9th February 2026

RECEIVED
16/02/2026
TOOWOOMBA
REGIONAL COUNCIL

Matthew Coleman
Principal Planner,
Development Services,
Toowoomba Regional Council
PO Box 3021
Toowoomba Qld 4350

Decibell Consulting
30 Albert St.
Woolloongabba Qld 4102

PH 041 558 1632 or 3391 5096
Email: decibellconsulting@gmail.com

Dear Sir,

Re:	**Response to Information Request 13th October 2025**
Application No:	**MCUI/2022/5495**
Proposal:	**MCU- Impact-Food and Drink Outlet, Shopping Centre and Service**
Location:	**6 Isaac Street, 1, 3, 5, 7, 9, 11 Hagen St and 145, 151, 155 Ruthven Street, North Toowoomba**
Property Description:	**Emt A SP229514, L1 RP107538, L3 RP63441, L2-4 and 6-11 RP53542, L100 SP234396**

We refer to Toowoomba Regional Council's Further Advice dated the 13th October 2025, regarding the above-mentioned application. We wish to supply the following information from Section 6.2 *Issue: Noise*

Provide an updated Environmental Noise Impact Assessment to reflect the changed development and the following:

(a) The two noise source location plans on pages 9 and 14 are to be updated to clearly represent the noise types as either point sources or line sources and include appropriate legends, scale etc;

Attached is an updated Environmental Noise impacts Assessment Report with the source location plans on pages 9 and 14 updated.

(b) The need for the acoustic fence on the southern boundary of proposed Lot 2 (future development lot) is to be confirmed; and

Modelling conducted as part of the updated Environmental Noise impacts Assessment Report it has been determined that the acoustic fence along the southern boundary of the proposed lot 2 is not longer required as the service station has been removed from the proposal.

(c) The report should also be amended to include noise sources relevant to the current application and remove activities (e.g. service station) that have been removed

Noise sources relating to the service station have been removed from the attached updated Environmental Noise impacts Assessment Report.

Should you have any further queries please do not hesitate to contact us on ph 041558 1632 or 07 3391 5097,

Yours faithfully,

John Cristaudo BE RPEQ MAAS
Decibell Consulting

Decibell Consulting pty Ltd

Proposed North Toowoomba Shopping Centre
6 Isaac St, 1-11 Hagan St
And 145-155 Ruthven St
North Toowoomba

ENVIRONMENTAL NOISE IMPACT REPORT

Prepared for

The Hervey B Trust and The Takura Trust

9th February 2026

Decibell Report No.: 2306474 Ver G

Decibell Consulting Pty Ltd

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1.0 INTRODUCTION

This report is submitted in response to a request by JFP Urban Consultants, on behalf of the Hervey B Trust and the Takura Trust for an environmental noise impact assessment of a proposed Shopping Centre, Food and Drink Outlet and Service Station to be located at 6 Isaac St, 1-11 Hagan St and 145-155 Ruthven St North Toowoomba. This report forms part of a Development Application to the Toowoomba Regional Council.

On-site noise logging and attended noise measurement were conducted, and through modelling, predictions of noise impacts from the development on the neighbouring residences have been produced. Based upon these predicted levels, recommendations regarding acoustic treatments and management practices have been specified.

1.1 The Proposal

The proposal is for a Shopping Centre, and Food and Drink Outlet to be located at Isaac Street, Hagan St and Ruthven Street, North Toowoomba.

The proposed Shopping Centre building will be located towards the rear of the site adjacent to the railway corridor. The Shopping Centre building comprise of two attached shop tenancies. A car park area will be located in front of the Shopping Centre along with an online pick-up area. A loading dock area for deliveries is located to the north of the Shopping Centre

The Food and drink outlet will be constructed on the corner of the shopping centre building. Some outdoor dining will be provided in front of the building. There will be no drive through associated with the Food and Drink Outlet.

The intended hours of operation of the Shopping Centre and Food and Drink outlet are to be standard retail hours which are from 7.00 am to 9.00 pm Monday to Saturday and 9.00 am to 6.00pm Sundays.

For further details of the development layout and surrounds refer to appendix for site plans and aerial photograph.

2.0 EQUIPMENT

2.1 Noise Assessment

The following equipment was used to record noise impacting onto the site:

- Bruel Kjaer 4231 Calibrator;
- Rion Nl 21 Environmental Noise Logger.
- Bruel & Kjaer 2235 Sound Level Meter.

3.0 MEASUREMENT PROCEDURE

3.1 Logger Noise Measurement

A noise logger was located towards the southern boundary of the proposed development adjacent to the boundary of the residential area. The location of the logger is indicated on the aerial photograph included below.

Figure 1: Measurement Location

The logger was set to record noise statistics in 15 minute blocks continually over a 48 hour period from Wednesday 25/01/23 to Tuesday 31/01/23. Ambient noise level measurements were conducted generally in accordance with Australian Standard AS 1055 2018 "*Acoustics – Description & Measurement of Environmental Noise"*. The operation of the sound level measuring equipment was field calibrated before and after the measurement session and was found to be within 0.1 dB of the reference signal. All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory. Weather conditions during the beginning and the end of the survey period were rainy. These periods have been excluded from the survey data. The remainder of the survey period was fine with light winds and temperatures ranging from 18˚ C to 33˚ C.

3.2 On Site Noise Measurement

Measurements of typical noise levels associated with activities likely to be occurring in a car park, retail development and the service station have been taken from previous similar investigations. All measurements were conducted generally in accordance with Australian Standard AS1055 2018 "*Acoustics – Description & Measurement of Environmental Noise"*.

4.0 NOISE CRITERIA

4.1 On Site Activities and Mechanical Plant Noise

The Toowoomba Regional Council Planning Scheme *Part 5 Levels of Assessment* requires that Material Change of Use Applications to be assessed against the *Environmental Standards Code* of the Planning Scheme.

Performance Outcome 8 of the *Environmental Standards Code* relating to Noise emissions requires that

"PO8 The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses."

The acceptable outcome to achieve the noise emission standard under the code requires the development:

AO8.1 The development will achieve the following noise levels (when measured at the nearest sensitive receiver):

(a) Background (L90) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use);

(b) Background (L90) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am (measured within bedrooms assuming open windows);

(c) Background (L90) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am);

And

(d) maximum limit LAmax 45dB(A) inside dwellings; and The development will achieve the Acoustic Quality Objectives listed within the Environmental Protection (Noise)Policy 2008.

In this report the noise levels from *AO 8.1* of the *Environmental Standards Code* will be used to assess noise emissions from the proposed shopping centre, Food and Drink Outlet and Service Station.

5.0 RESULTS & CALCULATIONS

5.1 Background and Ambient Noise levels

Background and ambient noise levels were recorded at the site. A graphical presentation of these measurements is included in the appendix to this report. The Table below presents measured averaged background noise levels and ambient noise levels at this location.

	Measured Level SPL dB(A)			
Time Period	**L_{max}**	**L_{10}**	**L_{eq}**	**L_{90}**
Day 7.00 am – 6.00 pm	73.3	60.1	57.3	46.2
Evening 6.00 am – 10.00 pm	71.1	57.3	54.6	46.0
Night 10.00 pm – 7.00 am	67.3	52.8	50.8	43.6

Table 1: Measured noise levels on-site Noise Levels

The noise emissions criteria from the Toowoomba Regional Council Planning Scheme *Environmental Standards Code* have been determined from the measured levels above and presented in the table below.

Time Period	L_{90}	Noise Criteria Variable Noise L_{eqadj} dB(A)	Noise Criteria Continuous Noise L_{A90} dB(A)
Day 7.00 am – 6.00 pm	46.2	51 {(L_{90})+ 5 dB}	46
Evening 6.00 am – 10.00 pm	46.0	51 {(L_{90})+ 5 dB}	46
Night 10.00 pm – 7.00 am	43.6	47 {(L_{90})+ 3 dB}	44

Table 2: Emission Criteria from the Toowoomba Regional Council Planning Scheme *Environmental Standards Code*

5.2 On Site Activities

5.2.1 Source Noise Levels

The proposed development will have a car park located in front of the building, a delivery dock at the rear of the Shopping Centre, an on-line pick area, a Food and Drink Outlet and a service station. Source noise levels taken from previous studies of car parking activities, fast food outlets and service stations of a similar nature are presented in the table. These sources noise level have been corrected in accordance with AS 1055.

Noise Source	Measured Level Leq dB(A) @ 1m	Correction SPL dB(A)*	Corrected Level $L_{eq,adj}$ dB(A)	Duration of Event Min:Sec
Car door closure(slams)	73	+ 5 (impulsive)	78	0:02
Car by pass on driveway	63	0	63	1:00
Car Idling	67	0	67	0:10
2 people talking in car park Or outdoor Area Dining	60	0	60	-
Car Start up	72	0	72	0:02
Delivery Truck reversing	77	+ 5 (impulsive)	82	0:20
Delivery Truck Bypass	73	0	73	1:00
Waste Collection	87	+ 5 (impulsive)	92	1:30

Table 3: Measured average source noise levels from Shopping Centre, and Fast Food Outlet
* As required by AS 1055

5.2.2 Predicted Total Noise levels – Day and Evening Period

The source noise levels relating to the shopping center building, an on-line pick area, and a Food and Drink Outlet have been used with the PEN3D200 noise modelling software to produce a noise contour map relating to the $L_{eq,1hr,adj.}$ noise levels in accordance with the Toowoomba Regional Council Planning Scheme *Environmental Standards Code* in the surrounding area. Modelling assumes:

- A peak vehicle generation for the Shopping Centre of 801 vph traffic generation rate which has been taken from the Traffic Report prepared by PTT Traffic Consulting which forms part of this application and represents the Weekend peak traffic generation which is the worst-case scenario.
- With regard to the shopping centre it is assumed the average vehicle carries 2 persons meaning that two door closures occur per vehicle per hour. It is assume that this number of people are in the car park at any time.
- Traffic flows are evenly distributed as per the Traffic Report prepared by PTT Traffic Consulting which form part of this application.
- Outdoor Dining is limited to the outdoor dining area in front of the food and drink outlet and only occurs between 7.00 am and 10.00 pm.
- A total of 16 people are in the outdoor dining area.
- Vehicles are distributed evenly through the car park
- Deliveries are only made to the loading dock at the areas of the Shopping Centre, and food and drink outlet. It is assumed two deliveries occur per hour.
- General Waste and Recycling collection occurs as per the Waste Management Plan.
- Predicted levels are façade corrected in accordance with the *Environmental Standards Code;*

On the following page is a diagram showing the location of all noise sources used in modelling. On the page after this noise contour map showing the total noise impacts on the surrounding area from the impacts of the development are included.

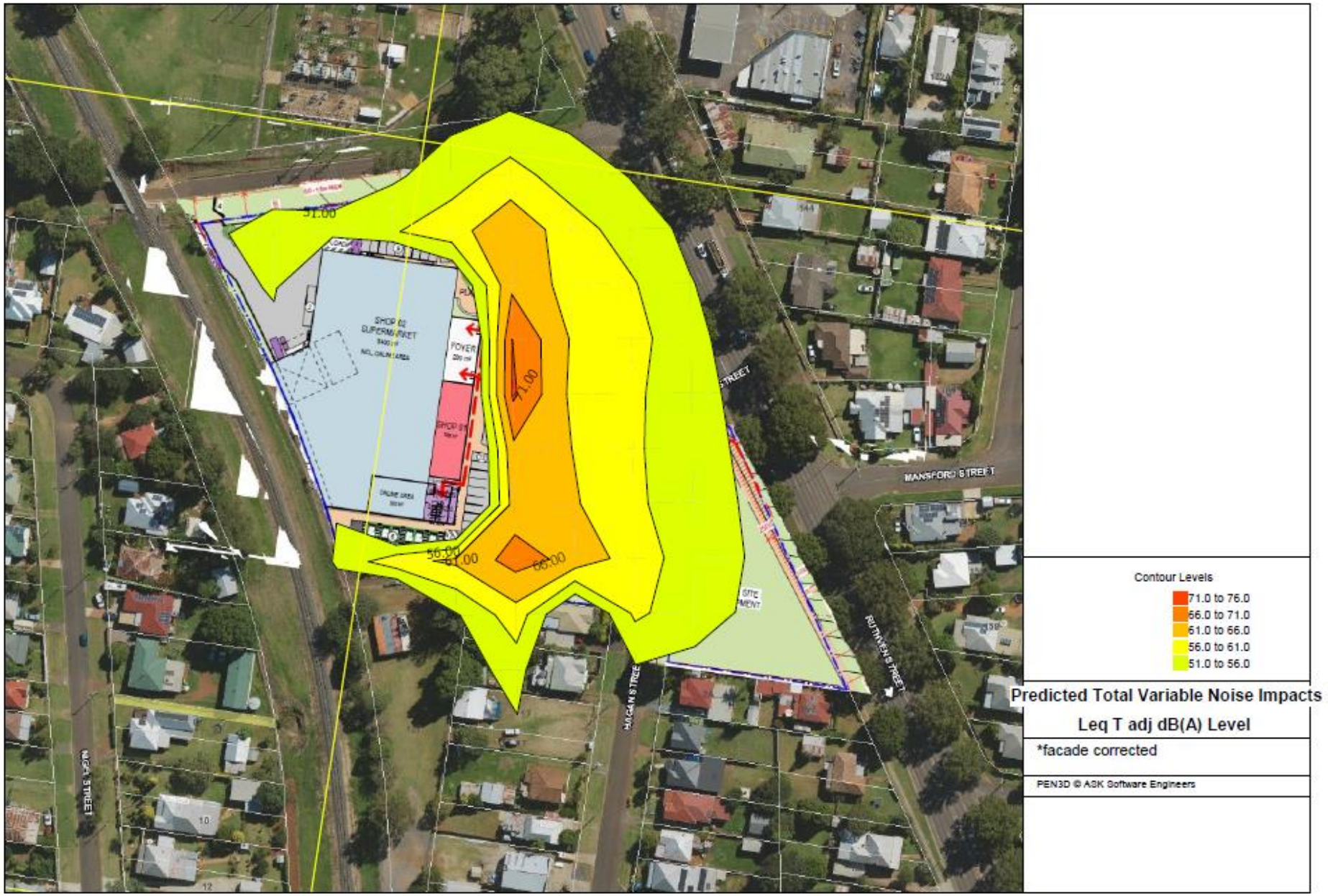
Key

- 4 Car Door Slams
- 4 Cars Idling
- 4 Cars Starting up
- 2 People Talking
- Waste Collection
- Truck Reversing
- Truck and car Paths

Noise Sources

1:1250

Noise Sources -Day and Evening


51.00
41.00
56.00
61.00
66.00
MANSFORD STREET
RUTHVEN STREET
HAGAN STREET
ISAAC STREET
Contour Levels
71.0 to 76.0
66.0 to 71.0
61.0 to 66.0
56.0 to 61.0
51.0 to 56.0
Predicted Total Variable Noise Impacts
Leq T adj dB(A) Level
*facade corrected
PEN3D © ASK Software Engineers

Along with the noise contour mapping the PEN3D200 software has been used to calculate the combined noise impacts on the closest dwellings to the proposed development. Printouts of these calculations are included in the appendix to this report. However, the results of modelling are summarised below.

