

Our Reference: RAL/2017/4108
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Jeteld Pty Ltd
 C/- Paul Kelly, Precinct Urban Planning
 PO Box 3527
 TOOWOOMBA QLD 4350

Email: Paul@precinctplan.com.au

24 August 2017

Dear Sir

Development Application for: Reconfiguring a Lot – Two (2) into 49 Lots
Location: Reis Road, HIGHFIELDS QLD 4352
Property Description: Lot 1 RP177108 and Lot 2 SP274504
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. LAYOUT

Advice Note: *Proposed Stages 1 and 2 and the remaining indicative layout rely on direct property frontage to Reis Road. However additional information as outlined in this Information Request is required to determine if this is an acceptable outcome.*

The outcome of responding to this Information Request may result in amendments to the layout being required.

2. LOCAL CENTRE

Issue:	
2.1	<p>The subject site is identified as being a location for a centre in accordance with Figure 2 of the Highfields, Meringandan and Meringandan West Local Plan Code.</p> <p>AO_{6.1} requires “Centres are generally located in areas indicated on Highfields Local Plan Map (Figure 2)”.</p> <p>The planning report accompanying the application states that this AO is not applicable, however no justification has been provided.</p>
Information Required:	
	The applicant is requested to demonstrate compliance with AO ₆ or its associated PO.

	<u>Advice Note:</u> <i>It may be appropriate to locate an alternative location, however justification will be required.</i>
2.2	<u>Issue:</u> Given a centre is envisaged for the site, PO ₇ of the Highfields, Meringandan and Meringandan West Local Plan Code requires higher density in this location to encourage a walkable catchment. It is noted that AO _{7.1} requires “ <i>New Development within 400m of a centre achieves a minimum density of 40 dwellings per hectare (nett)</i> ”.
	<u>Information Required:</u>
	In considering 2.1, the applicant is requested to respond to the need for higher density in proximity to the centre.
	<u>Advice Note:</u> <i>If an alternative location is nominated for the centre and sufficient justification provided to Council’s satisfaction, this issue may not be applicable.</i>

2. DESIGN

2.1	<u>Issue:</u> The purpose of the Reconfiguring a Lot Code is to ensure provision of good neighbourhood design, consistent with the character and environmental values of the zone and precinct in which the land is located and to ensure the development creates a sense of place and distinctive identity. Development should ensure transport networks provide for appropriate levels of accessibility and accommodate a wide range of travel modes including walking, cycling and the use of public transport. PO ₄ of the Reconfiguring a Lot Code requires street blocks and lot types to generally rectilinear and arranged to provide:
	a) <i>“an efficient neighbourhood pattern, that supports walking cycling and public transport use”;</i> <ul style="list-style-type: none"> • AO_{4.3} requires “<i>street blocks fronting local streets to not exceed 100m in length</i>”; • the two larger proposed street blocks are in excess of 200m long – collectively as a street block they exceed 400m; and • Additional pedestrian links are required to promote permeability for this development through to the various centres and through this development to the district sports park.
	b) <i>“the highest densities are located around open space, amenity features or other focal points”;</i> <ul style="list-style-type: none"> • no overarching urban design assessment of the Highfields area or subject site has been provided to enable assessment of the proposed densities in relation to focal points etc.
	c) <i>“a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety”;</i> <ul style="list-style-type: none"> • PO₉ of the Reconfiguring a Lot Code also requires “<i>reconfigurations within the Low-medium Density Residential Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes</i>”; and • There are only two dominant lot sizes proposed – despite the clear intention of subdivision of approximately 200 lots.
	<u>Information Required:</u>
	The applicant is requested to demonstrate how neighbourhood permeability is achieved with regard to walking, cycling and access to public transport considering the requirements of AO _{4.3} or its associated PO of the Reconfiguring a Lot Code.
<u>Information Required:</u>	
The applicant is requested to demonstrate how the development responds to the requirements of PO ₄ and PO ₉ with regard to lot diversity/size and PO ₄ with regard to lot layout considering the	

availability of local community infrastructure (shopping, sports and recreation, focal points etc.).

