jaredh@westerapartners.com.au>
Sent: Wednesday, 18 February 2026 2:20 PM
To: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>
Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>; Alistair Dent <alistair@propertyprojectsaustralia.com.au>; Blake Brindley <blake@propertyprojectsaustralia.com.au>; Info Mailbox <Info@propertyprojectsaustralia.com.au>; Michael Evans <Michael.Evans@tr.qld.gov.au>
Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

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Hi Andrew,

I probably should have addressed this in the RFI response, however the change to the 1in6 batters for that short side had a negligible impact on the performance of the basin.

For reference, the height vs storage relationship between the two basins with the change is summarised below.

Elevation	1in4	1in6	% diff
m	m3	m3	
475.13	30	30	100.00%
478.5	458.8	454	98.95%
479	1330.4	1310	98.47%
479.5	2444.2	2397.6	98.09%
480	3818.1	3741.6	98.00%
480.5	5466.4	5362.7	98.10%
480.63	5940.8	5832.5	98.18%

The difficulty I face in preparing a full formal stormwater report is that I cannot report on no worsening at the revised discharge location. It is not formally controlled by Council as is leased. I'm happy to prepare a basin memo if I must but I question that being forced based on above volume summary.

Regards,

Jared Hill

Partner | Sunshine Coast Civil Manager

e: jaredh@westerapartners.com.au m: 0437 335 403

w: westerapartners.com.au s: follow us on [Instagram](#)



Sunshine Coast - U2 L2, 1 Courage St, Sippy Downs QLD

Brisbane - 204, 33 Longland St, Newstead QLD

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From: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>

Sent: Wednesday, 18 February 2026 10:01 AM

To: James Juhasz <james@propertyprojectsaustralia.com.au>; Jared Hill <jaredh@westerapartners.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>

Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>;

Alistair Dent <alistair@propertyprojectsaustralia.com.au>; Blake Brindley

<blake@propertyprojectsaustralia.com.au>; Info Mailbox <Info@propertyprojectsaustralia.com.au>; Michael Evans <Michael.Evans@tr.qld.gov.au>

Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi James,

Ideally an extension to next Friday would be appreciated to allow sufficient internal review by all parties and finalise putting together the approval.

Noting that the batters for the detention basin along Road 1 have been amended to 1 in 6 without an alteration to the lot size for the drainage reserve, the Stormwater Management Report will still need to be updated to confirm that the capacity of the detention basin has not been reduced from that demonstrated as part of the RAL approval.

Regards,

Andrew Lilley

Lead Senior Engineer

Development Infrastructure and Growth

P 07 4688 6357 M 0483 367 027

Andrew.Lilley@tr.qld.gov.au

www.tr.qld.gov.au

From: James Juhasz <james@propertyprojectsaustralia.com.au>

Sent: Wednesday, 18 February 2026 6:42 AM

To: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Jared Hill <jaredh@westerapartners.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>

Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>;

Alistair Dent <alistair@propertyprojectsaustralia.com.au>; Blake Brindley

<blake@propertyprojectsaustralia.com.au>; Info Mailbox <Info@propertyprojectsaustralia.com.au>

Subject: Re: Gowrie Junction | Further Advice Actions - OW/2025/6339

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Morning Andrew,

Thanks for response below.

So that we can manage decision timeframes on the OPW and RAL (and client expectations) are you able to advise how long you expect this review and a decision will likely take?

As we still need to move through a submitter appeal period on the RAL, we obviously eager to get that process started asap.

Thanks Andrew.

James Juhasz
Director

M 0427 554 717
P 07 4632 0516 EXT 003
E james@propertyprojectsaustralia.com.au

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Lower Ground, 618 Brunswick Street, New Farm
123 Margaret Street, Toowoomba

propertyprojectsaustralia.com.au
ABN 13 167 478 766

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From: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>
Sent: Monday, 16 February 2026 7:36 AM
To: Jared Hill <jaredh@westerapartners.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>
Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>
Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Jared,

Thank you for providing these. We will get them reviewed as quick as possible and advise Planning such that the RAL can be finalised as well.

Regards,

Andrew Lilley
Lead Senior Engineer
Development Infrastructure and Growth

From: Jared Hill <jaredh@westerapartners.com.au>
Sent: Saturday, 14 February 2026 6:47 AM
To: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>
Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>
Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

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Hi Andrew,

Please find links below to the updated plans for this application.