Location	Predicted Total Noise Impact from development At Facade of Dwelling L_{Aeq} dB(A)
157 Ruthven St	*46.5*
13 Hagen St	*62.0*
158 Ruthven St	*43.4*
156 Ruthven ST	*44.3*
154 Ruthven St	*45.2*
152 Ruthven St	*46.5*
150 Ruthven St	*47.0*
148 Ruthven St	*47.5*
144 Ruthven St	*47.4*
138 Ruthven St	*46.4*
2A Hagen St	*49.1*
160 Ruthven St	*42.6*
162 Ruthven St	*41.9*
15 Hagen St	*45.1*
17 Hagen St	*51.9*

Table 4: Predicted Noise Impacts from the development at facades of surrounding dwellings

The receiver locations from the table above are shown on Figure 2 over the page.

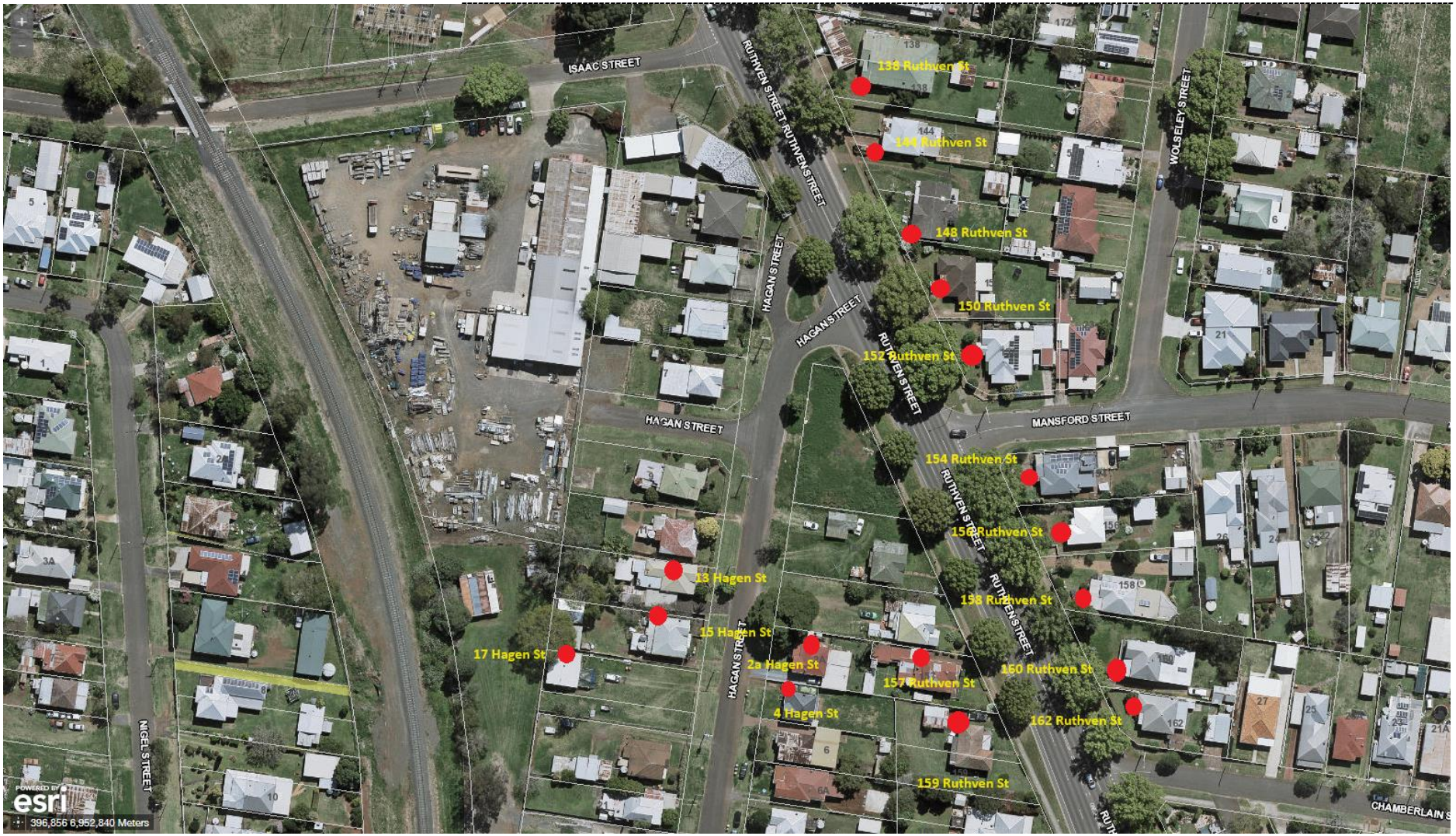


Figure 2: Receiver Locations

5.2.3 Predicted Total Noise levels – Night Period

The shopping centre will operate standard retail hours meaning it will not operate during the night period. However, it is expected that shopping centre would still receive deliveries overnight. The source noise levels relating to the shopping center deliveries have been used with the PEN3D200 noise modelling software to produce two noise contour map relating to the $L_{eq,1hr,adj.}$ noise levels and the $L_{max\ adj}$ noise in accordance with *AO 8.1 (c)* and *(d)* of the Toowoomba Regional Council Planning Scheme *Environmental Standards Code* in the surrounding area. Modelling assumes:

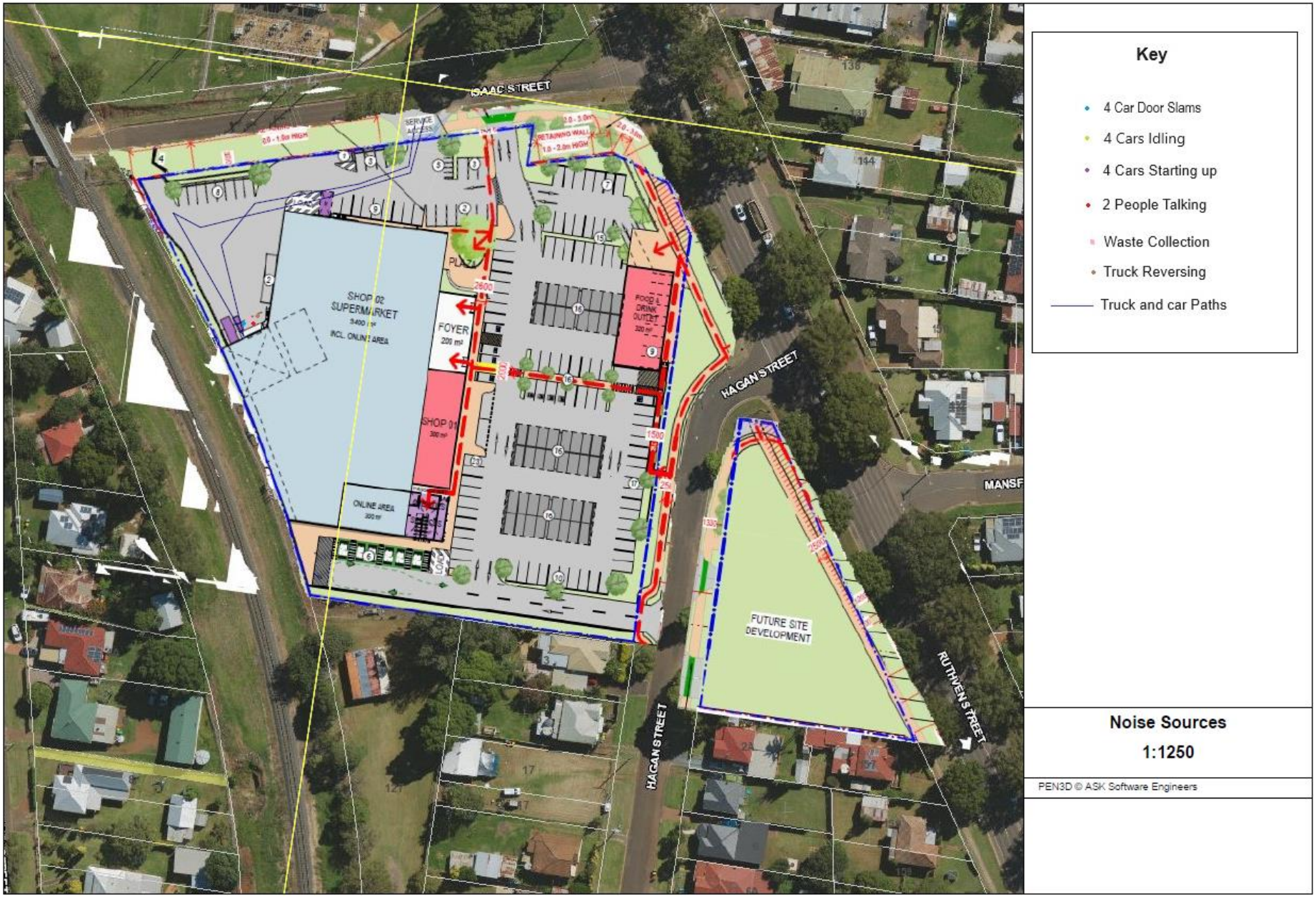
- The $L_{max\ adj}$ source noise levels in Table 5 below have been used to model noise impacts during the night period in relation to the criteria from *AO 8.1 (d)* of the Toowoomba Regional Council Planning Scheme *Environmental Standards Code.*
- Vehicles are distributed evenly through the car park.
- Deliveries are only made to the loading dock at the areas of the shopping centre building. It is assumed that a maximum of 2 deliveries occur per hour.
- No waste collection occurs overnight.
- Predicted levels $L_{eq,1hr,adj.}$ noise levels are indoor noise levels in accordance with the *Environmental Standards Code* and assume an open window attenuation of -7.5 dB(A)*;*
- Predicted levels $L_{max,adj.}$ noise levels are indoor noise levels in accordance with the *Environmental Standards Code* and assume an open window attenuation of -7.5 dB(A)*;*

Maximum Source noise levels taken from previous studies of delivery activities of a similar nature are presented in the table below. These sources noise level have been corrected in accordance with AS 1055.

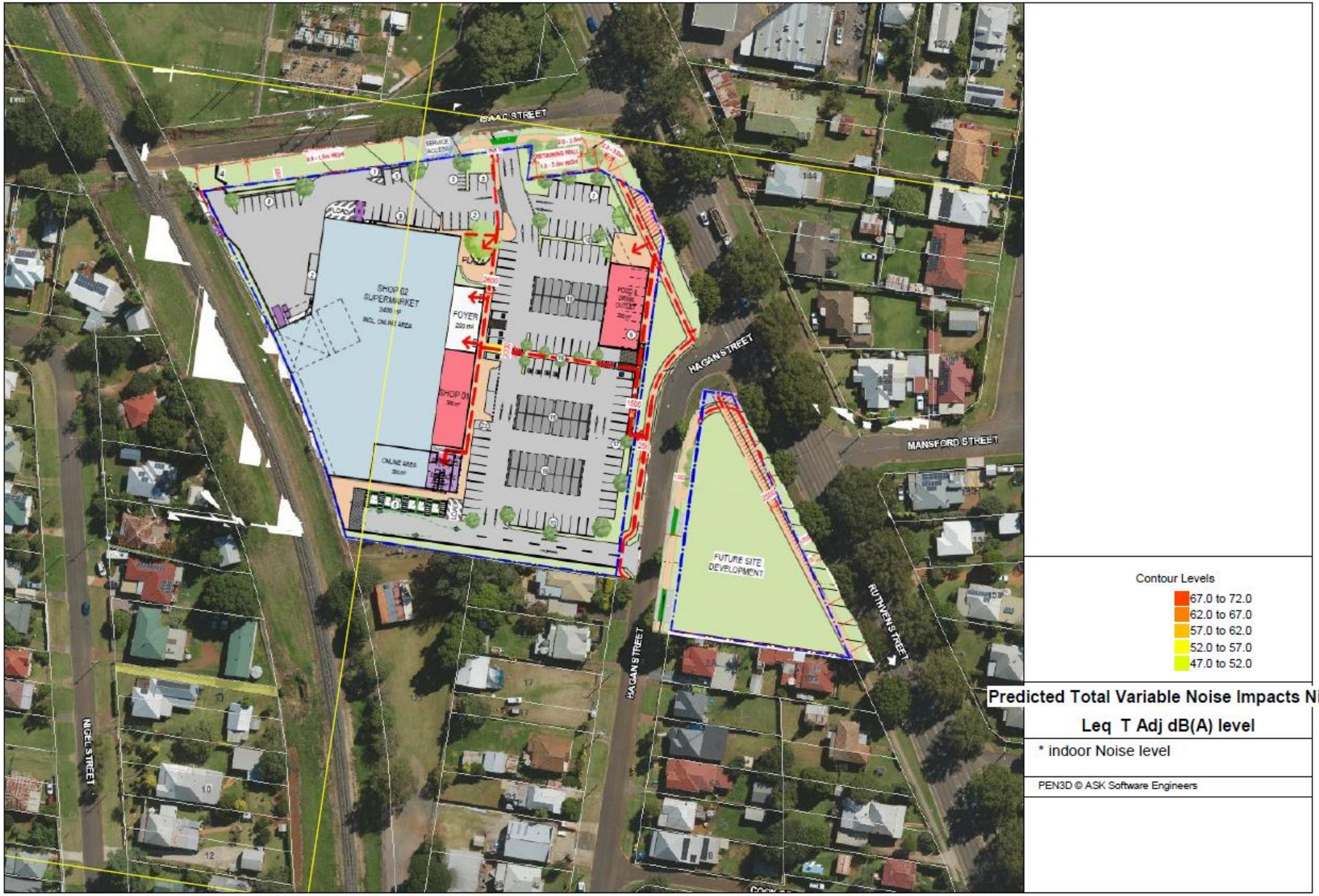
Noise Source	Measured Level Lmax dB(A) @ 1m	Correction SPL dB(A)*	Corrected Level $Lmax_{,adj}$ dB(A)	Duration of Event Min:Sec
2 people Talking in Delivery Area	77	0	77	-
Delivery Truck Bypass	76	0	76	1:00
Delivery Truck reversing	86	+ 5 (impulsive)	91	0:20

