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DTS Group Qld Pty Ltd – Urban Planning

**11 Warren Street, East Toowoomba QLD
4350**

Development Permit for Building Work for Partial
Demolition & Extensions to a Dwelling House within the
Neighborhood Character Overlay

On behalf of
Ron Hill & Charlotte Pettigrew

June 2026

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Impact Assessable Development Application

11 Warren Street, East Toowoomba QLD 4350

Being described as Lot 4 on RP17803

On behalf of

Ron Hill & Charlotte Pettigrew

June 2026

Document History				
Revision No.	Description	Company	Author/Reviewer	Date
A	Draft Report	DTS Group QLD	Georgina Stacey	27/05/2026
B	Technical & Quality Review	DTS Group QLD	Siena Monnier	24/06/2026
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Limitations

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Executive Summary

Site Details

Address:	11 Warren Street, East Toowoomba QLD 4350
Lot Description:	Lot 4 on RP17803
Zone Classification:	Low Density Residential Zone
Site Area:	505m ²
Registered Landowner(s):	Ron Hill & Charlotte Pettigrew

Application Details

Application:	Development Permit for Building Work for Partial Demolition and Extensions to Dwelling House within the Neighbourhood Character Overlay
Preliminary Approval:	Not Applicable
Application Type:	Impact Assessable
Defined Use:	Dwelling House
Applicant:	Ron Hill & Charlotte Pettigrew C/- DTS Group Qld Pty Ltd PO Box 3128 West End QLD 4101
DTS Reference:	BNE260223

Synopsis

This application is for a Development Permit for Building Work for Partial Demolition and Extensions to an existing Dwelling House identified within the Neighbourhood Character Overlay located at 11 Warren Street, East Toowoomba. The proposal is considered to be consistent with the existing character as seen along Warren Street and enhances the traditional aspects of the existing dwelling house.

The proposal is generally compliant with the Low Density Residential Zone Code and the Neighbourhood Character Overlay Code of the *Toowoomba Regional Planning Scheme 2012*.

1 Introduction

This planning assessment report accompanies a development application for a Development Permit for Building Work for Partial Demolition and Extensions to a Dwelling House within the Neighbourhood Character Overlay. The subject site is identified as 11 Warren Street, East Toowoomba, being described as Lot 4 on RP17803 and hereafter referred to as “the subject site”. The locational context of the subject site is illustrated in **Figure 1 – Locational Context** and **Figure 2 – Aerial Photograph** to this report.

The site is mapped within the Low Density Residential Zone of the *Toowoomba Regional Planning Scheme 2012*. The development has been assessed against the desired outcomes, intents and acceptable solutions of the relevant planning scheme codes as well as relevant state and regional provisions. The below reporting has been prepared to logically address the town planning considerations relevant to the application for Building Work and based on assessment illustrate sufficient town planning grounds to warrant approval.

Having regard to Schedule 2 “Dictionary” of the *Planning Act 2016*, the proposal is considered to constitute:

- **Building Work.**

Accompanying this report are the following supporting plans and documents:

- **Code Assessment** prepared by DTS Group QLD, attached under **Appendix A**;
- **Architectural Plans** prepared by H4 Living Pty Ltd, attached under **Appendix B**.

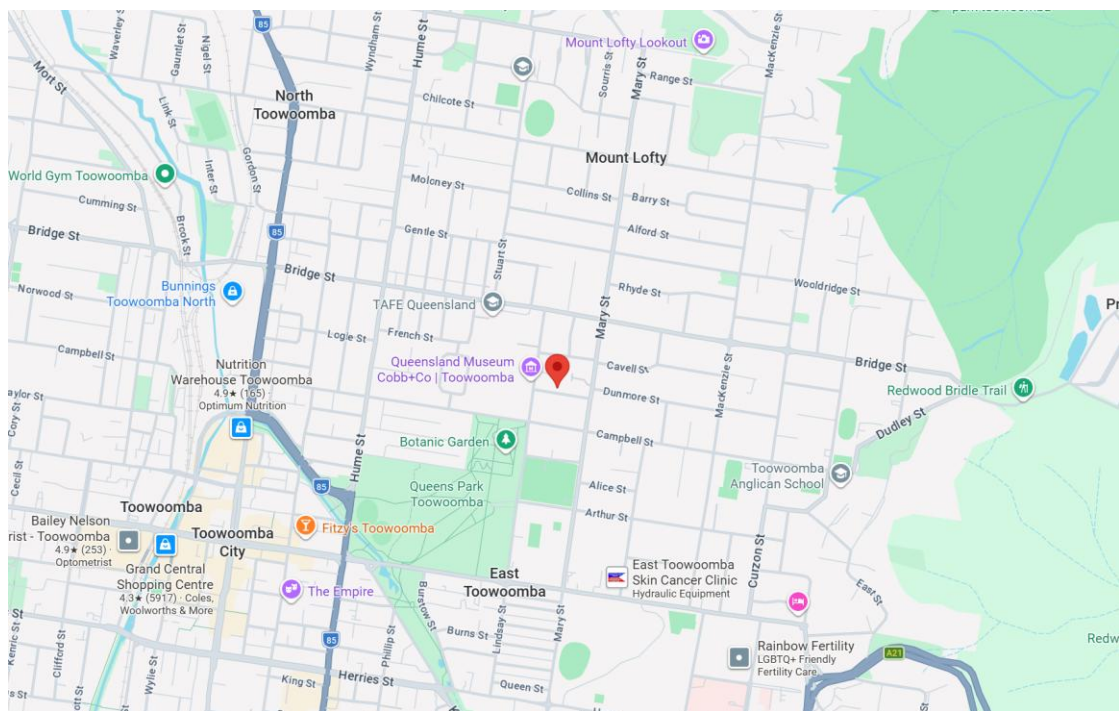


Figure 1 Locational Context

Source: Google Maps, 2026



Figure 2 Aerial Photograph

Source: Near Map, April 2026

1.1 Category of Assessment

Table 1 provides an assessment against Part 5 of the *Toowoomba Regional Planning Scheme 2012* and has determined that the applicable category of assessment for this application is **Impact Assessment**.