 [S25-052_Civil_Drawings_2026.02.13.pdf](#)

 [S25-052_Water_Drawings_2026.02.13.pdf](#)

Commentary against the raised items is below.

Regards,

Jared Hill

Partner | Sunshine Coast Civil Manager

e: jaredh@westerapartners.com.au m: 0437 335 403

w: westerapartners.com.au s: follow us on [Instagram](#)



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From: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>
Sent: Wednesday, 24 December 2025 11:28 AM
To: Jared Hill <jaredh@westerapartners.com.au>; Kelum Fernando <Kelum.Fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>
Cc: Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>
Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339 [Filed 13 Feb 2026 06:16]

Hi Jared & Richard,

Council has undertaken additional review of the design following the Further Advice meeting last week, with a general response to the items within listed below.

1.1 – NDN has been extended to 23 January 2026 to facilitate resolution of item 3.1

2.1 – Council will in this instance accept the increase depth of the water mains, however the water mains will need to be installed within envelopes under the culverts for future maintenance. The depth under Road 1 should be extended for the full width of the pavement such that no bends are located under the roadway. **No longer required with change in stormwater discharge.**

2.2 – If the channel must remain, Council can consider moving the trunk main to the northern side of Gowrie Tilgonda Rd as proposed by the applicant, however the preference is to retain in it's current location and depth. [No longer required.](#)

2.3 – Issues clarified in meeting and being addressed by applicant.

3.1 – 1 in 6 batter for eastern side of the detention basin along Road 1 are to be provided. [Addressed](#)

3.2 – Taking into consideration both the depths and internal drops to manage the velocities, Council is willing to accept the number of chambers located within the road pavement. These manholes will need to have bolt down lids in accordance with IPWEA standard drawings. [Will manage during construction.](#)

3.3 – Council still requests investigation be undertaken to the possibility of extending piped infrastructure further west to allow sheet flow discharge within Unnamed Road 701303. Should this alternate arrangement be demonstrated unfeasible and the concrete channel remain the ultimate outlet arrangement, Council will require the following in order to support this: [infrastructure now extended.](#)

- Relocation of the trunk water main to ensure this is not located under the channel
- A Safety In Design assessment by a suitably qualified RPEQ with respect to the proximity to the carriageway of Gowrie Tilgonga Road and provision of appropriate vehicle protections along the full extent of the channel where required
- A review of the proposed scour protection arrangements with respect to QUDM 2016 to ensure sufficient extent, with provision of stone pitching for reduced maintenance
- A review of the incoming pipes to ensure no jetting occurs into the adjoining downstream property
- Provision of 300mm freeboard for the 1% AEP event
- Reduction of batter grades wherever possible

In addition to the above, taking into account feedback/advice regarding the design during last weeks meeting, Councils additional review of the application has identified further items regarding both water infrastructure and the overall stormwater strategy that will need to be adequately addressed in order for Council to make a decision on this application:

Water Infrastructure:

- Water main on Road 3 does not extend and connect into the existing water main in Fellmonger Street. [Addressed](#)
- Water main at the end of Road 1 to connect to the existing water main in Panorama Crescent appears to have several unnecessary bends, this should be a straight line connection between the two mains. [Addressed](#)
- The stormwater longitudinal sections do not water main and service crossings to confirm minimum vertical separations will be achieved. Councils has determined that some sections may not be achievable with the current design. [Addressed](#)
- Water mains appear to be installed between footpath and back of kerb instead of standard alignment between footpath and property boundary. This will result in the water main being much closer to future street trees and will require footpaths to be cut up to install short side water services for each lot, both of which are undesirable. [Addressed](#)
- The earthworks within Gowrie Tilgonda Road show cut in some sections that would result in the existing water main not achieving minimum required cover. While Council acknowledges that some sections are already below current minimum depths as identified on the submitted plans, the proposed works should not result in either additional sections being non-compliant or reducing already below minimum covers even further. [Addressed](#)