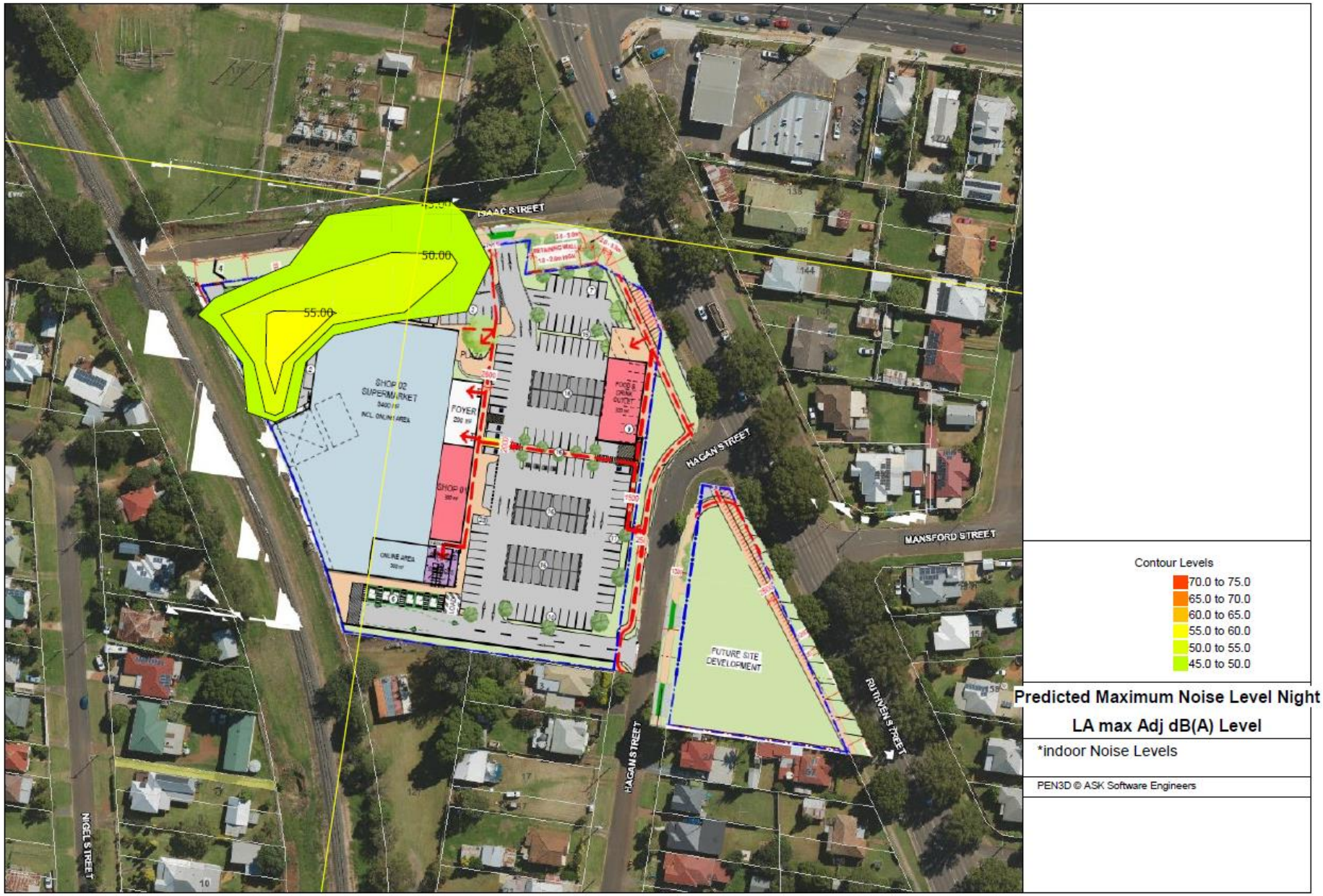
Table 5: Measured Maximum source noise levels from Shopping Centre, Fast Food Outlet and Service Station * As required by AS 1055

On the following page is a diagram showing the location of all noise sources used in modelling. Following this are two noise contour maps showing the total noise impacts on the surrounding area from the impacts of the development are included over the next two pages.


ISAAC STREET
HAGAN STREET
RUTHVEN STREET
SHOP 02
SUPERMARKET
FOYER
SHOP 01
FOOD & DRINK OUTLET
ONLINE AREA
FUTURE SITE DEVELOPMENT
RETAINING WALL
SERVICE ACCESS
Key
4 Car Door Slams
4 Cars Idling
4 Cars Starting up
2 People Talking
Waste Collection
Truck Reversing
Truck and car Paths
Noise Sources
1:1250
PEN3D © ASK Software Engineers

Decib


ISAAC STREET
SHOP 02
SUPERMARKET
FOYER
SHOP 01
ONLINE AREA
HAGAN STREET
MANSFORD STREET
FUTURE SITE
DEVELOPMENT
RUTHVEN STREET
NIGEL STREET
Contour Levels
67.0 to 72.0
62.0 to 67.0
57.0 to 62.0
52.0 to 57.0
47.0 to 52.0
Predicted Total Variable Noise Impacts Night
Leq T Adj dB(A) level
* indoor Noise level
PEN3D © ASK Software Engineers


ISAAC STREET
HAGAN STREET
MANSFORD STREET
RUTHVEN STREET
NIGGL STREET
50.00
55.00
SHOP 02
SUPERMARKET
FOYER
SHOP 01
FUTURE SITE
DEVELOPMENT
Contour Levels
70.0 to 75.0
65.0 to 70.0
60.0 to 65.0
55.0 to 60.0
50.0 to 55.0
45.0 to 50.0
Predicted Maximum Noise Level Night
LA max Adj dB(A) Level
*indoor Noise Levels
PEN3D © ASK Software Engineers

Along with the noise contour mapping the PEN3D200 software has been used to calculate the combined noise impacts on the closest dwellings to the proposed development. Printouts of these calculations are included in the appendix to this report. However, the results of modelling are summarised in the table below.

Location	Predicted Total Noise Impact from development Inside the Dwelling L_{Aeq} dB(A)	Predicted Total Noise Impact from development Inside the Dwelling L_{Amax} dB(A)
157 Ruthven St	*6.3*	*9.1*
13 Hagen St	*14.4*	*15.2*
158 Ruthven St	*15.4*	*18.3*
156 Ruthven St	*17.8*	*20.8*
154 Ruthven St	*18.7*	*21.6*
152 Ruthven St	*22.2*	*25.2*
150 Ruthven St	*24.5*	*27.5*
148 Ruthven St	*26.4*	*29.4*
144 Ruthven St	*27.3*	*30.3*
138 Ruthven St	*28.3*	*31.3*
2A Hagen St	*6.0*	*8.6*
160 Ruthven St	*14.3*	*17.2*
162 Ruthven St	*13.7*	*16.7*
15 Hagen St	*6.6*	*9.3*
17 Hagen St	*12.6*	*13.5*

Table 6: Predicted Noise Impacts from the development inside dwellings during the night period

The receiver locations from the table above are shown on Figure 2 of this report.

6.0 RECOMMENDED ACOUSTIC TREATMENTS

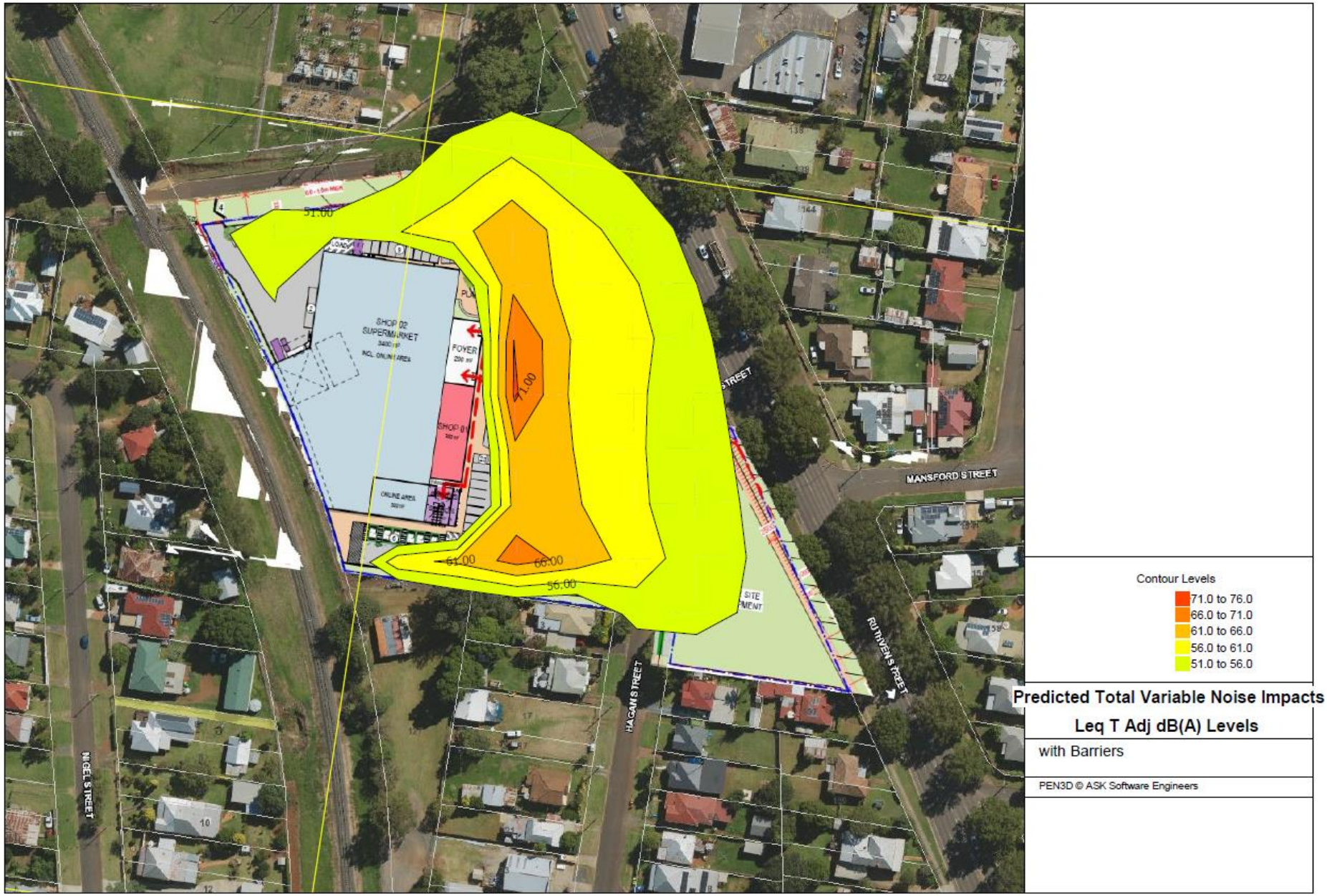
6.1 On Site Noise

6.1.1 Noise Impacts Day and Evening

Examining the noise contour map produced in Section 5.2.2, it can be seen that the noise from the development will impact the surrounding residential area and some of the noise impacts from the development will exceed the criteria noise levels from *AO 8.1* of the *Environmental Standards Code*. This is further backed up from the results of modelling of the noise impacts at the facades of surrounding dwellings contained in Table 4. Which again show that the noise impacts from the prosed development will exceed the criteria noise levels from *AO 8.1* of the *Environmental Standards Code* at the facades of any of the dwellings.

In order to mitigate noise impacts on the surrounding are it is proposed to construct a 2.0 m high acoustic fence along the retaining wall adjacent to the southern boundary of the proposed shopping centre boundary with the neighbouring residential area. A noise contour map showing the total noise impacts on the surrounding area from the impacts of the development with this barrier in place is included over the page.

Figure 2: Location of Acoustic Fences


51.00
71.00
61.00
66.00
56.00
SHOP 02
SUPERMARKET
FOYER
SHOP 01
ONLINE AREA
SITE
MENT
MANSFORD STREET
RUTHVEN STREET
HAGAN STREET
NIGEL STREET
Contour Levels
71.0 to 76.0
66.0 to 71.0
61.0 to 66.0
56.0 to 61.0
51.0 to 56.0
Predicted Total Variable Noise Impacts
Leq T Adj dB(A) Levels
with Barriers
PEN3D © ASK Software Engineers

Along with the noise contour mapping the PEN3D200 software has been used to calculate the combined noise impacts from dwelling on the closest dwellings to the proposed development with the barriers in place. Printouts of these calculations are included in the appendix to this report. However, the results of modelling are summarised below.

Location	Predicted Total Noise Impact from development At Facade of Dwelling L_{Aeq} dB(A)
157 Ruthven St	*45.3*
13 Hagen St	*44.9*
158 Ruthven St	*43.4*
156 Ruthven St	*44.3*
154 Ruthven st	*45.2*
152 Ruthven St	*46.5*
150 Ruthven St	*47.0*
148 Ruthven St	*47.5*
144 Ruthven St	*47.4*
138 Ruthven St	*46.4*
2A Hagen St	*47.4*
160 Ruthven St	*42.5*
162 Ruthven St	*41.1*
15 Hagen St	*42.3*
17 Hagen St	*39.3*

Table 7: Predicted Noise Impacts from the development at facades of surrounding dwellings
With acoustic barriers in place

Examining the noise contour map and the result in the table above it can be seen that the proposed acoustic fences will successfully mitigate noise impacts from the development to achieve the criteria relating to the Day Evening periods from the from *AO 8.1* of the *Environmental Standards Code.*

6.1.2 Noise Impacts Night Period

Examining the two noise contour maps produced in Section 5.2.3 showing noise impacts during the night period, it can be seen that the noise from the development will not exceed the criteria noise levels from *AO 8.1* of the *Environmental Standards Code.* This is further backed up from the results of modelling of the noise impacts at the facades of surrounding dwellings contained in Table 4. Which again show that the noise impacts from the prosed development will not exceed the criteria noise levels from *AO 8.1 (c)* and *(d)* of the *Environmental Standards Code* which relate to the night period. Given this no measures have been recommended to mitigate noise impacts from the development during the *Night* period.

6.2 Mechanical Plant Noise

It is likely that the proposed development will include air conditioning and refrigeration plant. However, details of any mechanical or air conditioning plant to be installed at the site have yet to determined. Given this rather than recommend specific screening or barriers it is recommend that noise limits be specified for any future mechanical plant that may be installed on site in accordance with *AO8.1 (C)* of the *Environmental Standards Code* and the development be conditioned such that these levels are achieved on site.

AO8.1 (C) of the *Environmental Standards Code* states:

(c) Background (L90) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am);

Based on measured background noise levels which have been included in Table 1 of this report and the requirements *AO8.1 (C)* of the *Environmental Standards Code* the recommended Noise Limits for mechanical plant have been included in the table below.

Time Period	Noise Criteria Continuous Noise L_{A90} dB(A)
Day 7.00 am – 6.00 pm	46
Evening 6.00 pm – 9.00 pm	46
Evening 6.00 pm – 9.00 pm	44

Table 9: Mechanical Plant Noise Limits

It is further recommended that the approval of the development be conditioned such that any mechanical plant that may be installed on site be designed to achieve these specific levels

7.0 DISCUSSION & CONCLUSIONS

Noise from onsite activities likely to be associated with the development have been considered in this report. This modelling determined that noise from development would exceed the criteria noise levels from *AO 8.1* of the *Environmental Standards Code.* In order to mitigate noise impacts from the development on the surrounding area it is proposed to construct a 2.0 m high acoustic fence along the retaining wall adjacent to the southern boundary of the proposed shopping centre boundary with the neighbouring residential area. The location of this acoustic fence is shown on the diagram in Section 6.1 of this report. Modelling with these proposed acoustic fences in place show that noise impacts will be successfully mitigated to achieve the criteria noise levels from *AO 8.1* of the *Environmental Standards Code.*

It is likely that the proposed development will include air conditioning and refrigeration plant. However, details of any mechanical or air conditioning plant to be installed at the site have yet to determined. Given this rather than recommend specific screening or barriers it is recommend that noise limits be specified for any future mechanical plant that may be installed on site in accordance with *AO8.1 (C)* of the *Environmental Standards Code* and the development be conditioned such that these levels are achieved on site.