Table 1 Category of Assessment & Applicable Assessment Criteria

Planning Scheme 2012	Category of Assessment	Assessment Criteria
Zoning		
Low Density Residential Zone	Impact Assessment	The Planning Scheme, including: Low Density Residential Zone Code
Overlay		
Airport Environs Overlay	Not Applicable	Not Applicable
Neighbourhood Character Overlay	Impact Assessment	Neighbourhood Character Overlay Code

2 Site Characteristics

The subject site is located at 11 Warren Street, East Toowoomba, being described as Lot 4 on RP17803. The site maintains an area of 505m² with a primary frontage of approximately 12m to Warren Street along the southern property boundary. The site is currently improved a single storey dwelling house, which is to be retained and modified as part of the proposed development.

In the broader context, the subject site is located in East Toowoomba and is situated south of Bridge Street, west of Mary Street, east of Hume Street, and north Margaret Street. The site is located within proximity to retail and commercial establishments within the Toowoomba CBD to the south-west; healthcare facilities including St Vincent’s Hospital and Toowoomba Hospital; educational establishments including TAFE Queensland, Toowoomba East State School, and Toowoomba Grammar School. The site is also located nearby to open spaces and community facilities including Queens Park, Botanic Garden, Toowoomba Sports Ground, Webb Park, Toowoomba Museum, Picnic Point Parklands, and Lake Annand Park. The site has access to the surrounding public transportation network, including bus services operating along Mary Street and Campbell Street, and the Toowoomba train station to the west.

The site is situated within the Low Density Residential Zone of the *Toowoomba Regional Planning Scheme 2012* and the surrounding allotments are located within the Low Density Residential, Low-Medium Density Residential, Community Facilities, Open Space, and Sport and Recreation Zones. Given the classified zoning, the surrounding land uses comprise a mixture of detached dwelling houses on small and standard allotments, townhouse developments, educational facilities, retail businesses, open greenspaces, and supporting community infrastructure.

2.1 Planning Scheme Zoning

The *Toowoomba Regional Planning Scheme 2012* interactive mapping outlines the below zone that applies to the subject site.

Table 2 Toowoomba Regional Planning Scheme 2012 – Zone

Zone Description	Mapped Location
<p>Low Density Residential Zone</p>	

2.2 Planning Scheme Overlays

The *Toowoomba Regional Planning Scheme 2012* interactive mapping outlines the below overlays that apply to the subject site.

Table 3 Toowoomba Regional Planning Scheme 2012 – Overlays

Overlay Description	Mapped Location
<p>Airport Envisions Overlay</p>	
<p>Neighbourhood Character Overlay</p>	

2.3 Frontage and Access

The subject site has a primary frontage of approximately 12m to Warren Street along the southern property boundary.

The site currently achieves vehicle access to Warren Street via an existing vehicular crossover located at the eastern end of the street frontage. The existing crossover will be retained facilitate the proposed development.

2.4 Urban Services

The subject allotment is located within an established urban area and is connected to all necessary urban utilities. The proposed development will maintain all existing property connections.

3 The Proposed Development

3.1 Details

The proposed development seeks approval for Building Work for Partial Demolition and Extensions to a Dwelling House within the Low Density Residential Zone located at 11 Warren Street, East Toowoomba, being described as Lot 4 on RP17803.

The proposed development involves works to the house which are sympathetic to the neighbourhood character and are proportionate to the site area and frontage dimensions. The proposal achieves the enhancement of the existing buildings character in the streetscape. Specifically, the development involves shifting the house to the south-east toward the street frontage, internal renovations, extension to the rear of the house for living / dining area; and a new garden pavilion, garage / entertainment area, and landscaping at rear of site. The existing front verandah, entry foyer, bedrooms 1 and 2, vehicle crossover and driveway along eastern boundary are to be retained. It is noted that the existing carport at garden shed located at the rear of the site are to be removed to facilitate the proposed development.

The proposed extensions are limited to the rear of the building and will have no discernible impact on the dwelling's current character contribution to the streetscape. The development includes a mixture of traditional and contemporary elements, providing a clear distinction between old and new, whilst also complementing the surrounding local character and enhancing the overall contribution to the streetscape. The proposed works to the existing dwelling house achieve a bulk, scale and character which is consistent with the built form of the surrounding locality. The assessable building works comply with the relevant acceptable and / or performance outcomes, with any non-compliances extensively justified in this report.

Figure 3 below illustrates the proposed site plan.

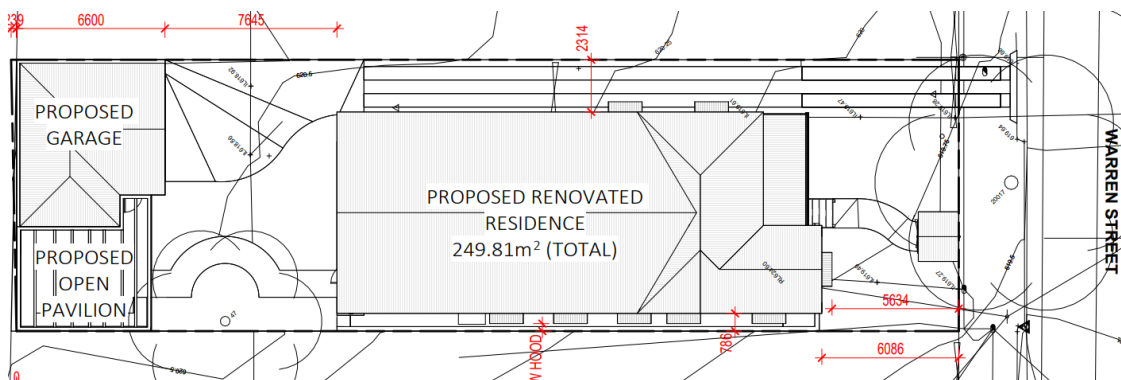


Figure 3 Proposed Site Plan

Source: Excerpt from *Architectural Plans – Appendix B*

3.2 Partial Demolition

The proposed development includes shifting the existing house to the south-east toward the street frontage to help resolve existing encroachments, which is classified as demolition works. According to Table 5.7.1 of the *Toowoomba Planning Scheme 2012*, the proposal is categorised as Impact Assessable due to involving works to the front half of a Neighbourhood Character Place.