Stormwater Management

- It is noted that the proposed design does not investigate alternative stormwater arrangements for Gowrie Tilgonda Road that incorporate a piped system arrangement through unnamed roads as per Item 3.3 of the Further Advice Notice (acknowledging comments made during last weeks meeting that the unnamed road reserves running south to Gowrie Creek appear to be leased by the southern property owner). For Council to consider the proposed outlet arrangement within Gowrie Tilgonga Road, further analysis will be required to demonstrate that there will be no worsening of flows to the downstream property. With reference to Section 3.2 of the submitted Stormwater Management Report dated 4 November 2025, it is noted that only hydrographs have been provided

with a general assessment of peak flows and velocities to the downstream property. Council requests that 2D modelling is conducted to assess the impacts on the downstream property, and that all flow parameters, including peak flow rates, velocities, depths and extents are reviewed for the full range of design storm events up to and including the 1% AEP to demonstrate that flows will be mitigated to pre-development levels. Alternatively, Council maintains its position that further investigation of other discharge arrangements be completed. [The stormwater now discharges in the unnamed leased road reserve.](#)

- With reference to the submitted Stormwater Management Report dated 4 November 2025, Council seeks clarification on the following items, including submission of an updated Stormwater Management Report where required: [With the revised discharge location we have not updated the stormwater report. There is a clear increase of flows at the new discharge point as a result of the development.](#)
 - Noting that the upstream catchment is to bypass the detention basin and outlet directly to the proposed culvert in Gowrie Tilgonda Road with a reduced travel time owing to piping these flows (refer Section 3.2), it is unclear how peak flow impacts are mitigated to the downstream property especially given reductions to the developed site flows are limited for minor storm events (e.g. 1EY has only 0.07m³/s reduction) [The modelling has been presented and summarised to Council. When assessing the worsening at a particular point we can't only assess part of the contributing catchment. It is fully agreed that the upslope catchment arrives at the previous discharge location sooner however as it now occurs further from the peak of the development site as a result of the basin the peak flow remained not exceeded.](#)
 - Noting that the model assumes a bypass catchment of 1.473ha (Table 4), it is unclear from the report which catchment this refers to (assumedly lots fronting Gowrie Tilgonda Road) and the additional impacts of these flows on the downstream property being unattenuated [This is the total area of development site that does not flow to the basin. By definition, modelling it as bypass catchment assesses its impacts by not being attenuated. If it was just excluded then Council's query would be relevant.](#)
 - Noting that the model assumes flows in excess of the 5% AEP bypass the stormwater infrastructure (Section 3.1.6), it is unclear how mitigation is achieved for events exceeding this given the location of the sag in Road 1 and ability for flows to enter the basin [What this is saying is that in a 1% AEP event approximately 77% of the runoff still makes it to the basin and is attenuated. The model has just considered this, and reviewed the impacts of only part of the total flows reaching the basin. It's considered a better model approach than assuming 100% capture which is not realistic for a site of this size and slope.](#)
 - Noting that Section 3.1.6 states that the weir is not activated except in severe blockage occurrence, confirmation of the blockage factors utilised for the culvert outlet is required as well as a sensitivity analysis for a full blockage scenario to confirm basin functionality [As all runoff that reaches the basin has entered the upstream underground system and flowed to the basin, modelling of the typical performance of the basin does not include a blockage factor to the outlet. As noted previously in partial blockage scenarios the weir will function to control the overflow to Gowrie Tilgonda Rd and in severe full blockage scenarios sheet flow over the bund will occur as capacity of the weir will be exceeded. This is considered extremely unlikely however as all flows reach Gowrie Tilgonda Rd it's considered acceptable.](#)

Council is happy to have further discussions with yourselves in the New Year once you have had time to review the above to work towards an amicable solution that works for all parties.

Regards,

Andrew Lilley

Acting Principal Engineer

Development Infrastructure and Growth

[P 07 4688 6357](tel:0746886357) [M 0483 367 027](tel:0483367027)

From: Jared Hill <jaredh@westerapartners.com.au>

Sent: Monday, 22 December 2025 7:14 AM

To: Kelum Fernando <kelum.fernando@tr.qld.gov.au>; Richard Wilke <richard.wilke@rhodeland.com.au>;

Development <development@tr.qld.gov.au>

Cc: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>

Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

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Hi All,

Confirming we agree to an extension to the DMP by a month to 23 Jan 2026.