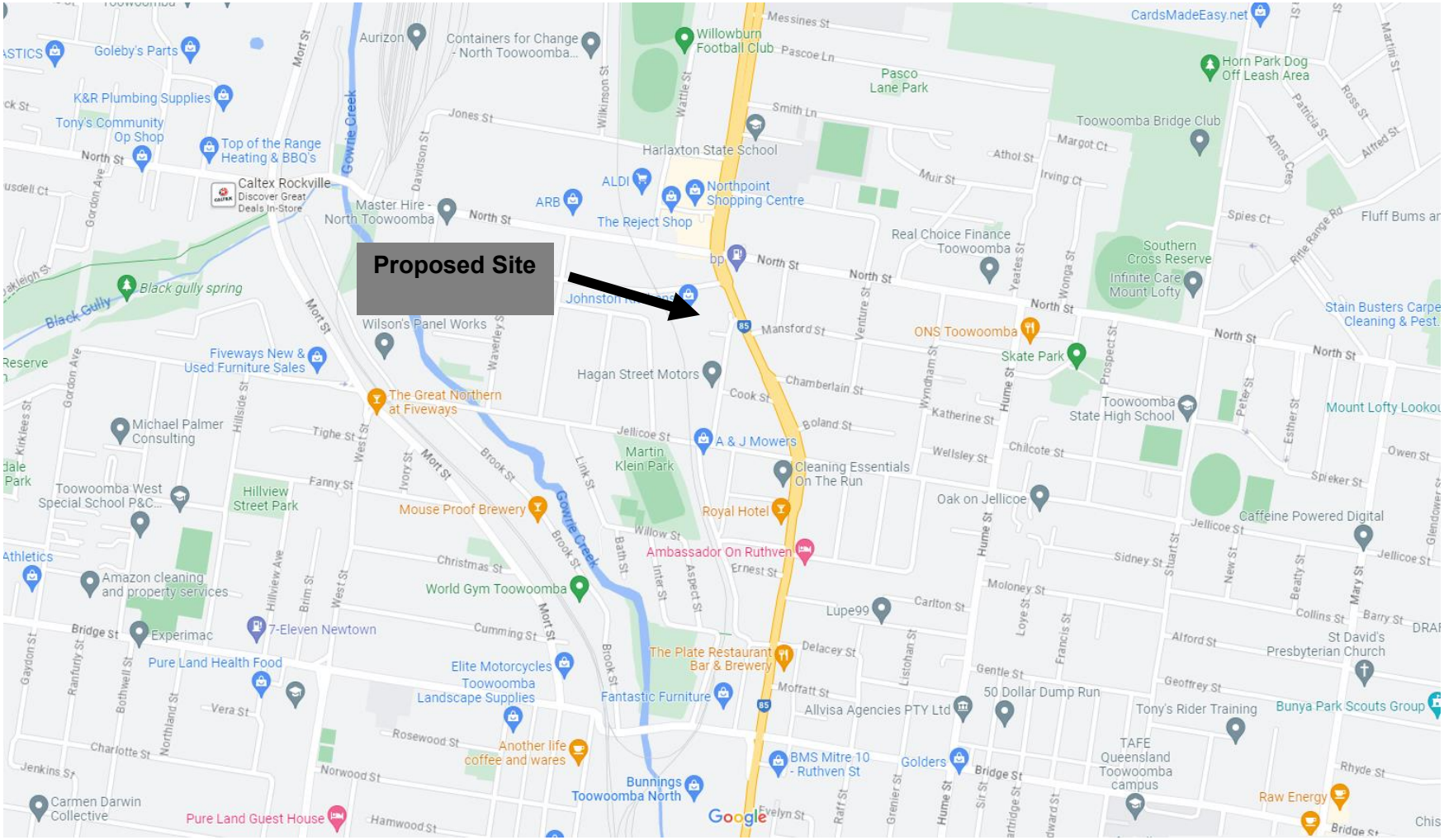
Subject to our modelling, the proposed 2.0 m high acoustic fences and conditions relating to mechanical plant, we believe that the development will meet all requirements of Toowoomba Regional Council Planning Scheme and *Environmental Standards Code* and should be approved.

Report Compiled By:

John Cristaudo
Acoustic Consultant
Decibell Consulting

APPENDIX

Proposed Development Site Sketch No. 1
PLAN VIEW



Proposed Development Site Sketch No. 2
Aerial Photograph

NORTH TOOWOOMBA NEIGHBOURHOOD SHOPPING CENTRE

DRAWING LIST - CONCEPT		
A-	0.00	COVER SHEET
A-	0.10	SITE CONTEXT PLAN
A-	1.01	SITE PLAN
A-	1.02	CONNECTIVITY PLAN
A-	1.03	SHADOW IMPACT PLAN - SUMMER SOLSTICE
A-	1.04	SHADOW IMPACT PLAN - WINTER SOLSTICE
A-	1.05	ROAD WIDENING PLAN
A-	2.01	GROUND FLOOR PLAN - SHOPPING CENTRE
A-	2.02	ROOF PLAN - SHOPPING CENTRE
A-	2.03	ELEVATIONS - SHOPPING CENTRE
A-	2.04	ELEVATIONS - SHOPPING CENTRE
A-	2.05	SECTIONS - SHOPPING CENTRE
A-	2.06	SITE CROSS SECTIONS AND FOOD & DRINK OUTLET ELEVATIONS
A-	2.07	SITE CROSS SECTIONS
A-	2.08	SITE CROSS SECTIONS
A-	2.09	CARPARK, GROUND & ROOF PLANS - FOOD & DRINK OUTLET
	2.10	ELEVATIONS - FOOD & DRINK BUILDING
A-	5.01	3D VIEWS
A-	5.02	3D VIEWS
A-	5.03	3D VIEWS
A-	5.04	3D VIEWS
A-	SK-2.05	SECTIONS - SHOPPING CENTRE
A-	SK-2.06	SITE CROSS SECTIONS AND FOOD & DRINK OUTLET ELEVATIONS

DEVELOPMENT APPLICATION

NORTH TOOWOOMBA NEIGHBOURHOOD SHOPPING CENTRE

County York and Fairholme Street Trading Pty Ltd

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thomsonadsett.com

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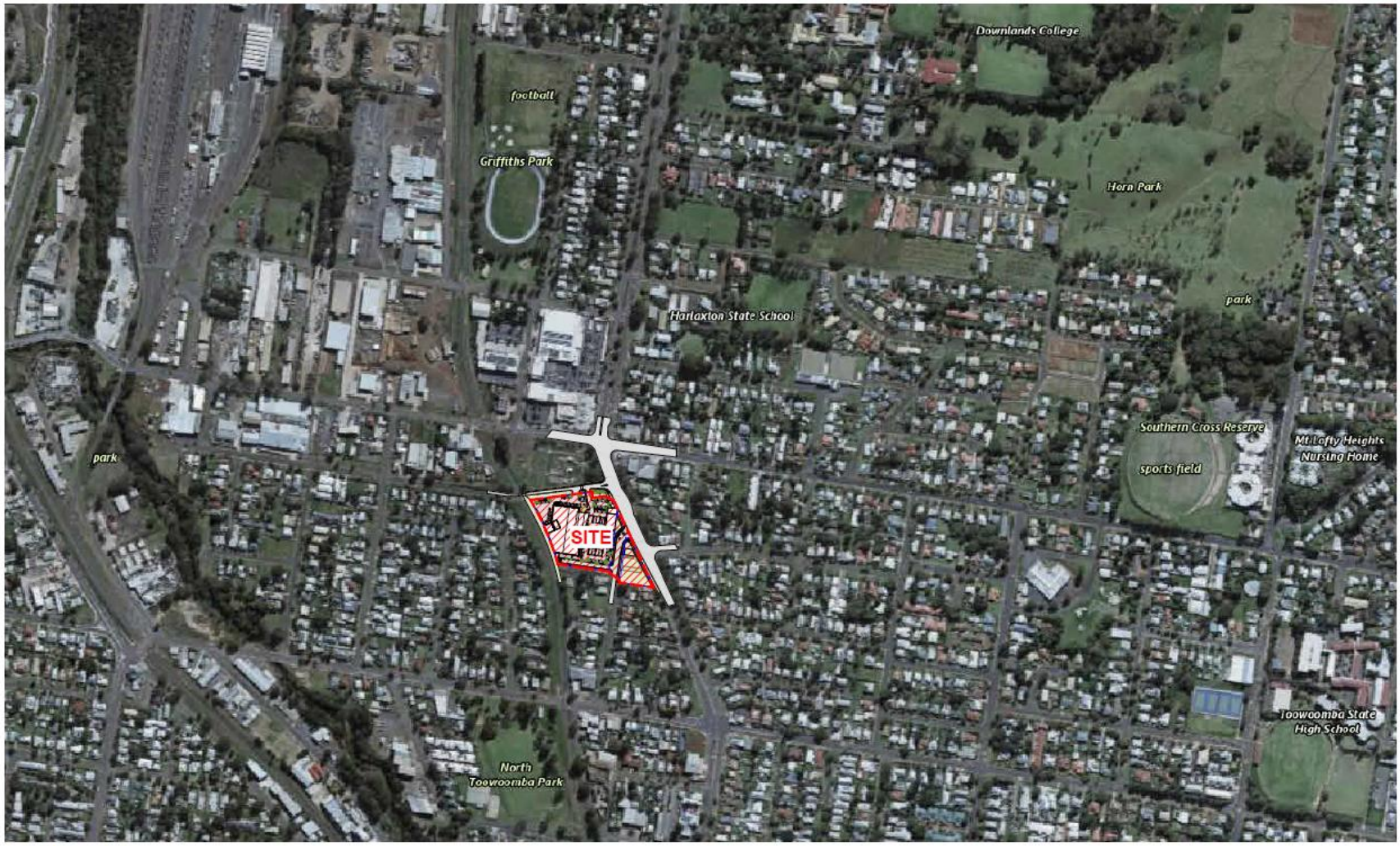
COVER SHEET

N/A @ A1 | 2026-01-08

TA # 22.0018.17 | A-0.00 | rev. 13



1 SITE CONTEXT PLAN
1 : 3000

DEVELOPMENT APPLICATION

0 30 60 90 150 300m

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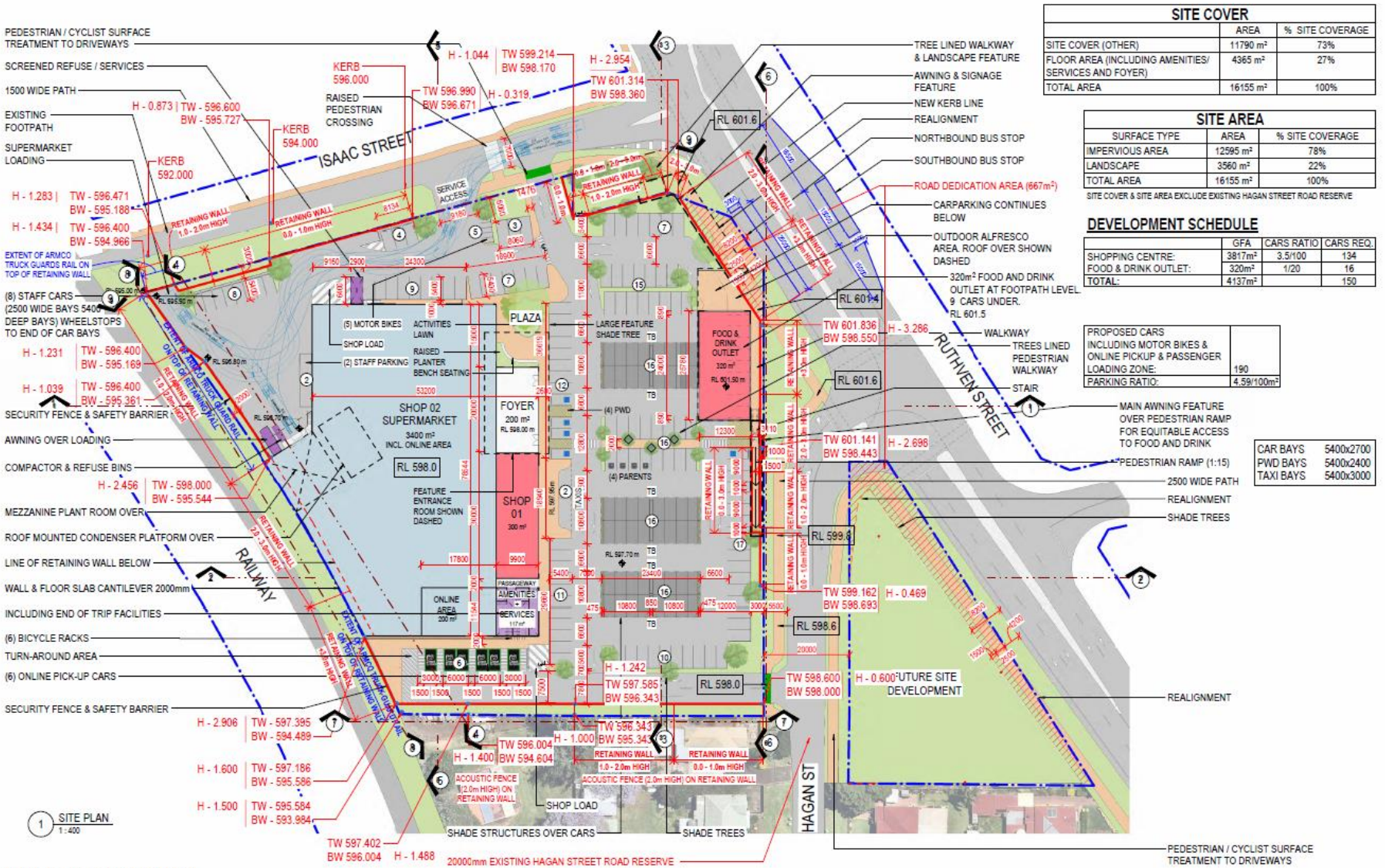
SITE CONTEXT PLAN

1 : 3000 @ A1 | 2026-01-08

TA # 22.0018.17 | A-0.10 | rev. 9



SITE COVER		
	AREA	% SITE COVERAGE
SITE COVER (OTHER)	11790 m²	73%
FLOOR AREA (INCLUDING AMENITIES/ SERVICES AND FOYER)	4365 m²	27%
TOTAL AREA	16155 m²	100%