The proposal retains the front façade of the existing house, with the demolition works limited to shifting the building and removal of external components at the rear. Although the relocation of the dwelling is assessable demolition, the proposed works ensure no integral character components are lost and that the development does not diminish the existing character and contribution to the streetscape. The extensions will maintain the scale, bulk and design of the current dwelling. Therefore, the relocation of the dwelling is deemed suitable for the lot and will not negatively impact the neighbourhood character.

The proposed development is able to comply with the acceptable outcomes of the Neighbourhood Character Overlay Code. Refer to **Appendix A** for detailed assessment against the Code.

3.3 Dwelling House Design

The proposed dwelling includes a building form, scale and design which complements the character seen in the immediate locality. The dwelling house responds to the local character of the streetscape and adopts a design which is able to complement and co-exist with nearby dwelling houses. Further, the extensions are to the rear of the lot which cannot be seen from the streetscape, and no changes are proposed to the current front façade. The development is not expected to negatively impact upon the adjoining residences or future development within the immediate area. The proposed extensions have been sited and designed to enhance the streetscape character and to maintain the anticipated level of amenity to the adjoining residents. The proposed extensions will blend seamlessly with the existing house, matching the original form and materials to ensure that the dwelling's character contribution to the streetscape is not adversely affected.

As illustrated in **Figure 4** below, the proposed development results in a dwelling house which has a scale, form and character consistent with the requirements of the Neighbourhood Character Overlay Code and the Low Density Residential Zone Code (**Appendix A**).



Figure 4 Proposed Front Elevation

Source: Excerpt from Architectural Plans – Appendix B

3.3.1 Boundary Setbacks

The development proposes the relocation of the dwelling to be moved towards the middle of the lot with rear extensions. The development results in a western side setback of 0.78m and an eastern side setback of 2.3m to dwelling wall. Therefore, a performance outcome against AO10.1 of the Low Density Residential Zone Code is sought for the western side setback. While non-compliant with the requirements, the western side setback is considered suitable due to the retention of the existing character house on the site. The original house is to be shifted to the east, improving the current western side setback as part of the proposal. The building comprises a single storey and is not anticipated to adversely impact the adjoining residential development to the west. Therefore, the proposed western side boundary setback is deemed suitable.

The proposal results in a rear setback of 14.2m to dwelling wall, 0.239m to the new garage, and 0m to pavilion. Therefore, a performance outcome against AO10.2 of the Low Density Residential Zone Code for rear setback to the garage and pavilion. The proposed garage has

a height of 3m and 7.3m length to the rear boundary to minimise impacts of overshadowing. The garage has also been designed to be complementary to the dwelling house and the surrounding built form in the street. The proposed pavilion is a lightweight, open structure and is not expected to negatively impact the adjoining landowners. Therefore, the proposed rear boundary setback is deemed suitable, and the new garage and pavilion structures are not anticipated to cause undue amenity impacts on the adjoining neighbours.

The proposed works generally comply with the acceptable outcomes of the Low Density Residential Zone Code (**Appendix A**).

Elevation	Existing	Proposed
South (Front)		
North (Rear)		
East		
West		

Figure 5 Elevation Comparison

Source: Excerpt from Architectural Plans – Appendix B

4 Town Planning Framework

4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the *Planning Regulation 2017* and the *Development Assessment Rules*.

4.2 Categories of Development and Benchmarks

The development proposed by this application includes a Material Change of Use that is made Impact Assessable under the *Brisbane City Plan 2014*, in accordance with section 45 (2) of the *Planning Act 2016*.

In this regard, section 45(5) (a) of the Act has been considered as part of this report.

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.”

The relevant assessment benchmarks are described in section 30 of the *Planning Regulation 2017*, and state:

“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

The category of development and the relevant assessment benchmarks are identified in **Section 1.1** of this report. Furthermore, the application is made Impact Assessable and the relevant benchmarks are addressed in **Section 6** of this report.

The proposal is not made assessable under Section 10 of the *Planning Regulation 2017*.

4.3 Public Notification

As identified in **Section 1.1** of this report, the application is Impact Assessable and requires formal public notification in accordance with section 53 of the *Planning Act 2016*.

4.4 Referral Agencies

The Referral Agencies triggered by this proposal and their jurisdictions have been established with reference to section 55(2) of the Planning Act 2016 and Schedules 9 and 10 of the Planning Regulation (PR) 2017. No referral triggers are applicable.

4.4.1 State Development Assessment Provisions

The proposed development does not trigger referral to the Department of Infrastructure, Local Government and Planning and consequently does not require assessment against the State Development Assessment Provisions.

4.5 Shaping SEQ Regional Plan

The Shaping SEQ Regional Plan defines a spatial framework for the region and allocates land into one of five regional land use categories. Under the SEQ Regional Plan the site is contained within the 'Urban Footprint'. As the proposal is for works to an existing dwelling house within an established residential area, it is clearly appropriate for the development of "urban activities".

4.6 State Planning Policy

The State Planning Policy has been reviewed relative to the subject site, in particular the development assessment requirements within Part E. The applicant considers that the SPP is not applicable due to the location of the site and the nature of the works being proposed. Furthermore, the subject site is situated within the Toowoomba Regional Council administrative area, and the application is made assessable under the *Toowoomba Regional Planning Scheme 2012*. Part 2, section 2.1 of the planning scheme identifies that the SPP was integrated into the planning scheme and no further conflict has been identified.