3. ECOLOGICAL SIGNIFICANCE

3.1	Issue:
	The subject site is mapped as containing an Area of Ecological Significance on the Environmental Significance Overlay. The application material provided has stated that the site does not contain any vegetation mapped as remnant under the <i>Vegetation Management Act</i> , and therefore the proposal satisfies PO1 of the Environmental Significance Overlay Code. Council requires further justification in this regard.
	Information Required:
	The applicant is requested to provide an Ecological Impact Assessment/Statement prepared by a suitably qualified person in accordance with Appendix 1 of Planning Scheme Policy 6 to justify consideration of the Environmental Significance Overlay.
	<i>Advice Note: Subject to the findings of the report, the applicant is requested to provide an amended layout which retains existing ecological values and existing mature vegetation, both on site and within the road reserve.</i>

4. PARKS

4.1	Issue:
	The proposed design will result in the removal and impact to a large number of Council controlled trees in the following locations: <ul style="list-style-type: none"> • Reis Road • Klein Creek • Barracks Road <p>It is noted that the following PO's of the Reconfiguring a Lot Code are of particular relevance:</p> <p>PO₃ – requires <i>the layout of streets, lots and infrastructure responds appropriately to environmental features of the Site or locality by minimising vegetation loss and/or fragmentation;</i></p> <p>PO₇ – requires that <i>"in a reconfiguration that involves the creation of a new street streetscape and landscape treatments are provided that create an attractive and legible environment with a clear character and identity and use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance".</i></p> <p>It is noted that a design which protects and retains as much Council controlled vegetation as possible should be provided.</p>
	Information Required:
	The applicant is requested to provide a Tree Retention Plan which identifies the accurate location of each Council controlled tree on Reis Road, Barracks Road and Klein Creek over the height of five (5) metres and likely to be impacted by the development application. The plan, at a minimum, must detail: <ul style="list-style-type: none"> • the number of trees proposed to be removed or impacted; • their health; • structural condition; • canopy width; • species; and • retention value. <p><i>Advice Note: This request should be considered in conjunction with Item 5.2 below.</i></p>
4.2	Issue:
	The Engineering Assessment Report prepared by RMA Consulting Engineers indicates that the development is proposing to use Klein Creek to the west of the site via Barracks Road as a legal point of discharge. Klein Creek has been identified by the Open Space Strategy as a potential northern extension of the Highfields East Linear Corridor. Parks and Recreation Services Branch

	wishes to ensure that the proposed stormwater infrastructure required to service this development does not prevent or restrict future pedestrian movement or continuation of the Highfields East Linear Corridor along Klein Creek. In addition, the proposed stormwater infrastructure should not have detrimental impacts on the natural flora and fauna values existing within the Linear Corridor.
	Information Required:
	The applicant is requested to demonstrate that the proposed stormwater infrastructure into Klein Creek does not prevent the safe movement of pedestrians along the eastern side of the creek, continuation of the Highfields East Linear Corridor along Klein Creek or have a detrimental impact on the natural values of the linear corridor generally.

5. TRAFFIC

	Issue:
	The Reconfiguring a Lot Code includes performance outcomes that ensure the road network provides for safe and convenient movement between local streets and higher order roads; and safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport. There has been no assessment made of the traffic impacts of the development.
	Information Required:
	The applicant is requested to provide a traffic impact assessment report prepared in accordance with the Department of Transport and Main Roads Guide to Traffic Impact Assessment (except as otherwise stated below), which includes but is not limited to the following:
5.1	<ul style="list-style-type: none"> • The volume of traffic that will be generated by the development in addition to the cumulative impacts of the fully developed balance lot and any other traffic likely to be attracted from Barracks Road through the development site (assuming no future road connection from Barracks Road to O'Brien Road); • The distribution of the development traffic on the internal and existing road network; • The road hierarchy for the development site with consideration of the fully developed balance lot and any other traffic likely to be attracted from Barracks Road through the development site. The suitability of the proposed street connections from Stage 1 & 2 of the development through the balance lot to Barracks Road also needs consideration. The lot layout will need to reflect the standard of street as defined in Council's Planning Scheme Policy PSP No 2 Engineering Standards Roads and Drainage Infrastructure; • The intersection treatment and capacity at the Reis Road/Development Access and Kuhls Road/Development Access. Consideration of auxiliary lanes must be based on the warrants as defined within Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections. The impact assessment year must be 10 years from the last stage of development for the balance lot. The interaction between the closely spaced Reis Road/Kuhls Road and Kuhls Road/Development Access must be considered; • The intersection treatment and capacity at Reis Road/Kuhls Road. Consideration of auxiliary lanes must be based on the warrants as defined within Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections. The impact assessment year must be at the opening of the Stage 2 development; • Whether safe intersection sight distance (SISD) is available from the development access at Reis Road and Kuhls Road; and • An assessment of public transport routes and the suitability of the pedestrian connections to the public transport routes. Consideration of pedestrian facilities (e.g. pedestrian refuge) across Reis Road to the existing bus stop should also be considered.
	Information Required:
	The applicant is requested to amend the lot layout in recognition of the road hierarchy and intersection treatments identified in the traffic impact assessment.
5.2	Issue:
	The Reconfiguring a Lot Code includes performance outcomes that require development to be