SITE AREA		
SURFACE TYPE	AREA	% SITE COVERAGE
IMPERVIOUS AREA	12595 m²	78%
LANDSCAPE	3560 m²	22%
TOTAL AREA	16155 m²	100%

SITE COVER & SITE AREA EXCLUDE EXISTING HAGAN STREET ROAD RESERVE

DEVELOPMENT SCHEDULE

	GFA	CARS RATIO	CARS REQ.
SHOPPING CENTRE:	3817m²	3.5/100	134
FOOD & DRINK OUTLET:	320m²	1/20	16
TOTAL:	4137m²		150

PROPOSED CARS INCLUDING MOTOR BIKES & ONLINE PICKUP & PASSENGER LOADING ZONE:	190
PARKING RATIO:	4.59/100m²

CAR BAYS	5400x2700
PWD BAYS	5400x2400
TAXI BAYS	5400x3000

DEVELOPMENT APPLICATION

0 4 8 12 20 40m

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SITE PLAN

1 : 400 @ A1

2026-01-29

A-1.01

rev. 50

DEVELOPMENT APPLICATION

0 4 8 12 20 40m

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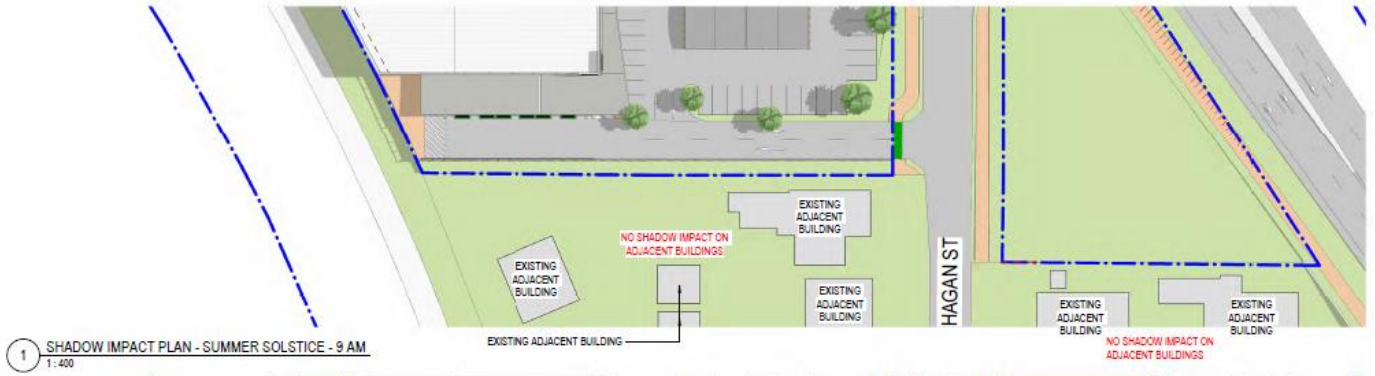
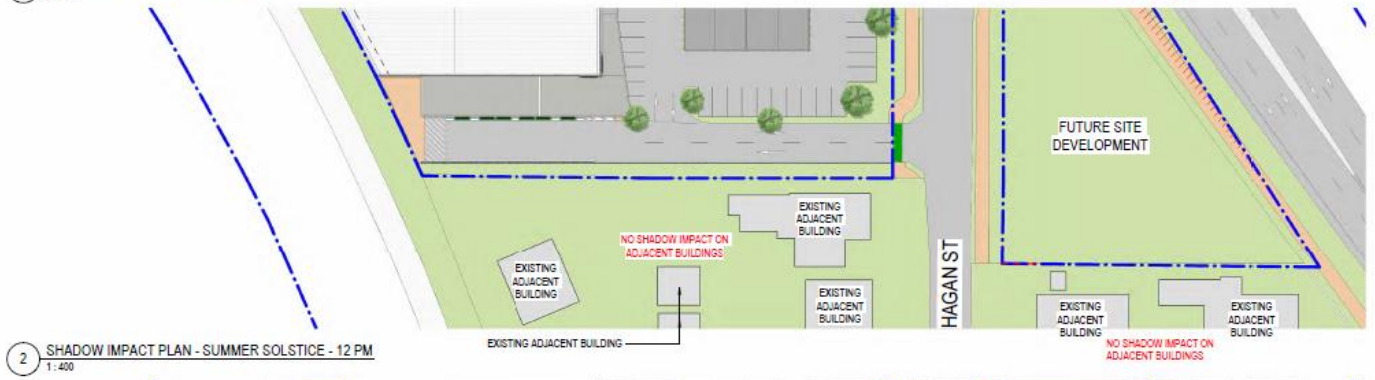
CONNECTIVITY PLAN

1 : 400 @ A1 | 2026-01-06

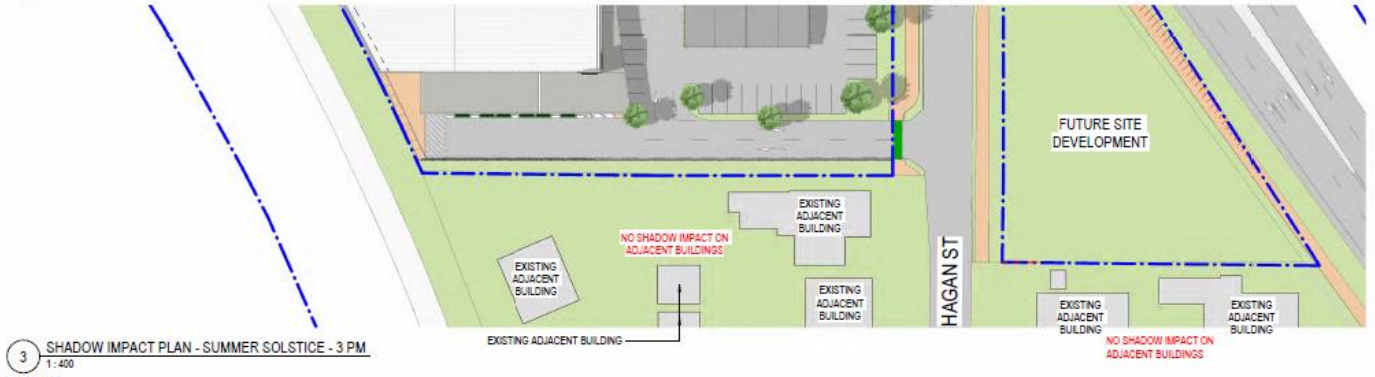
A-1.02 | rev. 17



1 SHADOW IMPACT PLAN - SUMMER SOLSTICE - 9 AM
1 : 400



2 SHADOW IMPACT PLAN - SUMMER SOLSTICE - 12 PM
1 : 400



3 SHADOW IMPACT PLAN - SUMMER SOLSTICE - 3 PM
1 : 400

DEVELOPMENT APPLICATION

0 4 8 12 20 40m

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SHADOW IMPACT PLAN - SUMMER SOLSTICE

1 : 400 @ A1 | 2026-01-08

A-1.03 | rev. 6

DEVELOPMENT APPLICATION

0 4 8 12 20 40m

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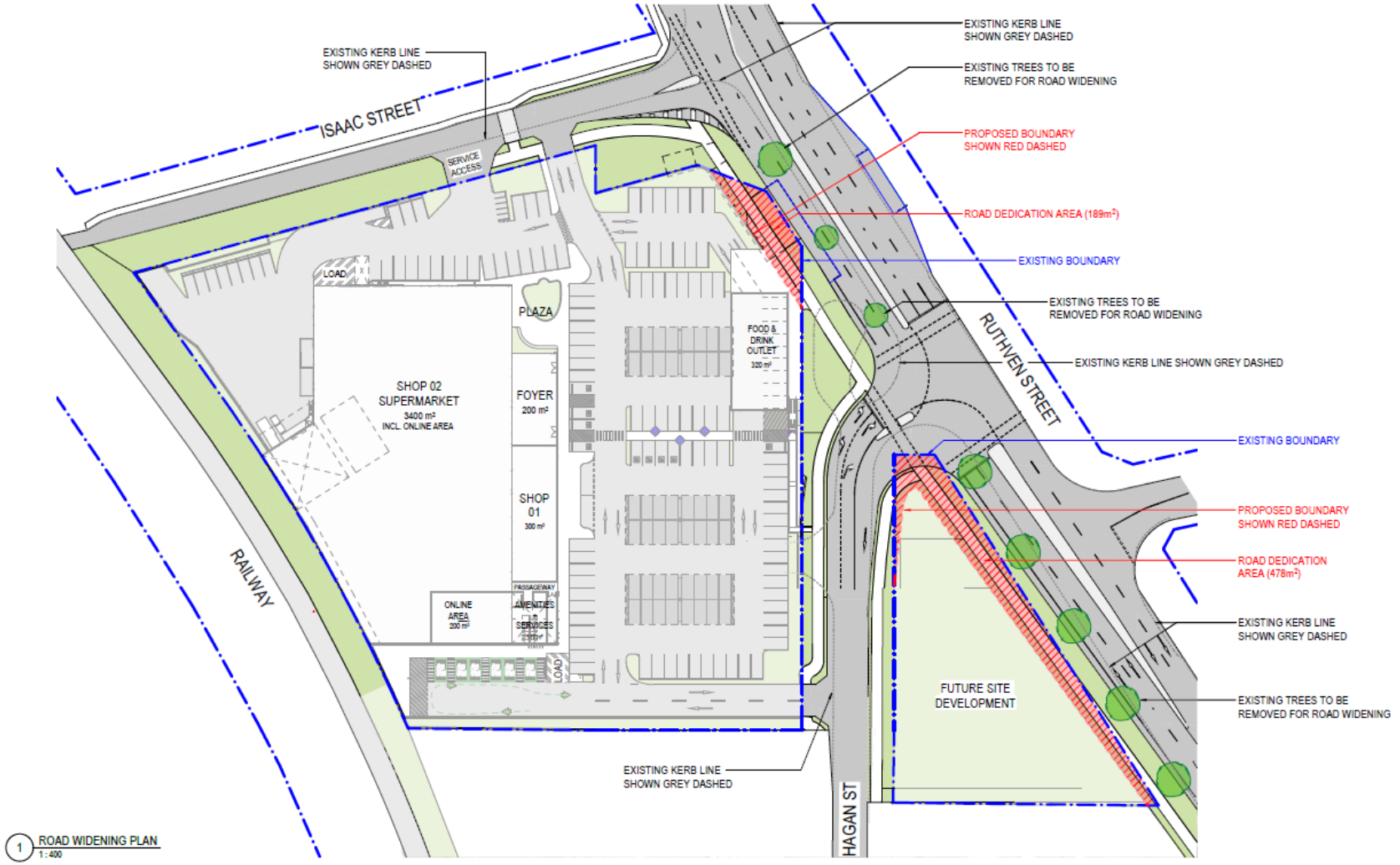
TA # 22.0018.17

SHADOW IMPACT PLAN - WINTER SOLSTICE

1 : 400 @ A1 | 2026-01-08

A-1.04 | rev. 6



1 ROAD WIDENING PLAN
1 : 400

DEVELOPMENT APPLICATION

0 4 8 12 20 40m

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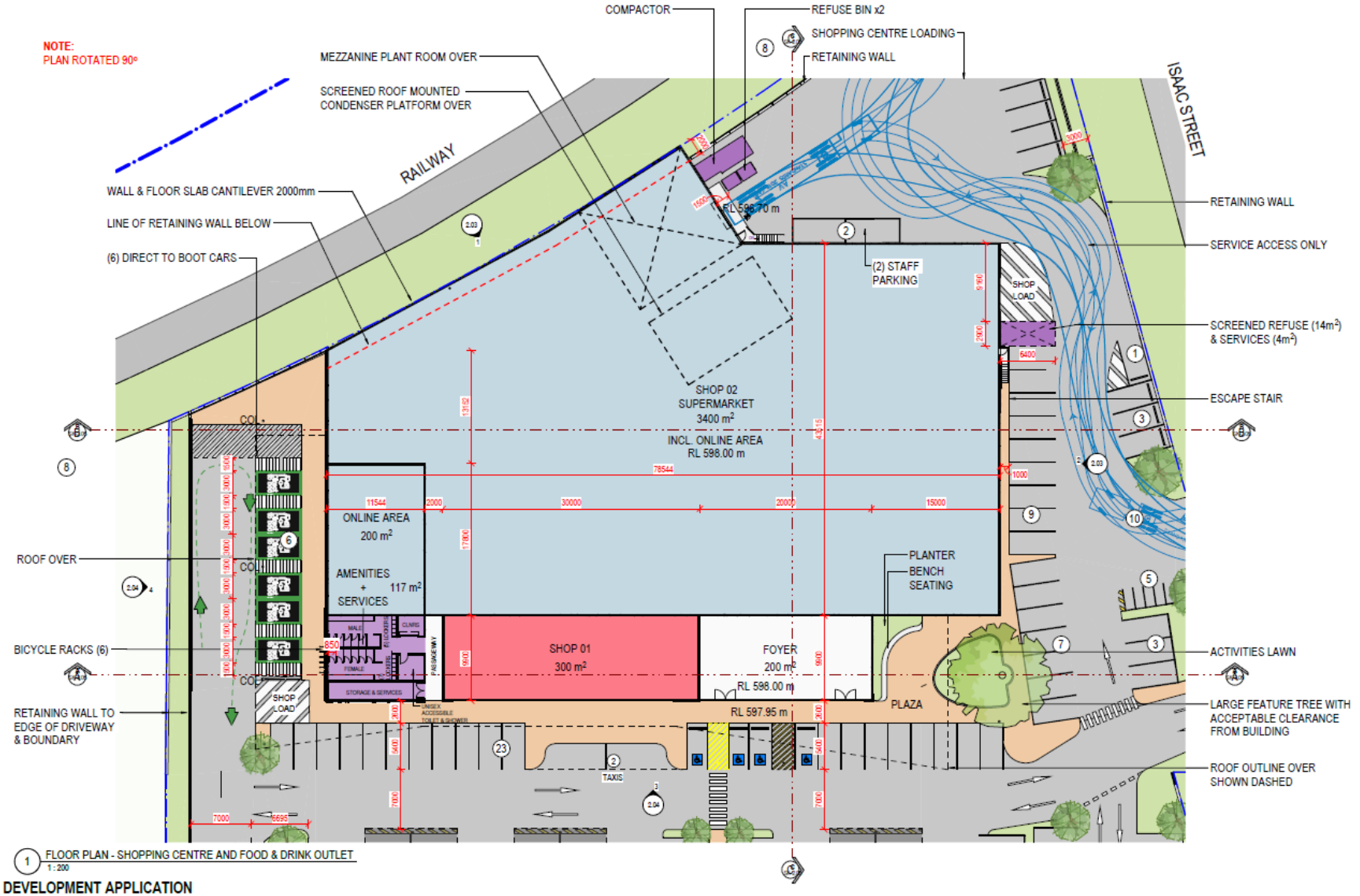
ROAD WIDENING PLAN