Regards,

Jared Hill

Partner | Sunshine Coast Civil Manager

e: jaredh@westerapartners.com.au m: 0437 335 403

w: westerapartners.com.au s: follow us on [Instagram](#)



Sunshine Coast - U2 L2, 1 Courage St, Sippy Downs QLD

Brisbane - 204, 33 Longland St, Newstead QLD

Gold Coast - Level 3, 17 Welch St, Southport QLD

Northern NSW - Suite 24, 11-13 Pearl St, Kingscliff NSW

Central Victoria - 10 Garsed St, Bendigo VIC

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From: Kelum Fernando <kelum.fernando@tr.qld.gov.au>

Sent: Friday, 19 December 2025 2:47 PM

To: Richard Wilke <richard.wilke@rhodeland.com.au>

Cc: Andrew Lilley <Andrew.Lilley@tr.qld.gov.au>; Jared Hill <jaredh@westerapartners.com.au>; Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>; Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>

Subject: RE: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Richard and Jared,

Council is currently undertaking internal discussions with Water Infrastructure Services to resolve the proposed lowering and diversion of the water main along Gowrie–Tilgonda Road. We aim to provide Council's feedback to you before the end of the year.

As it stands, the extension of time for the OW application expires on 23 December 2025. Additionally, please note that Council is unable to make a determination on the OW application until the NDN has been finalised.

Considering these factors, could you please extend the DMP to an appropriate date to avoid the application entering deemed approval or refusal territory?

Regards

Kelum Fernando

Lead Senior Engineer

Development Infrastructure and Growth

Toowoomba Regional Council

PO Box 3021, Toowoomba QLD

P 07 4688 6500

Kelum.Fernando@tr.qld.gov.au

www.tr.qld.gov.au

From: Ben Kleinschmidt <Ben.Kleinschmidt@tr.qld.gov.au>

Sent: Thursday, 18 December 2025 8:58 AM

To: Richard Wilke <richard.wilke@rhodeland.com.au>

Cc: Kelum Fernando <kelum.fernando@tr.qld.gov.au>; Andrew Lilley <andrew.lilley@tr.qld.gov.au>; Jared Hill

<jaredh@westerapartners.com.au>; Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>

Subject: Re: Gowrie Junction | Further Advice Actions - OW/2025/6339

Hi Richard,

Likewise, thanks for you and your teams time to work through the outstanding items.

The team are working on preparing a holistic position on the outstanding items (including discussing the water main items with our WIS Branch), and this will be conveyed shortly. The urgency is not lost on the team and we will ensure this is provided as soon as possible, certainly before Christmas.

Appreciate your patience in what has been a challenging site.

Warm regards,

Ben Kleinschmidt
Manager Development Infrastructure & Growth
Development Infrastructure and Growth

Toowoomba Regional Council
PO Box 3021, Toowoomba QLD
P 07 4614 5180 M 0473 022 676
Ben.Kleinschmidt@tr.qld.gov.au
www.tr.qld.gov.au



From: Richard Wilke <richard.wilke@rhodeland.com.au>

Sent: Wednesday, December 17, 2025 05:22

To: Ben Kleinschmidt <ben.kleinschmidt@tr.qld.gov.au>

Cc: Kelum Fernando <kelum.fernando@tr.qld.gov.au>; Andrew Lilley <andrew.lilley@tr.qld.gov.au>; Jared Hill <jaredh@westerapartners.com.au>; Connor Bulley <connor.bulley@rhodeland.com.au>; James Juhasz <james@propertyprojectsaustralia.com.au>

Subject: Gowrie Junction | Further Advice Actions - OW/2025/6339

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Good morning Ben,

Thank you for your time yesterday to discuss the Further Advice Notice.

I understand that we are now awaiting Council’s position on each item. From my notes, it appears that both Council and the developer (speaking on his behalf) are amenable to conceding on certain matters.

Jared and his team are on standby to close out any agreed items before the year end, allowing us to commence the appeal period as soon as possible.

We are keen to commence works on site and can’t understate the urgency, given the costs incurred to date and the time it’s taken to get here.

We look forward to your update.

Regards,

RICHARD WILKE | Director

M: 0450 222 581

E: richard.wilke@rhodeland.com.au



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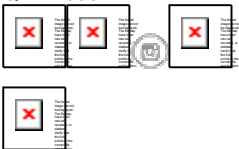
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