	<p>integrated with the surrounding urban or rural environment having regard to the layout and dimensions of streets and lots, and creation of streetscape and landscape treatments that use and highlight features of the site including existing vegetation. Further consideration is required for the road reserve and carriageway widths at Reis Road and Kuhls Road including:</p> <ul style="list-style-type: none"> • Reis Road is a distributor road and Council's standard cross section is 12m carriageway width within a 25m road reserve. Typically no direct property access is provided to a distributor road in recognition of the traffic carrying function. In this instance however Council will require retention of the existing kerb and verge on the southern side of Reis Road and give consideration to a reduced carriageway width (minimum 10m) and northern verge width (minimum 6.5m) and allow direct property access provided mature street trees can be retained. The applicant will need to present further details showing the location of significant trees, proposed carriageway and road reserve details, property access points (including combined access points to minimise the total number of driveways), and how the road could be designed to retain the trees; and • Kuhls Road is currently a local access street in Council's road hierarchy. A 10m wide rural type road has recently been constructed to service the sports park north of the development site. The applicant proposes the road reserve be increased by 0.7m along the development frontage and an existing watermain be relocated at Council's expense. Council believes that the road can be upgraded to urban standards with a 5.5m verge and kerb and channel without any additional road reserve. Council's as-built data for the watermain confirms it has been laid 1.3 to 1.5m from the road reserve boundary. Any watermain relocation requirements will need to be at the applicant's expense. <p>Information Required:</p> <p>The applicant is requested to review the cross section proposed for Reis Road with a carriageway width and verge width designed to retain the significant existing trees. This should be supported by a plan showing the location of the proposed northern kerb and channel, proposed road reserve, location of property access points and significant trees needing to be either removed or retained. The plan will need to recognise any additional widening required to accommodate any turn lanes identified in the traffic impact assessment.</p> <p><i>Advice Note: This request should be considered in conjunction with Item 4.1 above.</i></p> <p>Information Required:</p> <p>The applicant is requested to review the cross section of Kuhls Road and ensure the provision of a 5.5m wide verge is able to accommodate a 1.5m footpath, with services and street trees. The layout plan will need to recognise any additional widening required to accommodate any turn lanes identified in the traffic impact assessment.</p>
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6. EARTHWORKS

6.1	<p>Issue:</p> <p>The proposed development is subject to the earthworks requirements outlined in the Works and Services Code and PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. The information provided has not demonstrated how these requirements will be achieved. In particular, the following issues are of concern:</p> <ul style="list-style-type: none"> • Insufficient information has been provided to enable the proposed cut/fill depths and areas to be determined; and • Cross sections have not been provided. <p>Information Required:</p> <p>In accordance with the requirements outlined in the Works and Services Code and PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure, the applicant is requested to provide:</p> <ul style="list-style-type: none"> • A plan clearly identifying the proposed cut/fill areas and annotate the quantities; and • Cross sections along the cut/fill areas at regular intervals as appropriate.
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7. STORMWATER

7.1	Issue:
	<p>The Reconfiguring a Lot Code includes performance outcomes that ensure stormwater management is provided in a manner that minimises risk of adverse environmental or amenity related impacts. Council has developed an Urban Stormwater Master Plan (USMP) for Highfields which includes detailed hydrologic and hydraulic modelling for the Klein Creek catchment. The modelling advises of significant increases in flows local to the site (Barracks Road) in all events and significant increases in events up to Q10 in the section of Klein Creek to Meringandan Road. In order to manage the hydrologic impacts from the development site and ensure catchment flows are managed in accordance with the Highfields USMP, the developer will need to provide on-site detention to match hydrographs from the USMP modelling. Council can provide these hydrographs (under a data deed) which although not-endorsed are the best available current information.</p>
	<p>The recently constructed Kuhls Road currently diverts stormwater from the upstream catchment (the portion of Lot 2 SP274504 east of Kuhls Road) south to Reis Road rather than through the development site to Klein Creek. The stormwater system at Reis Road is not designed to take the upstream catchment either in the developed or undeveloped state, hence provision needs to be made to convey the developed upstream catchment through the development site.</p>
	<p>Council will not accept a voluntary contribution for stormwater quality. All stormwater treatment will need to be provided within the development site.</p>
	Information Required:
	<p>The applicant is requested to submit a concept stormwater management plan detailing how flows from the development including the upstream catchment will be conveyed to a lawful point of discharge and not cause actionable nuisance at the receiving location.</p>
	Information Required:
	<p>The applicant is requested to provide electronic copy of the MUSIC model.</p>
Information Required:	
<p>The applicant is requested to provide preliminary design details about how stormwater will be conveyed down the steep embankment to Klein Creek at Barracks Road, including details of erosion protection and drop structures.</p>	
Information Required:	
<p>The applicant is requested to amend the Stage 1 lot layout to include stormwater detention and treatment areas including access requirements.</p>	