TA # 22.0018.17 | 1 : 400 @ A1 | 2026-01-08 | A-1.05 | rev. 4



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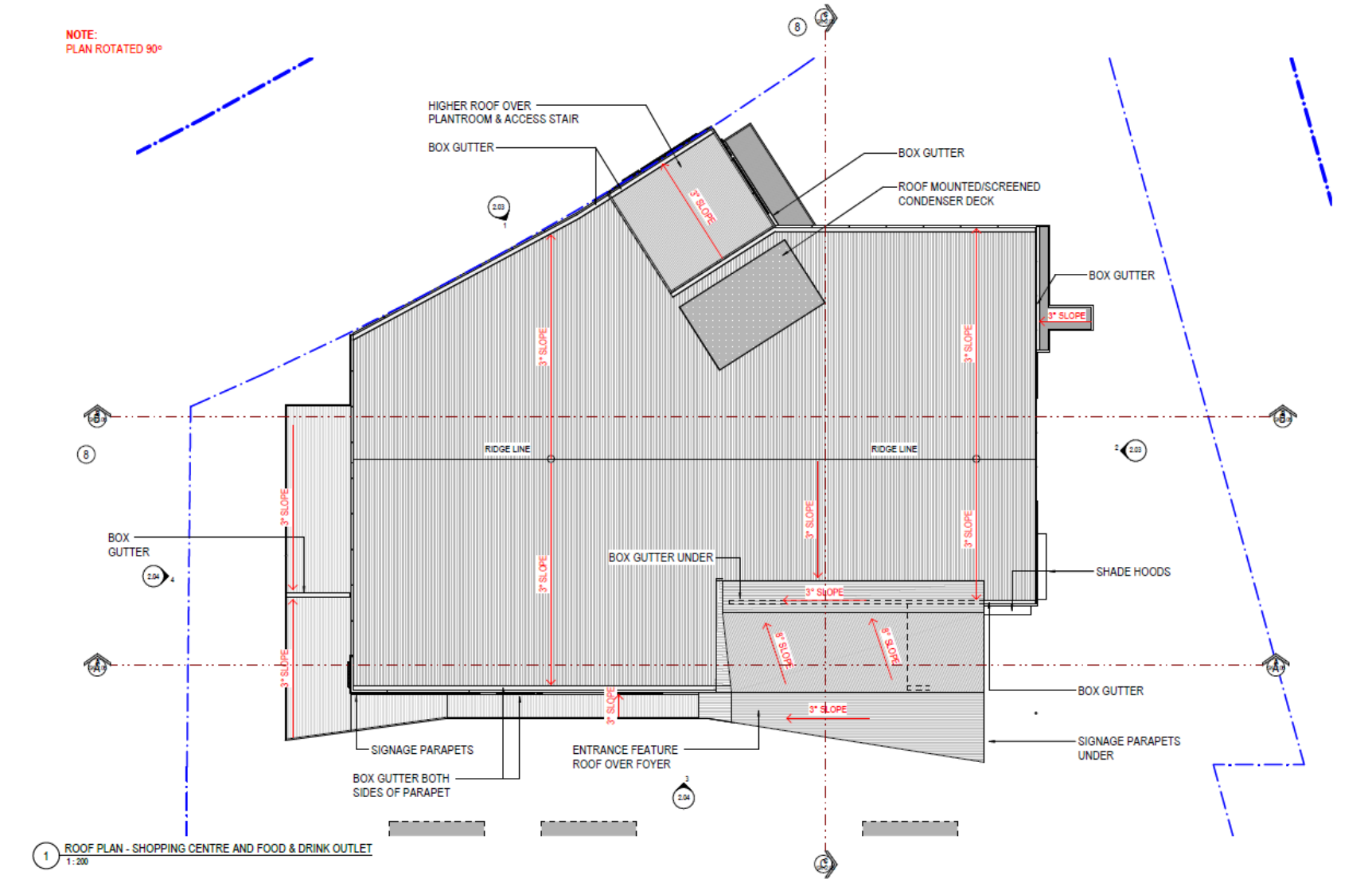
GROUND FLOOR PLAN - SHOPPING CENTRE

1 : 200 @ A1 | 2026-01-08

A-2.01 | rev. 22



1 ROOF PLAN - SHOPPING CENTRE AND FOOD & DRINK OUTLET
1 : 200

DEVELOPMENT APPLICATION

0 2 4 6 10 20m

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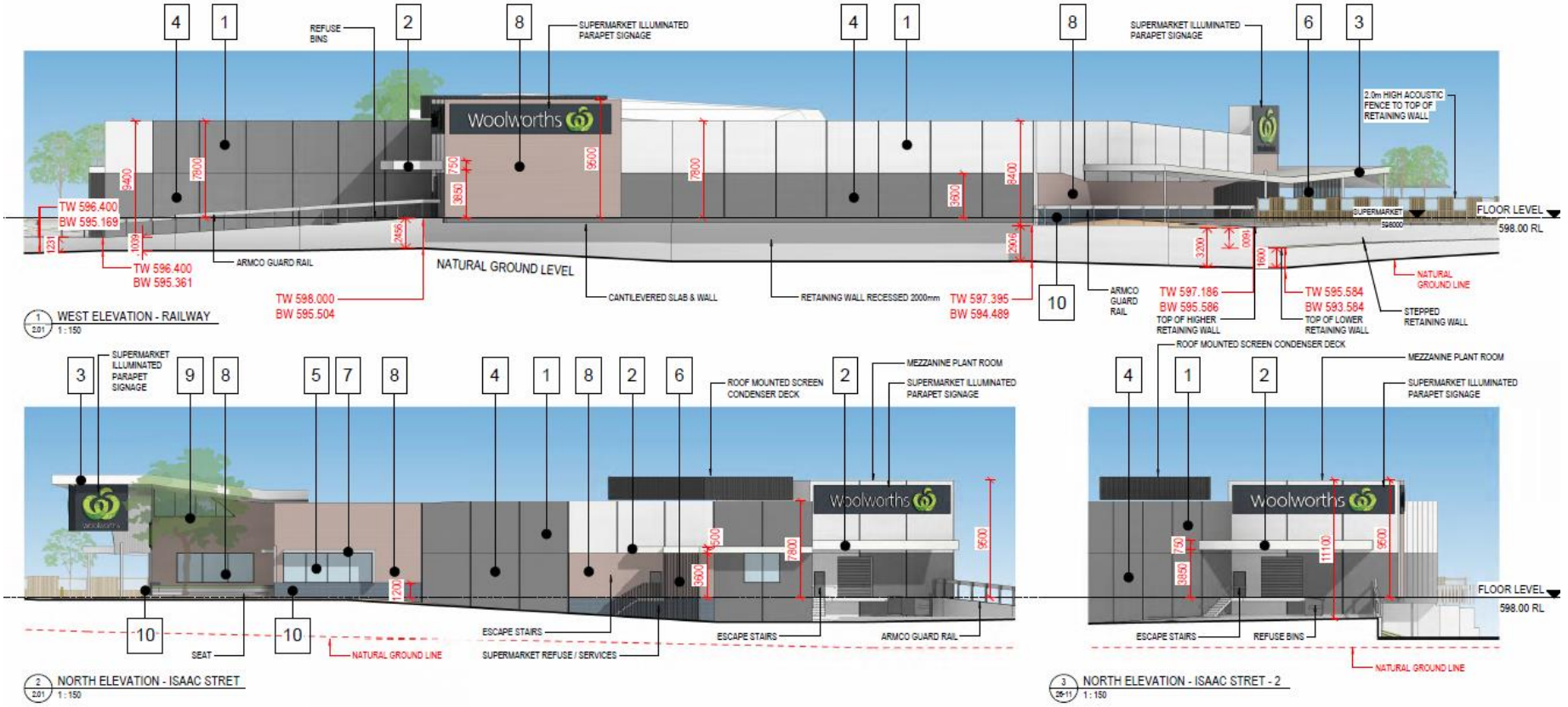
ROOF PLAN - SHOPPING CENTRE

1 : 200 @ A1 | 2026-01-06

A-2.02 | rev. 16



NOTE:
SIGNAGE DOES NOT FORM PART OF THIS APPLICATION

DEVELOPMENT APPLICATION

0 1.5 3.0 4.5 7.5 15m

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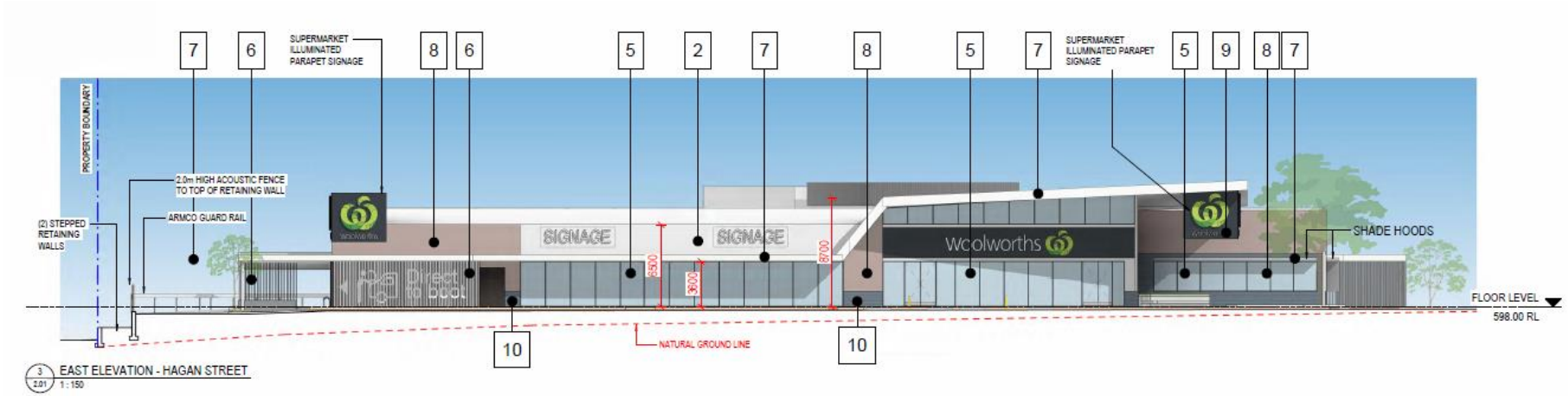
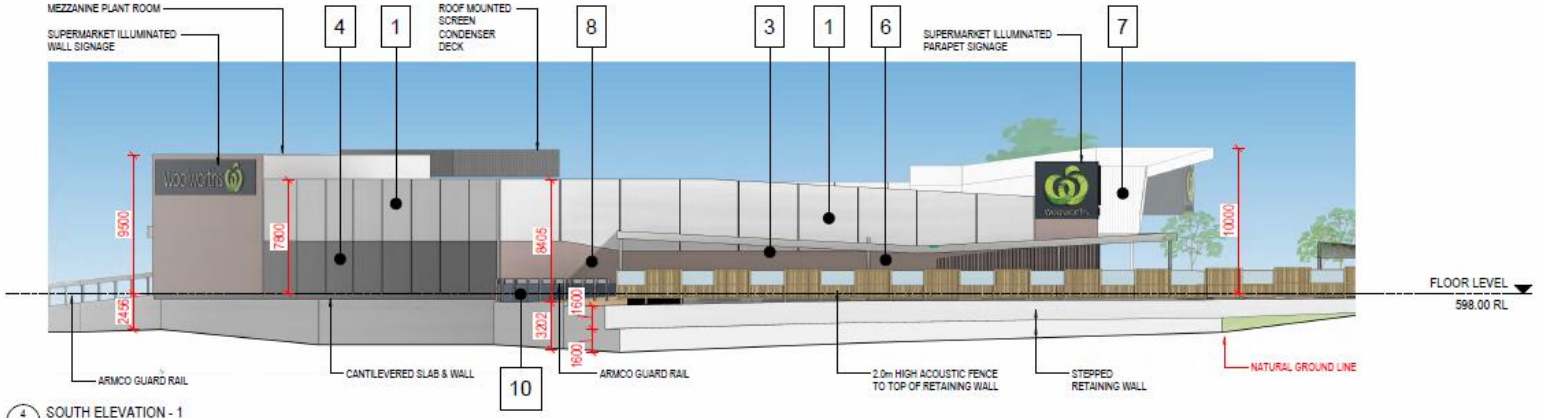
ELEVATIONS - SHOPPING CENTRE

As indicated @ A1 | 2026-01-08

A-2.03 | rev. 15



3 / 2.01 EAST ELEVATION - HAGAN STREET
1 : 150



4 / 2.01 SOUTH ELEVATION - 1
1 : 150

1 PRECAST CONCRETE PANEL PAINTED DULUX 'VIVID WHITE'

2 FC CLADDING PAINTED DULUX 'VIVID WHITE'

3 LONGLINE METAL SHEETING DULUX 'MONUMENT'

4 PRECAST CONCRETE PANEL PAINTED DULUX 'DARK GREY'

5 CLEAR GLAZING IN POWDERCOAT ALUMINUM FRAME DARK GREY

6 ALUCLICK FEATURE BLADES POWDERCOATED DULUX 'MONUMENT'

7 COLORBOND METAL CAPPINGS, FASCIA, GUTTERS, DOWNPIPES & ROLLER SHUTTER. PAINTED DULUX 'SURFMIST'

8 BRICK - BOWRAL BLENDS KANGALOON

9 PAINTED OR POWDERCOATED STEEL FRAMING DULUX - MONUMENT

NOTE:
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DEVELOPMENT APPLICATION

0 1.5 3.0 4.5 7.5 15m

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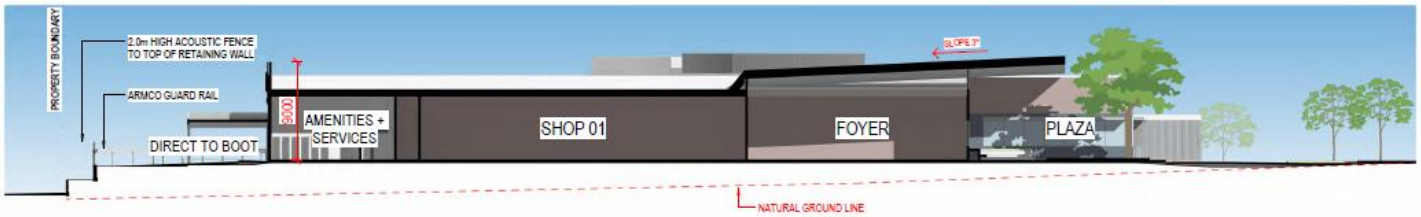
ELEVATIONS - SHOPPING CENTRE

TA # 22.0018.17 | A-2.04 | As indicated @ A1 | 2026-01-08 | rev. 15



A 2.01 SECTION A - (SOUTH-NORTH)
1 : 200

B 2.01 SECTION B - (SOUTH-NORTH)
1 : 200

C 2.01 SECTION C - (WEST-EAST)
1 : 200

NOTE:
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DEVELOPMENT APPLICATION