4.7 Local Government Infrastructure Plan

The proposal is not subject to a Local Government Infrastructure Plan.

4.8 Temporary State Planning Policy

The proposal is not subject to a Temporary State Planning Policy.

5 Toowoomba Regional Planning Scheme 2012

5.1 Strategic Framework

The proposed development is Impact Assessable, and accordingly, the application is assessable against the entire Planning Scheme, including the Strategic Outcomes in Part 3 of the *Toowoomba Regional Planning Scheme 2012*. As demonstrated in the following sections, the proposal complies with the relevant parts of the planning scheme, including the zone code, and therefore the broader planning scheme's strategic framework.

The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The Strategic Framework outlines seven (7) themes that collectively represent the policy intent of the scheme, these are:

Theme 1: Settlement Pattern

Theme 2: Natural Environment

Theme 3: Community Identify and Diversity

Theme 4: Natural Resources and Landscape

Theme 5: Access and Mobility

Theme 6: Infrastructure and Services

Theme 7: Economic Development

The seven (7) themes outline the strategic outcomes, elements, specific outcomes and land use strategies for the region. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

The proposed development is for Building Works to an existing Dwelling House located within an established urban area, which has a high level of access to established public transport facilities, active transport networks, and other social infrastructure. The proposed extensions to the existing dwelling house achieve a design that reflects and supports a high level of comfort, privacy and safety reasonably expected of the area and low density building.

The proposed development is consistent with the themes in the Strategic Framework. No further assessment against the Strategic Framework is deemed necessary as part of this application.

5.2 Low Density Residential Zone

As per Section 6.2.1.2 of the *Toowoomba Planning Scheme 2012*, the purpose of the Low Density Residential Zone Code is to provide for a variety of low density dwelling types, including dwelling houses and community uses and small-scale services, facilities and infrastructure that cater for local residents. The amenity and lifestyle of residents in the Low Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality. Non-residential uses are small scale and low intensity uses that service the day to day needs of the immediate local residential community and do not undermine the viability of a nearby centre.

The proposal is for partial demolition and extensions to an existing dwelling house. The development results in a single storey house comprising the original dwelling house and a new extension at the rear on a 505m² lot. The proposed extensions to the existing dwelling house achieve a design that reflects and supports a high level of comfort, privacy and safety reasonably expected of the area and low density building. The proposal is able to comply with the overall outcomes of the Low Density Residential Zone Code.

Refer to **Appendix A** for detailed assessment against the Low Density Residential Zone Code.

6 Development Codes

The proposal triggers assessment against the following development codes contained within the *Toowoomba Regional Planning Scheme 2012* document:

6.1 Primary Code

- **Low Density Residential Zone Code** – addressed by DTS Group QLD, attached under **Appendix A**

6.2 Overlay Code

- **Neighbourhood Character Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**

7 Conclusion

This assessment report has identified and analysed the relevant planning issues of this proposed development, which involves a Development Permit for Building Work for Partial Demolition and Extensions to a Dwelling House situated within the Neighbourhood Character Overlay at 11 Warren Street, East Toowoomba.

The conclusions, which can be drawn from this assessment report, are as follows:

- The development application has been made in accordance with the requirements for development under the *Planning Act 2016*.
- The proposal demonstrates compliance with the intent of the Low Density Residential Zone Code.
- The proposal complies with the performance criterion and / or acceptable solutions of the Neighbourhood Character Overlay Code and the Low Density Residential Zone Code.
- The proposed building height, bulk, scale and character respond to the local circumstances of the site and the surrounding character of dwelling houses along Warren Street.

This Assessment Report supports the development application and is recommended to Council, as the Assessment Manager, for approval subject to reasonable and relevant conditions.



Appendix A

Code Assessment

Appendix B

Architectural Plans



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DTS Group Qld Pty Ltd – Urban Planning

**11 Warren Street, East Toowoomba QLD
4350**

Appendix A – Code Assessment

On behalf of
Ron Hill & Charlotte Pettigrew

June 2026

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6.2.1 Low Density Residential Zone Code

6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 0:1 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes	Comment
Caretaker's Accommodation		
<p>PO₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that:</p> <ul style="list-style-type: none"> (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents. 	<p>AO_{1.1} A caretaker's accommodation is:</p> <ul style="list-style-type: none"> (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) where provided as a balcony, verandah or deck has a minimum¹ area of 8m² with a minimum dimension of 2.4m. <p>AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.</p>	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is not for Caretaker's Accommodation.</p>

Performance Outcomes	Acceptable Outcomes	Comment
Dwelling Unit		
<p>PO₂ Development incorporating a dwelling unit is provided in a manner that:</p> <ul style="list-style-type: none"> (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity; (c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and (d) provides residents access to private outdoor recreation spaces directly from the dwelling unit. 	<p>AO_{2.1} Separate entrances are provided to the dwelling unit and non-residential uses on the same site.</p> <p>AO_{2.2} Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.</p> <p>AO_{2.3} Dwelling units are readily distinguishable from the non-residential use for emergency service providers.</p> <p>AO_{2.4} The dwelling unit number is clearly displayed on the unit and letter box.</p> <p>AO_{2.5} The dwelling unit is provided with a private landscape and recreation area which:</p> <ul style="list-style-type: none"> (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (c) if a balcony, a veranda or a deck, has a minimum² area of 8m² with minimum dimensions of 2.4m. <p>AO_{2.6} Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by:</p> <ul style="list-style-type: none"> (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit. 	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is not for a Dwelling Unit.</p>

Performance Outcomes	Acceptable Outcomes	Comment
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building		
<p>PO₃ The non-residential use is of a small scale and intensity that is compatible with the character of the streetscape and the low density residential built form appearance of the locality.</p>	<p>AO_{3.1} The use:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the existing building by a maximum of 25m² and does not reduce existing front or side setbacks; (c) is a single tenancy only; (d) has a maximum gross floor area of 200m²; (e) is conducted wholly within an enclosed building; and (f) does not involve outdoor dining or drive through facility. 	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>
Non-residential Uses and building work – Noise Amenity		
<p>PO₄ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.</p>	<p>AO_{4.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.</p>	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>
Non-residential Uses and building work – Privacy and Screening		
<p>PO₅ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.</p>	<p>AO_{5.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.</p> <p>AO_{5.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p> <p>AO_{5.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>

