

Have your say on a development application



Submitted on	25 May 2026, 4:53PM
Receipt number	13
Related form version	4

Privacy collection notice

The personal information in this form is collected by Toowoomba Regional Council as part of its consideration of the issues raised in the submission. For impact assessable applications, the personal information in this form will be used to notify submitters about the Council's decision regarding the development application, in accordance with the [Planning Act 2016](#).

Form introduction

Provide support, comment or objection to a development application submitted to Toowoomba Regional Council.

After submission you may be notified of the outcome of the relevant development application.

If your submission is a 'properly made submission' under the [Planning Act 2016](#), you may have certain appeal rights in the Planning and Environment Court.

This submission, including personal contact information, will be lodged and publicly available at Development.i under the relevant development application in accordance with the [Right to Information Act 2009](#) and the [Evidence Act 1977](#).

I understand my submission, including personal contact information, will be lodged and publicly available at Development.i.

Do you agree with the declaration (required answer)? I agree with the declaration

Submitter details

First name	Jennifer
Last name	Young
Phone number	0408980568
Email	jenyoung56@hotmail.com

Your residential address

Street address	10 Bernard Court
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Suburb Highfields

State QLD

Postcode 4352

Is your postal address the same as the residential address?

Yes

Application details

Address of application

Street address 1A Cawdor Road

Suburb Highfields

State QLD

Postcode 4352

Application number MCUI /2025/5337 RAL/2025/5338

Submission details

Information about grounds for a submission, can be [found on our website](#).

What is your position on the development application? Object

State your grounds, and the facts and circumstances relied on to support the submission.

Non compliance of the Planning Code.
Noise and visual impact on neighbouring properties.
Concern regarding stormwater/ runoff of rain water impacting neighbouring properties.
See full formal objection - attached.

Attach any documentation in support of the grounds raised in your submission.

[DevelopmentApplicationChildCareCentre.pdf](#)

Ctrl+Click to select multiple. Upload limit of 10MB.

If viewing the submitted form, attachments are located at the bottom of this document.

Fees

There is no fee for this application.

Declaration

I understand and acknowledge that:

- The information provided is true and complete.
- Council may determine not to accept this if any information or supporting documents are incomplete or false.
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the [Electronic Transactions \(Queensland\) Act 2001](#).

Do you agree with the declaration (required answer)?

I agree with the declaration

Full name of applicant

Jennifer Anne Young

Date

25/05/2026

Form process

After you submit this form a Council officer will review your representations and may be in contact depending on the nature of your submission.

Objection to Proposed Development – 1A Cawdor Road, Highfields, Qld, 4352.

See below:

Combined Development Application – Impact Assessment.

Material Change of Use – Child Care Centre – MCUI/2025/5337

Refigure a Lot – 1 lot into 2 lots – RAL/2025/5338

Property Situated 1A Cawdor Road, Highfields, Qld, 4352

Described as Lot 2 SP 307313 (Including Easement A RP 56980)

Dear Sir/Madam,

I refer to the abovementioned development application and would like to formally lodge and register my objection to this proposed development.

My objection is based on the following planning and amenity (impact) concerns:

I am concerned that the proposed development is not consistent with the intent and expectations of the current zoning applicable to the property and surrounding area.

The subject land is located in the Low-Density Residential Zone (**Park Residential Precinct**) under the Toowoomba Regional Planning Scheme 2012.

It clearly states that in the **Park Residential Precinct** of the Low-Density Residential Zone, the use of land for non-residential purposes is **not** permitted.

Section 6.2.1.2 (4) (a) (c) of the planning scheme clearly states:

(4) The overall outcomes of the Park Residential precinct within the Low-Density Residential zone are:

(a) land in this precinct accommodates dwelling houses in a very low-density setting, with lots greater than 2,250m;

(c) non-residential uses are not permitted in this precinct.

The approval would undermine the integrity of the planning scheme due to the zoning applicable to this land. Also, approval may create an undesirable precedent for similar developments in the area.

In addition to the matters outlined above, I have further concerns regarding the broader impacts the proposed development may have on neighbouring properties and the surrounding residential amenity.

The proposal appears to introduce a level of development intensity and built form that is not in keeping with the established character, amenity, and planning outcomes anticipated for the zone. The existing neighbourhood character should be preserved and protected from developments that may adversely affect the residential amenity and expectations of existing residents.

Privacy impacts to neighbouring properties and neighbourhood amenity.

Privacy, Amenity and Boundary Fence Concerns

As an adjoining property owner, I have significant concerns regarding privacy impacts associated with the proposal. Based on the plans and supporting documents, the proposed boundary fencing does not appear adequate to protect the privacy of adjoining properties or as an appropriate sound barrier. The development has the potential to increase overlooking, visual intrusion, noise, and general disturbance to neighbouring residential properties.

The currently proposed boundary treatment does not appear sufficient to adequately protect the privacy and residential amenity of adjoining landowners.

We as neighbouring property owners experience noise from the 7 Eleven Service Station at times and now that the developer of this application has taken out all the mature trees on this land we experience much more noise and light.

Should the development proceed, I strongly request that Council impose and confirm the undertaking of the following measures:

- increased fence height; 2.4 metres.
- appropriate screening measures;
- landscaping buffers; and
- any additional privacy treatments necessary to minimise overlooking and loss of privacy to neighbouring residents.

Without sufficient screening, the development may result in unreasonable overlooking, (especially due to the nature of this development) and reduced enjoyment of adjoining private neighbouring outdoor areas.

- Stormwater/Runoff and Drainage Risks

In the increasing frequency and severity of heavy rainfall events, the potential for extreme stormwater run-off resulting from the proposed development could impact neighbouring properties, particularly during significant rainfall events which we have experienced historically.

The development may exacerbate local drainage issues and create adverse impacts on adjoining properties through:

- increased surface water flow;
- potential flooding impacts;
- erosion;
- pooling of water; and
- overloading of existing stormwater infrastructure.

I request that Council carefully assess the adequacy of the proposed stormwater management measures and apply comprehensive engineering solutions carefully to ensure there is no worsening of flooding or drainage impacts on neighbouring properties. During previous significant rainfall events, neighbouring and downhill properties have experience substantial water flow and I am concerned the proposed development may worsen these conditions.

I respectfully request that Council fully consider the impacts of this proposal on surrounding residents, and the broader neighbourhood character when assessing the application.

Thank you for considering this submission.

Yours faithfully,

Jennifer Young

10 Bernard Court, Highfields, Qld, 4352.

Email: jenyoung56@hotmail.com

25th May 2026.