0 2 4 6 10 20m

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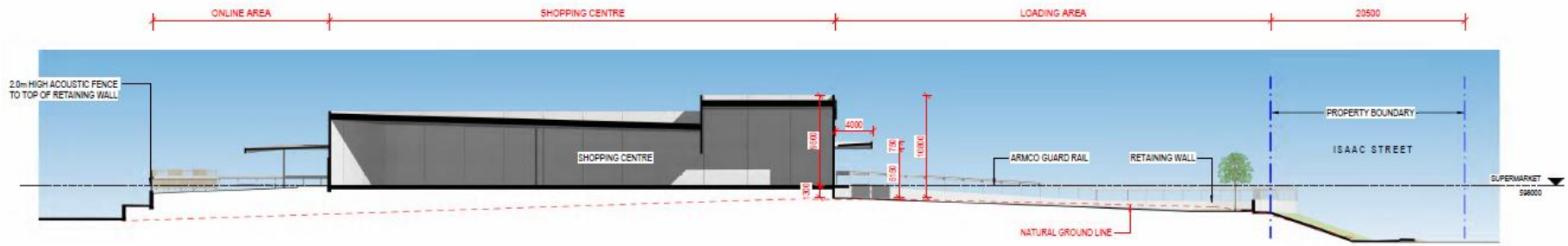
TA # 22.0018.17

SECTIONS - SHOPPING CENTRE

1 : 200 @ A1 | 2026-01-08

A-2.05 | rev. 14



4 / 1.01 SITE CROSS SECTION 4
1 : 200

5 / 1.01 SITE CROSS SECTION 5
1 : 200

6 / 1.01 SITE CROSS SECTION 6 - ELEVATION AT HAGAN STREET LEVEL
1 : 200

DEVELOPMENT APPLICATION

0 2 4 6 10 20m

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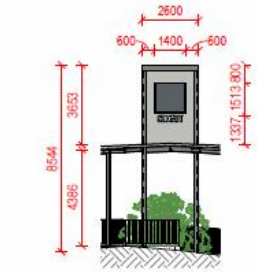
SITE CROSS SECTIONS

1 : 200 @ A1 | 2026-01-06

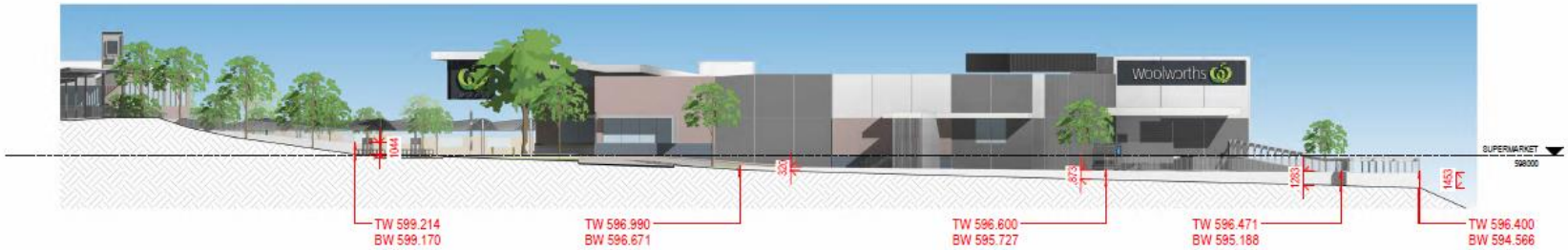
TA # 22.0018.17 | A-2.07 | rev. 13

7 / 1.01 SITE CROSS SECTION 7 - ELEVATION AT 13 HAGAN STREET LEVEL
1 : 200



1 STRUCTURE SIGN - ELEVATION TO THE CORNER OF RUTHVEN ST & ISAAC ST
1 : 100

8 / 1.01 SITE CROSS SECTION 8 - ELEVATION AT RAILWAY LEVEL
1 : 200



9 / 1.01 SITE CROSS SECTION 9 - ELEVATION AT ISAAC STREET LEVEL
1 : 200

DEVELOPMENT APPLICATION

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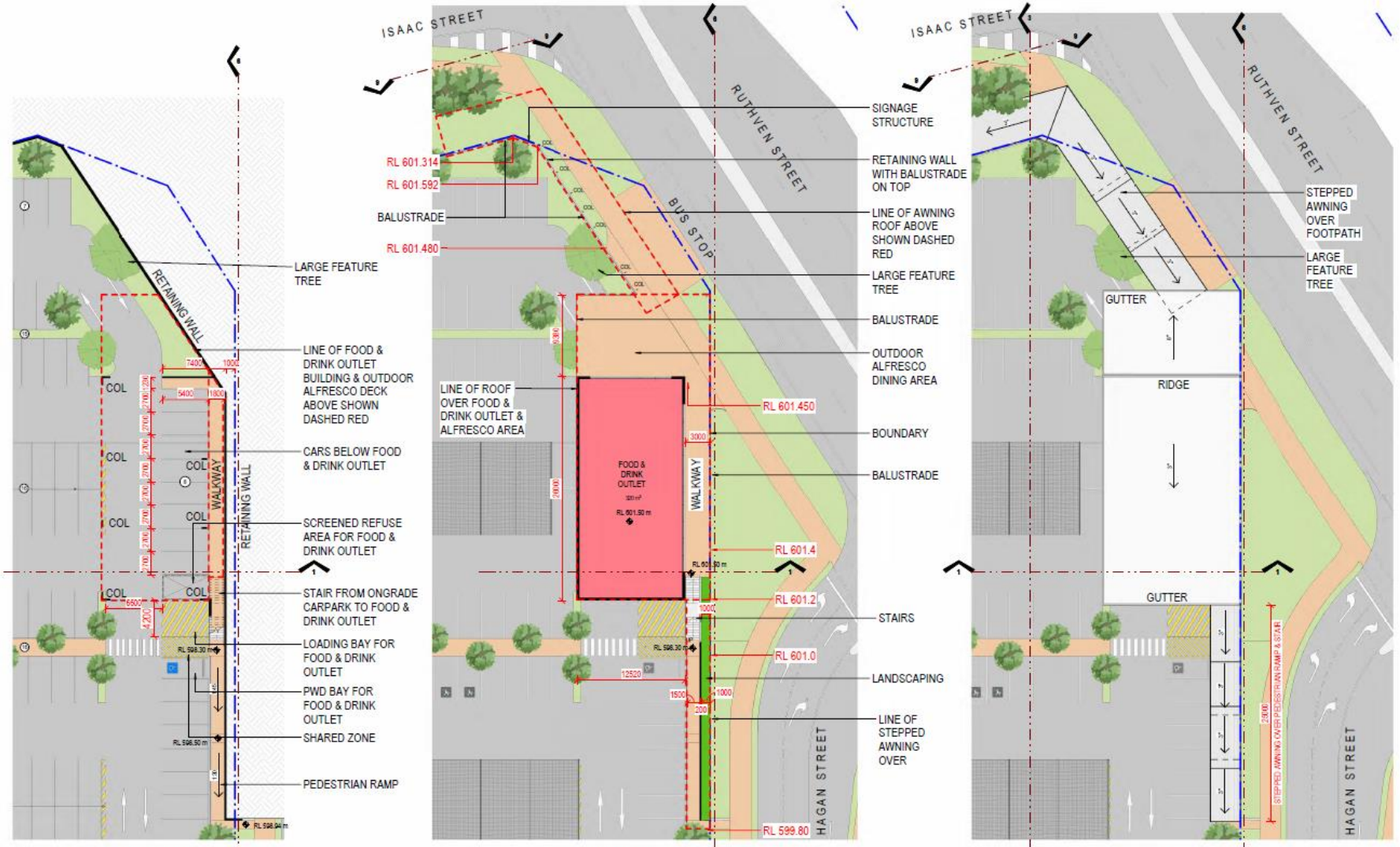
SITE CROSS SECTIONS

As indicated @ A1 | 2026-01-06

A-2.08 | rev. 14



1 2.03 CARPARK PLAN - FOOD & DRINK OUTLET 1 : 200

2 2.03 GROUND PLAN - FOOD & DRINK OUTLET 1 : 200

3 2.03 ROOF PLAN - FOOD & DRINK OUTLET 1 : 200

DEVELOPMENT APPLICATION

0 0.2 0.4 0.6 1.0 2m

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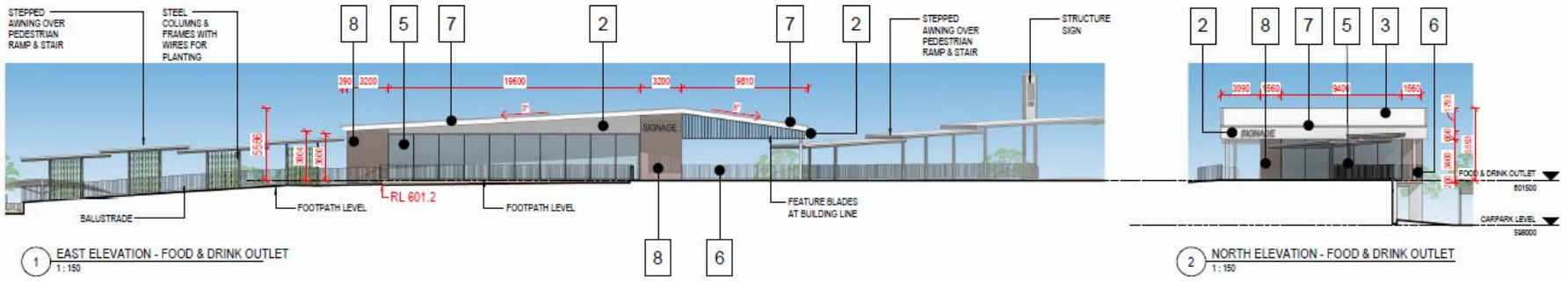
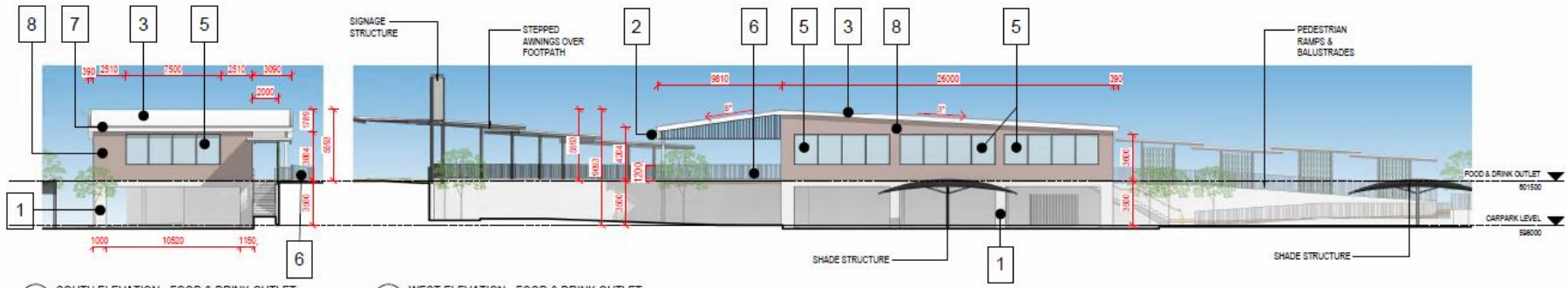
CARPARK, GROUND & ROOF PLANS - FOOD & DRINK OUTLET

TA # 22.0018.17 | 1 : 200 @ A1 | 2026-01-29 | A-2.09 | rev. 5



1 EAST ELEVATION - FOOD & DRINK OUTLET
1 : 150

2 NORTH ELEVATION - FOOD & DRINK OUTLET
1 : 150



3 SOUTH ELEVATION - FOOD & DRINK OUTLET
1 : 150

4 WEST ELEVATION - FOOD & DRINK OUTLET
1 : 150

1 PRECAST CONCRETE PANEL PAINTED DULUX 'VIVID WHITE'

2 FC CLADDING PAINTED DULUX 'VIVID WHITE'

3 LONGLINE METAL SHEETING DULUX 'MONUMENT'

4 PRECAST CONCRETE PANEL PAINTED DULUX 'DARK GREY'

5 CLEAR GLAZING IN POWDERCOAT ALUMINUM FRAME DARK GREY

6 ALUCLICK FEATURE BLADES POWDERCOATED DULUX 'MONUMENT'

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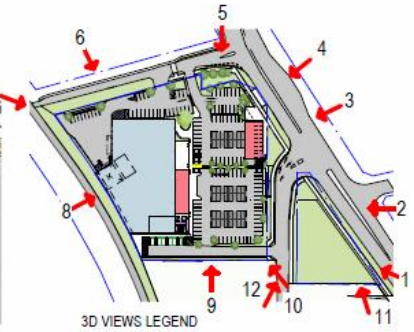
ELEVATIONS - FOOD & DRINK BUILDING

As indicated @ A1	2026-01-08
TA # 22.0018.17	2.10 rev. 2



3D VIEWS LEGEND

NOTE: ALL VIEWS ARE AT AN EYE LEVEL OF APPROX 1800mm ABOVE THE FINISHED GROUND SURFACE OF THE VIEW LOCATION

1 3D VIEW 1

2 3D VIEW 2

3 3D VIEW 3

DEVELOPMENT APPLICATION

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TA # 22.0018.17

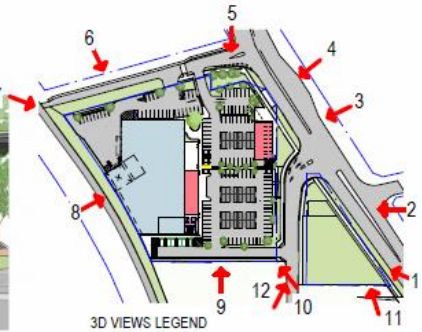
3D VIEWS

N/A @ A1

2026-01-08

A-5.01

rev. 18



3D VIEWS LEGEND

NOTE: ALL VIEWS ARE AT AN EYE LEVEL OF APPROX 1800mm ABOVE THE FINISHED GROUND SURFACE OF THE VIEW LOCATION

4 3D VIEW 4

5 3D VIEW 5

6 3D VIEW 6

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3D VIEWS

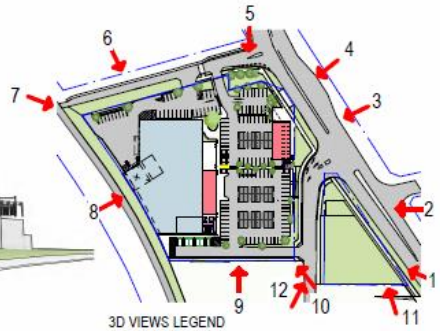
N/A @ A1

2026-01-08

TA # 22.0018.17

A-5.02

rev. 16



3D VIEWS LEGEND

NOTE: ALL VIEWS ARE AT AN EYE LEVEL OF APPROX 1800mm ABOVE THE FINISHED GROUND SURFACE OF THE VIEW LOCATION

7 3D VIEW 7

8 3D VIEW 8

9 3D VIEW 9

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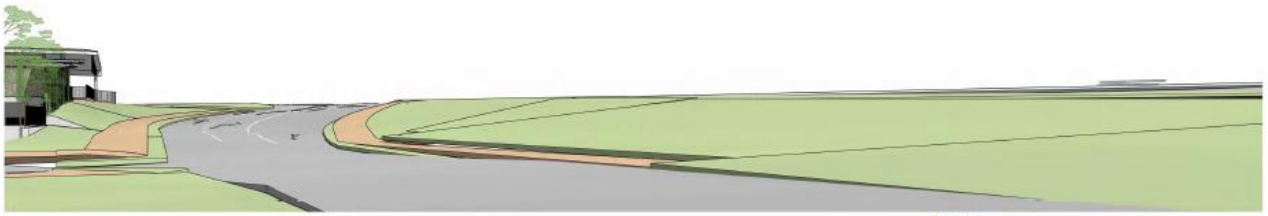
3D VIEWS