Performance Outcomes	Acceptable Outcomes	Comment
Non-residential Uses and building work – Outdoor Lighting		
PO ₆ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .	<p style="text-align: center;">Not Applicable</p> The proposed development is for building works to an existing Dwelling House.
Utilities and Stormwater		
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} Where within a water supply area, the development is connected to Council’s reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .	<p style="text-align: center;">Complies</p> The proposed development is for building works to an existing Dwelling House and maintains the existing urban infrastructure connections to the site.
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} Where within a wastewater area, the development is connected to the Council’s reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .	<p style="text-align: center;">Complies</p> The proposed development is for building works to an existing Dwelling House and maintains the existing urban infrastructure connections to the site.
PO ₉ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	<p style="text-align: center;">Complies</p> The proposed development is for building works to an existing Dwelling House and maintains the existing urban infrastructure connections to the site.
PO ₁₀ Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{10.1} Roof water and impervious surfaces water runoff is collected and discharged in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	<p style="text-align: center;">Complies</p> The proposed development is for building works to an existing Dwelling House and maintains the existing urban infrastructure connections to the site.

Performance Outcomes	Acceptable Outcomes	Comment
Waste Management		
<p>PO₁₁ Appropriate refuse container storage areas are provided which are:</p> <ul style="list-style-type: none"> (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times, and waste is captured and discharges to an approved collection point. 	<p>AO_{11.1} Refuse container storage areas are provided that:</p> <ul style="list-style-type: none"> (a) are located behind the building line and screened from public view: <ul style="list-style-type: none"> (i) in a building, outbuilding or other enclosed structure; (ii) screened by a minimum 1.5 m high solid fence or wall that is surrounded by minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or; (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard/sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use. 	<p style="text-align: center;">Complies</p> <p>The proposed development is for building works to an existing Dwelling House and retains the current waste management arrangements.</p>

Performance Outcomes	Acceptable Outcomes	Comment
Non-residential uses and building work – Access, on-site car parking and manoeuvring		
PO ₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and: <ul style="list-style-type: none"> (a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape. 	PO _{12.1} Where not involving the reuse of an existing premises used for a business activity car parking is provided in accordance with the Transport, Access and Parking Code. PO _{12.2} Where involving re-use of premises used for a business activity: <ul style="list-style-type: none"> (a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the location of existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas. 	<p style="text-align: center;">Not Applicable</p> The proposed development is for building works to an existing Dwelling House.
Non-residential uses and building work – Landscaping		
PO ₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{13.1} Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.	<p style="text-align: center;">Not Applicable</p> The proposed development is for building works to an existing Dwelling House.

Table 6.2.1:2 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work (not associated with a Material Change of Use)

Performance Outcomes	Acceptable Outcomes	Comment
Non-residential uses - Hours of Operation		
PO ₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{1.1} Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	<p style="text-align: center;">Not Applicable</p> The proposed development is for building works to an existing Dwelling House.
Non-residential Uses – Impact on Road Network		

<p>PO₂ <i>Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.</i></p>	<p>AO_{2.1} Non-residential uses:</p> <ul style="list-style-type: none"> (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street. 	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>
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Table 0:3 – Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes	Comment
Residential Development		
<p>PO₁ The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.</p>	<p>AO_{1.1} Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts. 	<p style="text-align: center;">Complies</p> <p>The proposed development is for building works to an existing Dwelling House.</p>
<p>PO₂ The density of accommodation activities in the Clifford Park Stables Precinct is not increased, other than where directly associated with the management of stables on the same site.</p>	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;">Not Applicable</p> <p>The subject site is not located in the Clifford Park Stables Precinct.</p>
<p>PO₃ Short-term accommodation occurs where:</p> <ul style="list-style-type: none"> (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; (b) adjoining or located on the opposite side of a road to existing Short-term accommodation 	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is not for Short-Term Accommodation.</p>

Performance Outcomes	Acceptable Outcomes	Comment
<p>or other Accommodation activities of a similar scale and density ;</p> <p>(c) all car parking needs can be met on site;</p> <p>(d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and</p> <p>(e) do not unduly detract from the amenity of nearby residences.</p>		
<p>PO₄ Higher density forms of Accommodation activities (i.e. other than caretaker's accommodation, community residence, dwelling house and dual occupancy) are designed to reflect the residential scale and density of the surrounding area.</p>	<p>AO_{4.1} The number of dwellings on the site does not exceed one per 500m².</p> <p>AO_{4.2} The site has a minimum frontage of 12m.</p>	<p>Not Applicable</p> <p>The proposed development is not for higher density forms of accommodation.</p>
<p>Non-Residential Development</p>		
<p>PO₅ Non-residential uses establish only where they:</p> <p>(a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community;</p> <p>(b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network;</p> <p>(c) do not contribute to strip development or expansion of an existing centre;</p> <p>(d) are a of a small scale, and have low intensity operation and employment;</p> <p>(d) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial;</p> <p>(c) do no introduce non-local traffic into a local street;</p> <p>(e) are in buildings, including extensions and alterations to an existing building, that have</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>

