

Date: 13 March 2026
Our Reference: J002005
Your Reference: MCUI/2025/4697

Attn: Jun Ong

Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350

Dear Jun,

Site Address:	10609 New England Highway, Highfields QLD 4352
RPD:	Lot 3 on RP161523
Method of Distribution:	Email [development@tr.qld.gov.au / jun.ong@tr.qld.gov.au]
Correspondence Subject:	Change Representations - s.125 of the <i>Planning Act 2016</i>

We write on behalf of Highfields Sheds Pty Ltd ("the Applicant"), regarding the above-mentioned development approval granted by Toowoomba Regional Council ("the assessment manager").

The Decision Notice was received by the Applicant on 19 December 2025, and the associated Infrastructure Charges Notice (ICN) was issued on 13 February 2026.

On 12 March 2026, the appeal period was suspended pursuant to s.126(1) of the Planning Act 2016, until 10 April 2026.

Pursuant to s.125(1) of the Planning Act 2016, we now provide written representations and request that the assessment manager issue a negotiated infrastructure charges notice incorporating the amendments requested below.

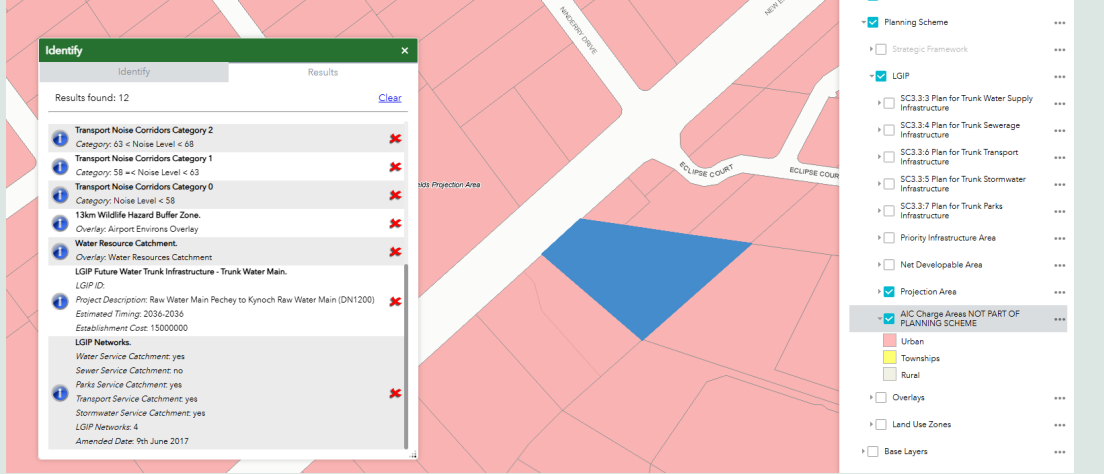
For clarity, our request includes the specific outcome sought in relation to each representation.

Representation – Gross Floor Area Charge

Representation:	<p>The ICN identifies the gross floor area (GFA) of the Food and Drink Outlet as 260m². However, the approved architectural plans confirm a GFA of 250m² for the Food and Drink Outlet.</p> <p>The current ICN therefore overstates the approved GFA by 10m². Based on the applicable adopted infrastructure charge rate of \$157.95/m², this results in an overcharge of \$1,579.50.</p>
Requested Amendment:	<p>Council amend the ICN to reflect the correct GFA of 250m² and recalculate the applicable infrastructure charge accordingly.</p>

Representation – Existing Lawful Use Credit

Representation:	<p>The ICN applies a credit associated with the caretaker's accommodation of \$22,002.42 (i.e. 60% of \$36,670.70).</p> <p>As confirmed in advice received from Council, the applicable credit should be \$29,336.56, which equates to 80% of \$36,670.70, as the site is not serviced by one (1) trunk infrastructure network (Extract 1).</p> <p>The above error results in the credit being understated by \$7,334.14.</p>
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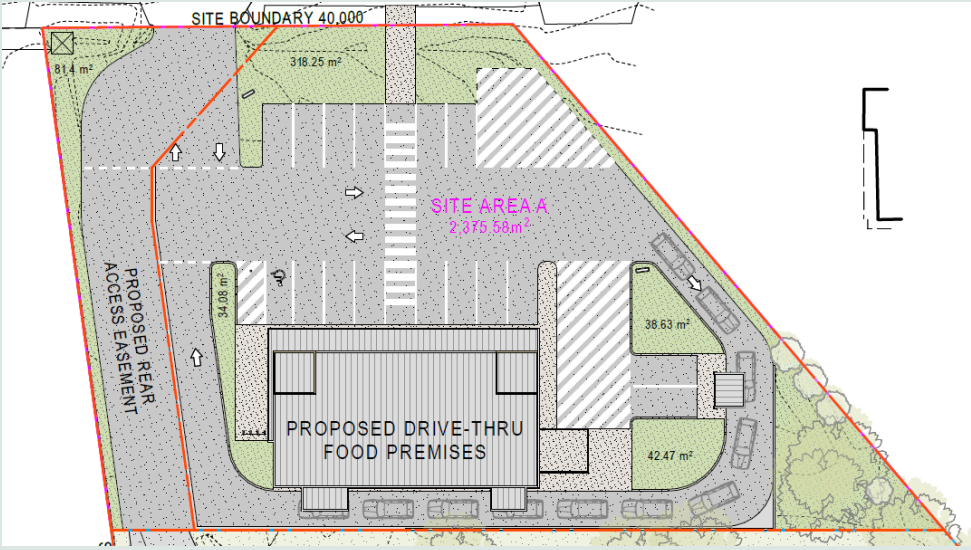
Extract 1	
Requested Amendment:	<p>Council amend the ICN to apply the correct credit amount of \$29,336.56 and recalculate the applicable infrastructure credit accordingly.</p>