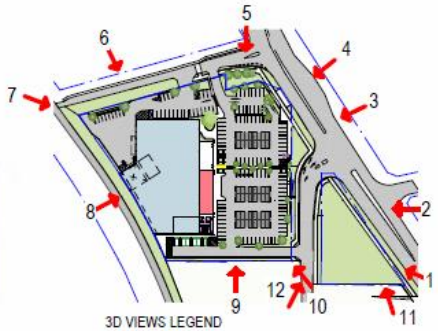
1 : 1500 @ A1

2026-01-08

A-5.03

rev. 14





3D VIEWS LEGEND

NOTE: ALL VIEWS ARE AT AN EYE LEVEL OF APPROX 1800mm ABOVE THE FINISHED GROUND SURFACE OF THE VIEW LOCATION

12 3D VIEW 12

10 3D VIEW 10

11 3D VIEW 11

DEVELOPMENT APPLICATION

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TA # 22.0018.17

3D VIEWS

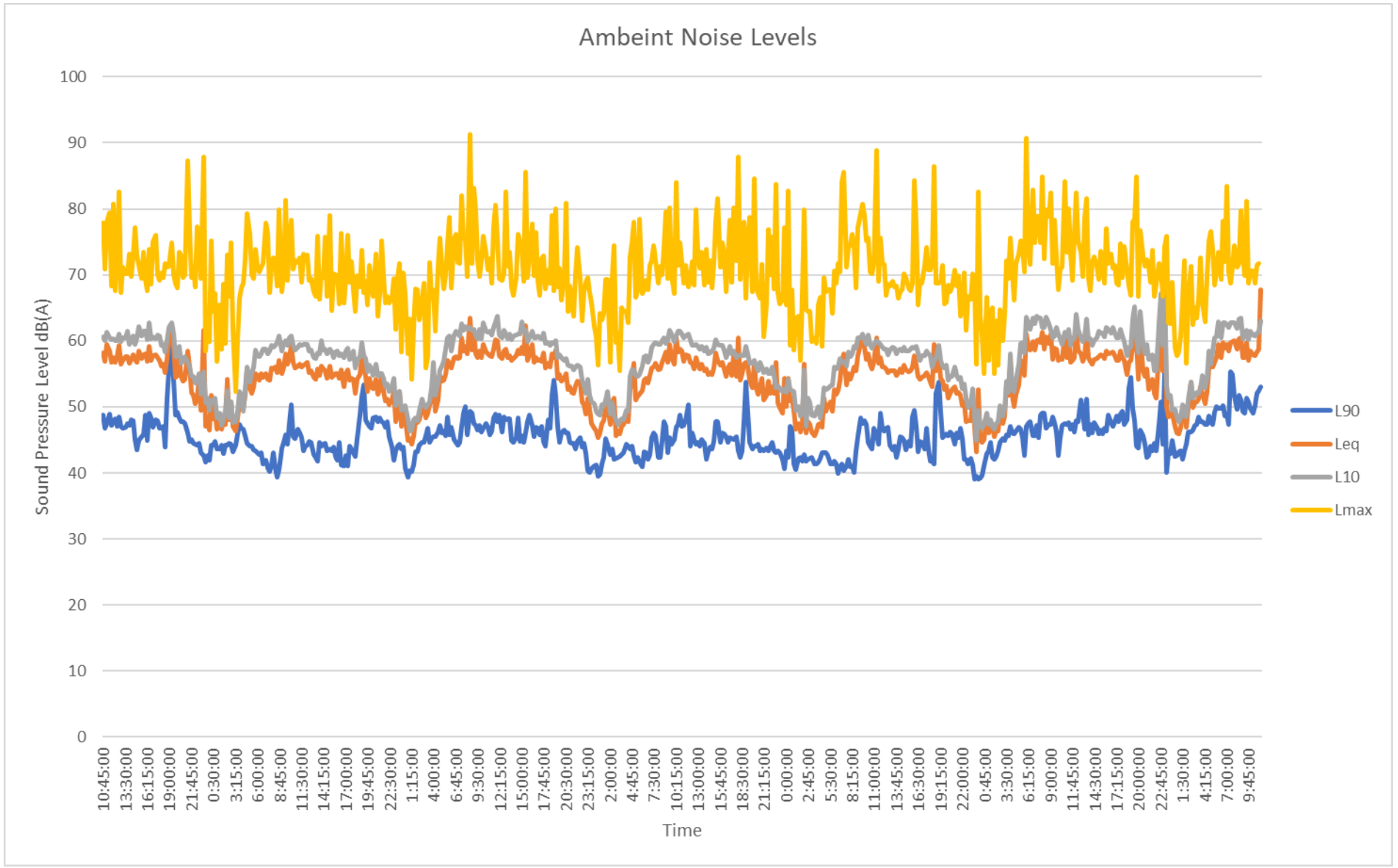
1 : 1500 @ A1

A-5.04

2026-01-08

rev. 15

Ambient Noise Levels


Ambeint Noise Levels
Sound Pressure Level dB(A)
100
90
80
70
60
50
40
30
20
10
0
10:45:00
13:30:00
16:15:00
19:00:00
21:45:00
0:30:00
3:15:00
6:00:00
8:45:00
11:30:00
14:15:00
17:00:00
19:45:00
22:30:00
1:15:00
4:00:00
6:45:00
9:30:00
12:15:00
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23:15:00
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4:45:00
7:30:00
10:15:00
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18:30:00
21:15:00
0:00:00
2:45:00
5:30:00
8:15:00
11:00:00
13:45:00
16:30:00
19:15:00
22:00:00
0:45:00
3:30:00
6:15:00
9:00:00
11:45:00
14:30:00
17:15:00
20:00:00
22:45:00
1:30:00
4:15:00
7:00:00
9:45:00
Time
L90
Leq
L10
Lmax

NOISE MODELLING

POINT CALCULATIONS

Pen3D2000 V1.9.8
Project Code:Pen
Project Description: PEN noise model
File:C:\dB consulting\Noise Jobs\Issac St Hagen St and Ruthven St Toowoomba\Revised Issac and Ruthven St.PEN
File Description:Leq-Day and Evening

Friday 06 Feb, 2026 at 15:23:21

Environmental Calculations

All point and line sources included. Line source segmentation angle: 10 degrees. Calculations for specified meteorology.
Noise level results are the logarithmic addition of all the noise sources
Noise level results incorporate the incoherent ground reflection algorithm
Meteorology :
Wind speed 0.0 (m/s) Wind direction 0 Mast height 10.0 (m)
Temperature 20.0 (C) Temperature Gradient 0.0 (C/100m) Humidity 50.0 (%)
Surface Roughness of terrain 0.023000000 (m) Zero plane offset 0.080000000 (m)

Receptor	X Posn (m)	Y Posn (m)	Height (m)	Ground (m)	Noise Level (dB(A))
157 Ruthven	144.9	98.2	1.8	602.1	46.5
13 Hagen	57.6	112.8	1.8	596.0	62.0
158 Ruthven	188.5	123.3	1.8	604.2	43.4
156 Ruthven	178.9	139.7	1.8	603.7	44.3
154 Ruthven st	167.7	153.7	1.8	603.3	45.2
152 Ruthven St	146.6	184.7	1.8	602.5	46.5
150 Ruthven St	133.3	203.5	1.8	602.3	47.0
148 Ruthven St	119.2	220.8	1.8	602.9	47.5
144 Ruthven St	108.4	239.7	1.8	602.3	47.4
138 Ruthven St	99.5	259.7	1.8	602.1	46.4
2A Hagen	111.8	97.2	1.8	600.1	49.1
160 Ruthven St	199.4	102.8	1.8	604.8	42.6
162 Ruthven St	206.7	90.7	1.8	604.9	41.9
15 Hagen St	67.4	98.7	1.8	598.0	45.1
17 Hagen St	48.1	79.5	1.8	596.0	51.9

POINT CALCULATIONS

Pen3D2000 V1.9.8
Project Code:Pen
Project Description: PEN noise model
File:C:\dB consulting\Noise Jobs\Issac St Hagen St and Ruthven St Toowoomba\Revised Issac and Ruthven St.PEN
File Description:Leq-Day and Evening with Barrier

Friday 06 Feb, 2026 at 16:49:29

Environmental Calculations

All point and line sources included. Line source segmentation angle: 10 degrees. Calculations for specified meteorology.
Noise level results are the logarithmic addition of all the noise sources
Noise level results incorporate the incoherent ground reflection algorithm
Meteorology :
Wind speed 0.0 (m/s) Wind direction 0 Mast height 10.0 (m)
Temperature 20.0 (C) Temperature Gradient 0.0 (C/100m) Humidity 50.0 (%)
Surface Roughness of terrain 0.023000000 (m) Zero plane offset 0.080000000 (m)

Receptor	X Posn (m)	Y Posn (m)	Height (m)	Ground (m)	Noise Level (dB(A))
157 Ruthven	144.9	98.2	1.8	602.1	45.3
13 Hagen	57.6	112.8	1.8	596.0	44.9
158 Ruthven	188.5	123.3	1.8	604.2	43.4
156 Ruthven	178.9	139.7	1.8	603.7	44.3
154 Ruthven st	167.7	153.7	1.8	603.3	45.2
152 Ruthven St	146.6	184.7	1.8	602.5	46.5
150 Ruthven St	133.3	203.5	1.8	602.3	47.0
148 Ruthven St	119.2	220.8	1.8	602.9	47.5
144 Ruthven St	108.4	239.7	1.8	602.3	47.4
138 Ruthven St	99.5	259.7	1.8	602.1	46.4
2A Hagen	111.8	97.2	1.8	600.1	47.4
160 Ruthven St	199.4	102.8	1.8	604.8	42.5
162 Ruthven St	206.7	90.7	1.8	604.9	41.1
15 Hagen St	67.4	98.7	1.8	598.0	42.3
17 Hagen St	48.1	79.5	1.8	596.0	39.3

POINT CALCULATIONS

Pen3D2000 V1.9.8
Project Code:Pen
Project Description: PEN noise model
File:C:\dB consulting\Noise Jobs\Issac St Hagen St and Ruthven St Toowoomba\Revised Issac and Ruthven St Night Leq.PEN
File Description:Leq Night

Sunday 08 Feb, 2026 at 06:30:42

Environmental Calculations

All point and line sources included. Line source segmentation angle: 10 degrees. Calculations for specified meteorology.
Noise level results are the logarithmic addition of all the noise sources
Noise level results incorporate the incoherent ground reflection algorithm
Meteorology :
Wind speed 0.0 (m/s) Wind direction 0 Mast height 10.0 (m)
Temperature 20.0 (C) Temperature Gradient 0.0 (C/100m) Humidity 50.0 (%)
Surface Roughness of terrain 0.023000000 (m) Zero plane offset 0.080000000 (m)

Receptor	X Posn (m)	Y Posn (m)	Height (m)	Ground (m)	Noise Level (dB(A))
157 Ruthven	144.9	98.2	1.8	602.2	6.3
13 Hagen	59.3	113.2	1.8	598.0	14.4
158 Ruthven	188.5	123.3	1.8	604.3	15.4
156 Ruthven	178.9	139.7	1.8	603.6	17.8
154 Ruthven st	167.7	153.7	1.8	603.3	18.7
152 Ruthven St	146.6	184.7	1.8	602.5	22.2
150 Ruthven St	133.3	203.5	1.8	602.3	24.5
148 Ruthven St	119.2	220.8	1.8	602.2	26.4
144 Ruthven St	108.4	239.7	1.8	602.3	27.3
138 Ruthven St	99.5	259.7	1.8	602.1	28.3
2A Hagen	111.8	97.2	1.8	600.2	6.0
160 Ruthven St	199.4	102.8	1.8	604.8	14.3
162 Ruthven St	206.7	90.7	1.8	604.9	13.7
17 Hagen St	48.1	79.5	1.8	596.0	6.6
15 Hagen St	71.3	98.8	1.8	598.0	12.6

POINT CALCULATIONS

Pen3D2000 V1.9.8
Project Code:Pen
Project Description: PEN noise model
File:C:\dB consulting\Noise Jobs\Issac St Hagen St and Ruthven St Toowoomba\Revised Issac and Ruthven St Night Leq.PEN
File Description:Lmax Night

Friday 06 Feb, 2026 at 17:54:40

Environmental Calculations

All point and line sources included. Line source segmentation angle: 10 degrees. Calculations for specified meteorology.
Noise level results are the logarithmic addition of all the noise sources
Noise level results incorporate the incoherent ground reflection algorithm
Meteorology :
Wind speed 0.0 (m/s) Wind direction 0 Mast height 10.0 (m)
Temperature 20.0 (C) Temperature Gradient 0.0 (C/100m) Humidity 50.0 (%)
Surface Roughness of terrain 0.023000000 (m) Zero plane offset 0.080000000 (m)

Receptor	X Posn (m)	Y Posn (m)	Height (m)	Ground (m)	Noise Level (dB(A))
157 Ruthven	144.9	98.2	1.8	602.2	9.1
13 Hagen	59.3	113.2	1.8	598.0	15.2
158 Ruthven	188.5	123.3	1.8	604.3	18.3
156 Ruthven	178.9	139.7	1.8	603.6	20.8
154 Ruthven st	167.7	153.7	1.8	603.3	21.6
152 Ruthven St	146.6	184.7	1.8	602.5	25.2
150 Ruthven St	133.3	203.5	1.8	602.3	27.5
148 Ruthven St	119.2	220.8	1.8	602.2	29.4
144 Ruthven St	108.4	239.7	1.8	602.3	30.3
138 Ruthven St	99.5	259.7	1.8	602.1	31.3
2A Hagen	111.8	97.2	1.8	600.2	8.6
160 Ruthven St	199.4	102.8	1.8	604.8	17.2
162 Ruthven St	206.7	90.7	1.8	604.9	16.7
17 Hagen St	48.1	79.5	1.8	596.0	9.3
15 Hagen St	71.3	98.8	1.8	598.0	13.5