8. WATER SUPPLY

8.1	Issue:
	<p>The Works and Services Code includes performance outcomes that require a water supply adequate for the current and future needs of the intended use. Water supply needs to be provided in accordance with <i>PSP No 3 Engineering Standards – Water and Wastewater Infrastructure</i>. The proposed development is being connected to Council's existing water reticulation system without appropriate planning or modelling to ensure that there is adequate supply.</p>
Information Required:	
<p>The applicant is requested to present an engineering report addressing the water supply requirements for the proposed development. The report shall include, but not limited to, all proposed connection points, water main sizes and modelling results for the ultimate development against each planning horizon to ensure the development will be serviced in accordance with Councils Water Infrastructure Policy 2.03. Note that the modelling must take into account the existing Council reticulation network in the area.</p>	

9. SEWERAGE

9.1	Issue:
	<p>The engineering report submitted with the application shows a proposed 375mm trunk sewer traversing the development site connecting the development site and upstream properties to a connection point in Barracks Road. The trunk sewer will be designed and constructed by parties</p>

	<p>other than Council and Council is yet to receive an operational works application for construction of the pipeline. There is no detail provided to confirm that the trunk sewer alignment is compatible with upstream development.</p> <p><i>Advice Note:</i> Where the trunk sewer alignment changes from Road 1 to Road 3, the deflection is close to 90 degree. No large fall or internal drop is allowed within a manhole under these circumstances. Further details for the manhole will be required at operational works stage.</p> <p>Information Required:</p> <p>The applicant is requested to provide details of the alignment of the upstream trunk sewer and provide written confirmation that the upstream developer is satisfied with the proposed alignment through the development site. The sewer will need to be installed within an easement for the balance lot and easement details must be provided on the lot layout plan.</p>
9.2	<p>Issue:</p> <p>A temporary sewer pump station is proposed to service Stage 2 of the development. The applicant has not provided sufficient information to confirm how the temporary pump station will be constructed and how access will be provided.</p> <p>Information Required:</p> <p>The applicant is requested to provide the following information in regards to the temporary sewage pump station:</p> <ul style="list-style-type: none"> • The details of the associated rising main including size, alignment and location of the connection; • The anticipated depth of the pump station well and the invert level of the inlet pipe to the wet well; • A preliminary design layout of the pump station. The design should address the lot size and access to the pump station site. The minimum lot size for a pump station is 25m x 25m; • A lot layout plan for stage 2 that shows the lot for the pump station and how legal access will be provided; and • How the pump station will be provided with water service as the water main will be capped at proposed lot 43.

Note on Alternative Solutions

Where alternative solutions to the Acceptable Outcomes are proposed, it must be demonstrated that the respective Performance Outcomes of the Code are satisfied. Simply requesting an alternative solution does not demonstrate the Performance Outcomes are satisfied or oblige Council to favourably consider the alternative solution. Detailed material (potentially in the form of amended plans and a written report) identifying planning grounds justifying the alternative solution should be submitted. Without such representations, Council may not favourably consider the application.

Options Available in Response to this Information Request

Under the provisions of the *Planning Act 2016* and *Development Assessment Rules*, you have three (3) options available in response to this information request. You must give Council:

1. all of the information requested; or
2. part of the information requested together with a written notice asking Council to proceed with the assessment of the application; or
3. a notice –
 - a. stating that you do not intend to supply any of the information requested; and
 - b. asking Council to proceed with the assessment of the application.

Please provide one (1) electronic (preferred) or hard copy of the response to the information request to Council, including any submitted plans and supporting information. **In your response, please complete and include the attached notice advising which of the above three (3) options you are supplying.**

You must respond to this information request within a period of three (3) months in accordance with Section 13.1 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016* or Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N. Plumbe', written in a cursive style.

Natalie Plumbe
Principal Planner, Development Services



TOOWOOMBA REGIONAL COUNCIL
A.B.N. 997 8830 5360

APPLICANT NOTICE FORM
Response to Information Request
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Application Number: RAL/2017/4108
Development Application for: Reconfiguring a Lot – Two (2) into 49 Lots
Location: Reis Road, HIGHFIELDS QLD 4352
Property Description: Lot 1 RP177108 and Lot 2 SP274504

In response to Council's Information Request dated 24 August 2017, I/We advise the following:-

- All of the information requested.
- Part of the information requested. Please proceed with the assessment of the application.
- Do not intend to supply any of the information requested. Please proceed with the assessment of the application.

Applicant Name: _____

Applicant Signature: _____

Date: _____