Representation – Impervious Area Charge

Representation: The ICN identifies the proposed impervious area as 1,879m². However, the approved architectural plans show an impervious area of 1,860m² within the development area.

For clarity, the development area is 2,375.58m² (Extract 2) with 514.83m² of landscaping. On this basis, the development includes an impervious area of 1,860.75m².

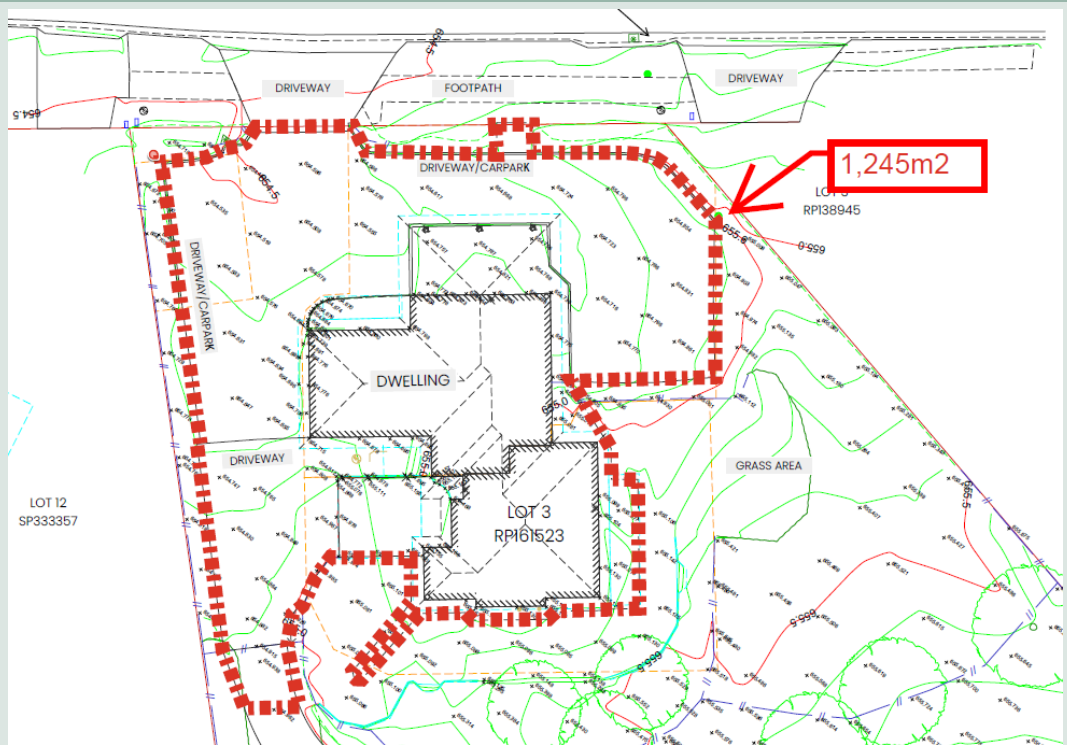
The current ICN therefore overstates the impervious area by 19m². Based on the applicable adopted infrastructure charge rate of \$13.10/m², this results in an overcharge of \$248.90.

<p>Extract 2</p>	
<p>Requested Amendment:</p>	<p>Council amend the ICN to apply the correct impervious area charge of \$24,366.00 and recalculate the applicable infrastructure charge accordingly.</p>

Representation – Impervious Area Credit

Representation: The ICN identifies the existing impervious area as 1,001m². However, the Detail Survey (Attachment 2) shows an impervious area of 1,245m² within the development area (2,375.58m²) (Extract 3).

The current ICN therefore understates the existing impervious area by 244m². Based on the applicable adopted infrastructure charge rate of \$13.10/m², this results in the credit being \$3,196.40 less than it should be.



Requested Amendment: Council amend the ICN to apply the correct impervious area credit of \$16,309.50 and recalculate the applicable infrastructure charge accordingly.

Summary

In accordance with the current Fees and Charges Schedule, we understand that a fee of \$582.00 applies to this request. However, given the request relates to the correction of administrative errors within the issued ICN, we respectfully request Council waive the applicable fee.

We trust this information is sufficient, however, if you wish to discuss any aspect further please do not hesitate to contact James Juhasz or the undersigned (07) 4632 0516.

Yours faithfully,
Property Projects Australia Pty Ltd

MARCUS MCNEE
 Senior Town Planner