Performance Outcomes	Acceptable Outcomes	Comment
<p>a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape;</p> <p>(f) do not adversely impact the amenity, safety or privacy of nearby residences.</p>		
Built Form		
<p>PO₆ Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.</p>	<p>AO_{6.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.</p>	<p>Complies</p> <p>The proposed development is for building works to an existing Dwelling House and does not exceed a maximum height of two storeys or 8.5m above ground level.</p>
<p>PO₇ Except for Dwelling Houses and Dual Occupancies site coverage:</p> <p>(a) maximizes setbacks;</p> <p>(b) maximizes landscaping;</p> <p>(c) ensures adequate useable outdoor areas;</p> <p>(d) ensures adequate space for vehicle movement and parking areas;</p> <p>(e) maximizes solar access for internal and external living spaces;</p> <p>(f) does not compromise solar access for adjoining premises; and</p> <p>(g) does not result in overshadowing of adjoining properties.</p>	<p>AO_{7.1} For development up to two (2) storeys site cover does not exceed 50% of the site area.</p> <p>For development over two (2) storeys no acceptable outcome is nominated.</p>	<p>Complies</p> <p>The proposed site coverage does not exceed 50%.</p>
<p>PO₈ Impervious site coverage:</p> <p>(a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure;</p> <p>(b) reduces the visual impact of additional hardstand;</p>	<p>AO_{8.1} Impervious areas of the site do not exceed 60% of the site area.</p>	<p>Performance Outcome</p> <p>The proposed development results in a total impervious area of 373.6m², equating to 73.9% of the site area. While exceeding the requirements, the proposal is able to achieve a compliant site coverage of 44.2% and provides for a suitable balance of built form and open space,</p>

Performance Outcomes	Acceptable Outcomes	Comment
<ul style="list-style-type: none"> (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space. 		including a new pavilion / entertainment area at the rear of the lot.
<p>PO₉ The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO_{9.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. <p>AO_{9.2} Where the site has frontage to a road other than a collector or local road:</p> <ul style="list-style-type: none"> (a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from that frontage 6m. <p>AO_{9.3} Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.</p>	<p style="text-align: center;">Complies</p> <p>The proposed development results in a front setback of 6m to dwelling wall. The proposed front setback is within 20% of the averaged front setback of the adjoining dwellings.</p>
<p>PO₁₀ Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended low density 	<p>AO_{10.1} Buildings are set back from a side boundary:</p> <ul style="list-style-type: none"> (a) Ground Floor (up to 3.5m high) – 1.5m; and (b) First floor (up to 7.5m high) – 2m; (c) Above 7.5m – 3m; or (d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. <p>AO_{10.2} Buildings are set back:</p> <ul style="list-style-type: none"> (a) a minimum of 3m from a rear boundary; or 	<p style="text-align: center;">Complies / Performance Outcome</p> <p>The development results in a western side setback of 0.78m and an eastern side setback of 2.3m to dwelling wall. A performance outcome is sought for the western side setback.</p> <p>While non-compliant with the requirements, the western side setback is considered suitable due to the retention of the existing character house on the site. The original house is to be shifted to the east, improving the current western side setback as part of the proposal. The building comprises a single storey and is not anticipated to adversely impact the adjoining residential development to the west. Therefore, the proposed western side boundary setback is deemed suitable.</p>

character of the zone or precinct in which the site is located;

- (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;
- (d) are sufficient to minimise overshadowing and overlooking of adjoining premises;
- (e) provide adequate separation and buffering between residential and non-residential premises; and
- (f) maximise opportunities for landscaping.

(b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.

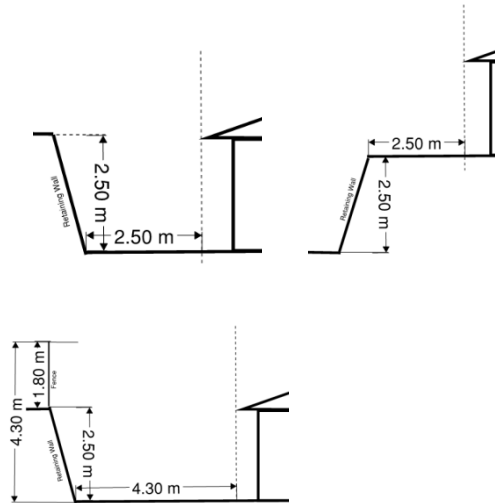


Figure 1

For non-residential development:

AO_{10.3} Buildings are set back a minimum of 2.5m from a side boundary.

AO_{10.4} Buildings are set back from a rear boundary whichever is the greater -

- (a) a minimum of 3m; or.
- (b) The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.

Complies / Performance Outcome

The proposal results in a rear setback of 14.2m to dwelling wall, 0.239m to the new garage, and 0m to pavilion.

The proposed garage has a height of 3m and 7.3m length to the rear boundary to minimise impacts of overshadowing. The garage has also been designed to be complementary to the dwelling house and the surrounding built form in the street. The proposed pavilion is a lightweight, open structure and is not expected to negatively impact the adjoining landowners. Therefore, the proposed rear boundary setback is deemed suitable, and the new garage and pavilion structures are not anticipated to cause undue amenity impacts on the adjoining neighbours.

Performance Outcomes	Acceptable Outcomes	Comment
<p>PO₁₁ The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following:</p> <ul style="list-style-type: none"> (a) built form; (b) open space; (c) landscaping; (d) the public realm; (e) parking and access; (f) solar access; (g) views and outlook; (h) setbacks; (i) height; (j) scale and bulk; and (k) provision of services. 	<p>In partial compliance with the performance outcome:</p> <p>AO_{11.1} A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises.</p> <p><i>Note: Such landscaping areas must not be compromised by the manoeuvring areas required for the vehicle.</i></p>	<p style="text-align: center;">Performance Outcome</p> <p>The existing driveway located along the eastern boundary is to be removed and replaced. The proposed setback between the dwelling house and the eastern side boundary is 2.3m, and therefore, it is not possible to accommodate both a driveway and a 1m wide landscaping strip at the eastern boundary. Given the proposal does not worsen the existing scenario, it is deemed acceptable.</p> <p>Landscaping is provided within the front and rear portions of the lot.</p>
<p>PO₁₂ Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:-</p> <ul style="list-style-type: none"> (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours <p>Editor's note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to):</p>	<p>No acceptable outcome is nominated</p>	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>

