

ATTACHMENT 2
Further Advice Letter

Issued by:
Toowoomba Regional Council

RECEIVED
26/05/2026
**TOOWOOMBA
REGIONAL COUNCIL**

Our Reference: RAL/2026/2732
 Applicant's reference: J002593
 Contact Officer: Jun Ong
 Contact: 07 4688 9555
 Email: development@tr.qld.gov.au

FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Chapter 1 Section 35

Highfields Sheds Pty Ltd
 C/- Property Projects Australia
 PO Box 3686
 TOOWOOMBA QLD 4350

Email: marcus@propertyprojectsaustralia.com.au
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11 May 2026

Dear Sir,

Application for: Reconfiguring a Lot - Impact - Reconfigure One (1) into Two (2) Lots and Access Easement
Location: 10609 New England Highway, HIGHFIELDS QLD 4352
Property Description: Lot 3 RP161523

An Information Request was issued by Council on 29 April 2026 within the statutory timeframes. Council provides the following further advice in relation to certain aspects of your proposal that require additional information in addition to the Information Request items to enable proper consideration and determination of your application:

1. REVERSE AMENITY FOR A DWELLING HOUSE ON PROPOSED LOT 2

	Aspect of Development:
	The proposal seeks to subdivide the parent lot into two (2) separate lots which comprise two (2) existing non-residential uses in the Low Density Residential Zone, Park Residential Precinct. Proposed lot 1 is approved for a Food and Drink Outlet with a Drive-through Facility (MCUI/2025/4697). A Dwelling House may be established on Proposed Lot 2 in future that would be a sensitive receptor subject to noise amenity impacts from adjoining non-residential uses, including Proposed Lot 1. The proposed subdivision has not provided a building envelope within proposed Lot 2 that complies with PO ₃₃ , PO ₄₂ and PO ₄₃ of the Reconfiguring a Lot Code.
	Further Advice
1.1	Submit an Acoustic Impact Assessment, completed by a suitably qualified person, that assesses reverse amenity impacts on a potential sensitive receptor from Road Noise activities and any other surrounding non-residential uses. The report should include at minimum: <ul style="list-style-type: none"> • Description of surrounding noisy activities that includes: <ul style="list-style-type: none"> ○ Operational activities; ○ Vehicle movements; and ○ Regulated noise devices integral to site operations; • Location of proposed sensitive receptors relative to the noise sources; • Monitoring of background noise from surrounding land uses; • Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours;

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| | <ul style="list-style-type: none">• Modelling of reverse amenity impacts on the proposed new receptors; and• Descriptions of specific mitigation measures and building treatments that may be required to ensure future residences are not deleteriously impacted by the existing lawful uses. |
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Responding to the Further Advice

You may provide a response as part of the Information Request issued on 29 April 2026.

You may wish to consider stopping a current period in the development assessment process in accordance with Chapter 1 Section 32 of the *Development Assessment Rules* if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's Planner, Jun Ong on the above number.

Yours faithfully



Jayden Forbes-Mitchell
Lead Senior Planner, Planning Branch