Performance Outcomes	Acceptable Outcomes	Comment
<ul style="list-style-type: none"> • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design. 		
PO ₁₃ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.	<p style="text-align: center;">Not Applicable</p> The proposed development is for building works to an existing Dwelling House. The existing active transport networks in the surrounding streets are to be retained.
PO ₁₄ The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that: <ul style="list-style-type: none"> (a) any hazards or nuisance to people or property on the site or offsite are avoided; (b) any earthworks are minimised and design alternatives are prioritised over earthworks; (c) natural drainage lines are retained; (d) existing vegetation is retained or replaced; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening a separation to adjoining development. 	No acceptable outcome is nominated.	<p style="text-align: center;">Complies</p> The proposed development is for building works to an existing Dwelling House. The extensions are limited to the rear of the existing building, ensuring that the house's character contribution to the streetscape is retained. The extensions are minor in nature and scale and are not anticipated to adversely impact the adjoining residential developments.
Amenity and Safety		
PO ₁₅ Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.	<p style="text-align: center;">Complies</p> The proposed development is for building works to an existing Dwelling House. The extensions are minor in nature and scale and are not anticipated to adversely impact the adjoining residential developments.

Performance Outcomes	Acceptable Outcomes	Comment
<p>PO₁₆ Site layout, building design and landscaping facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance of and sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation which promote safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. 	<p>AO_{16.1} Setbacks are provided from all boundaries in accordance with acceptable outcome AO10.2;</p> <p>AO_{16.2} The development does not introduce lighting which is inconsistent with a residential area;</p> <p>AO_{16.3} Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not reduced to less than 3 hours between 9am and 3pm on June 21, or</p> <p>AO_{16.4} Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>	<p style="text-align: center;">Complies / Performance Outcome</p> <p>The proposed development is for building works to an existing Dwelling House. The proposal provides generally compliant setbacks.</p> <p>The development does not introduce inconsistent lighting. The extensions are minor in nature and scale and are not anticipated to adversely impact the residential amenity of adjoining developments.</p> <p>Refer to Section 3.3 of the Town Planning Report for further discussion.</p>
<p>PO₁₇ Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO_{17.1} Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> (a) designs with an absence of ‘natural ladders’; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.³ 	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>
<p>PO₁₈ Development for non-residential uses provides landscaping that:</p> <ul style="list-style-type: none"> (a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the 	<p>AO_{18.1} Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</p>	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>

³ Amended on 27 April 2018

Performance Outcomes	Acceptable Outcomes	Comment
<p>zone and character overlay in which the site is located;</p> <p>(b) provides an attractive interface between the use, the streetscape and adjoining residential uses</p> <p>(c) provides and maintains:</p> <p>(i) the privacy and amenity for adjoining residential uses</p> <p>(ii) sight lines and overlooking to public spaces and the street to enable casual surveillance</p> <p>(iii) a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway;</p> <p>(iv) established trees (including street trees) and other significant existing vegetation.</p>		
<p>PO₁₉ Development for non-residential uses provide car parking and loading and servicing areas that:</p> <p>(a) are located to minimise impact on any adjoining residential premises</p> <p>(b) are located behind the building, and hardstand areas do not dominate the streetscape;</p> <p>(c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building;</p> <p>(d) are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable</p> <p>The proposed development is for building works to an existing Dwelling House.</p>
<p>PO₂₀ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to</p>	<p>AO_{20.1} The use is designed to ensure that:</p>	<p>Not Applicable</p>

Performance Outcomes	Acceptable Outcomes	Comment
<p>industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</p> <p><i>Note: Design measure that may assist in achieving the acceptable outcome may include:</i></p> <p>(a) <i>landscaping;</i></p> <p>(b) <i>setbacks;</i></p> <p>(c) <i>the orientation of buildings away from the industrial area; and</i></p> <p>(d) <i>barriers, mounds and fencing; and/or screening.</i></p>	<p>The subject site is not located within 250m of land within the Medium Impact Industry Zone.</p>
<p>PO₂₁ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.</p>	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;">Not Applicable</p> <p>The subject site is not located on land that is affected by environmental emissions.</p>
Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct		
<p>PO₂₂ The minimum site area for Animal Keeping (where for stables) is sufficient to:</p> <p>(a) meet the needs of the use;</p> <p>(b) accommodate a dwelling house on the same premises; and</p> <p>(c) maintain an overall scale and intensity of development consistent with the character of the local area.</p>	<p>AO_{22.1} The site area for a Animal Keeping (where for stables) is a minimum of 1,200m².</p>	<p style="text-align: center;">Not Applicable</p> <p>The subject site is not located in the Clifford Park Stables Precinct.</p>
<p>PO₂₃ Animal Keeping (where for stables) does not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.</p>	<p>AO_{23.1} No horse is stabled closer than 15m to a residential building on an adjoining lot.</p>	<p style="text-align: center;">Not Applicable</p> <p>The subject site is not located in the Clifford Park Stables Precinct.</p>

Performance Outcomes	Acceptable Outcomes	Comment
	<p>AO_{23.2} Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.</p> <p>AO_{23.3} Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material.</p> <p>AO_{23.4} A person who is responsible for the supervision of the stables is accommodated on the premises at all times.</p> <p>AO_{23.5} A minimum 1.8m high solid screen fence is provided on the site along all common boundaries.</p> <p>AO_{23.6} Wastes are collected and disposed of daily.</p> <p>AO_{23.7} All food/waste holding areas and receptacles are contained and covered.</p> <p>AO_{23.8} A health management plan approved by Council identifies potential health and amenity hazards associated with the stables such as vermin and other pests, animal waste, other odour sources and the methods by which these hazards are to be addressed and managed.</p>	
<p>PO₂₄ Residential development maintains an overall low density, domestic scale and intensity to:</p> <p>(a) maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and</p> <p>(b) limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses.</p>	<p>AO₂₄ Accommodation activities are limited to Dwelling Houses and Community Residences.</p>	<p style="text-align: center;">Not Applicable</p> <p>The subject site is not located in the Clifford Park Stables Precinct.</p>
Development in the Park Residential Precinct		
<p>PO₂₅ Development does not create lots smaller than 2,250m² within the Park Residential Precinct.</p>	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;">Not Applicable</p> <p>The subject site is not located in the Park Residential Precinct.</p>

Performance Outcomes	Acceptable Outcomes	Comment
PO ₂₆ Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	

8.3.2 Neighbourhood Character Overlay Code

8.3.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 0:1 – Neighbourhood Character Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance Outcomes		Acceptable Outcomes	Comment
Carpports and Garages			
PO ₁	When viewed from a public place ancillary buildings such as garages and carports: <ul style="list-style-type: none"> (a) are subservient to existing buildings on the site; (b) do not detract from the character or appearance of existing buildings; and (c) are consistent with the overall character of the local streetscape. 	AO _{1.1} New garages, carports or outbuildings are: <ul style="list-style-type: none"> (a) set back equal to or behind the front building line¹ of the primary building on the site; (b) have a lower height than the primary building on that site and on adjoining properties that have frontage to the same street; and (c) have a roof pitch that is the same as the primary building on that site. <p>The diagrams at the end of this code illustrate the acceptable outcome.</p>	<p style="text-align: center;">Complies</p> <p>The proposed garage is located at the rear of the site and will not be visible from the street.</p>
Reconfiguring a Lot			
PO ₂	Reconfiguring a lot, including boundary rearrangements, retains neighbourhood character values through:	AO _{2.1} Existing Neighbourhood Character Places are retained wholly within a single lot facing the street. AO _{2.2} Where in a residential zone lots have sufficient area and dimensions for a rectangular shaped building envelope with dimensions for: <ul style="list-style-type: none"> (a) a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots; (b) ancillary buildings and structures, including garages, covered carports and decks, 	<p style="text-align: center;">Not Applicable</p> <p>The proposed development is not for reconfiguring a lot.</p>

Performance Outcomes	Acceptable Outcomes	Comment
<p>(a) retention of existing Neighbourhood Character Places;</p> <p>(b) maintaining prevailing subdivision patterns and arrangements that contribute to the existing streetscape character.</p> <p>Editor's note – Consideration of prevailing subdivision patterns and arrangements includes, but is not limited to:</p> <ul style="list-style-type: none"> • grain of subdivision established by combination of street/block pattern, orientation, spacing and alignment of surrounding streets and laneways; • regular shaped lots and dimensions; • frontage width that enables resultant development to maintain a consistent repetition (rhythm) in the streetscape including setbacks, spacings and orientation of buildings. 	<p>setback equal to or behind the front building line of the proposed dwelling house;</p> <p>(c) private open space and recreation area;</p> <p>(d) vehicle access and on-site car parking in accordance with the Transport , Access and Parking Code.</p>	

Table 0:2 – Neighbourhood Character Overlay Code – assessment benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes	Comment
Demolition, Removal (which includes relocation within a site) of a Neighbourhood Character Place (as defined in Schedule 6 PSP No. 7 – Neighbourhood Character Places) – whether or not as a consequence of New Development.		
<p>PO₁ The Neighbourhood Character Place is retained unless:</p> <p>(a) it is structurally unsound and uneconomically repairable; or</p> <p>(b) does not make a positive contribution to the character of the local streetscape.</p> <p>Note: See the Neighbourhood Character Assessment within Appendix 2 of Planning Scheme Policy No.1 – Development Application Requirements for further guidance.</p>	<p>AO1 The Neighbourhood Character Place is retained.</p>	<p>Complies</p> <p>The proposed development is for works to the existing Dwelling House on the site. The existing building is to be retained, with the extensions limited to the rear and internal works.</p>
<p>PO₂ The relocation of a neighbourhood character place within a site is consistent with the local</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies</p>

Performance Outcomes	Acceptable Outcomes	Comment
streetscape pattern and does not otherwise detract from the character or amenity of the local area.		The proposed development is for works to the existing Dwelling House on the site. The development involves shifting the house south-east toward the street. The siting and design of the house, including the proposed front setback, is consistent with the surrounding dwelling houses in the street.
Extensions or Alterations		
PO ₃ A neighbourhood character place is not raised or enclosed underneath.	No acceptable outcome is nominated.	Complies The proposed development does not involve raising and / or enclosing underneath the existing house.
PO ₄ Development, including extensions or alterations and ancillary buildings such as garages and carports, when viewed from a public place : (a) is subservient to existing buildings both on the site and adjacent sites; (b) is not obtrusive in the local streetscape; (c) consistent with the overall character of the existing buildings in the local streetscape; (d) utilises materials that are consistent with the fabric of the existing building; and (e) does not detract from the character or appearance of existing buildings.	No acceptable outcome is nominated. <i>Note: The diagrams at the end of this code include examples of how this may be achieved.</i>	Complies The proposed development is for works to the existing Dwelling House on the site. The development retains the existing front façade of the house, with the extensions limited to the rear of the site. The new works will not impact the streetscape or the dwelling's presentation to Warren Street.
PO ₅ New buildings and extensions incorporate siting and setbacks which are consistent with the local streetscape pattern.	AO _{5.1} New buildings and extensions are: (a) setback from any adjoining public place: (i) more than the existing buildings on the premises; or (ii) an equal or greater distance that the buildings on adjoining properties. (b) of a lower or equal height to buildings on adjoining properties.	Complies The proposed development is for works to the existing Dwelling House on the site. The siting and design of the house, including the proposed front setback, is consistent with the surrounding dwelling houses in the street.
Design and Form of New Development Generally		
PO ₆ The form, scale and design of the development are consistent with, and sympathetic to the local	No acceptable outcome is nominated.	Complies

Performance Outcomes	Acceptable Outcomes	Comment
<p>streetscape and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) bulk and scale; (b) height; (c) setbacks, siting and landscaping; (d) horizontal and vertical articulation; (e) roof lines; (f) building openings; (g) orientation; (h) materials and architectural detailing; (i) eaves and awnings; and (j) access and on-site parking. <p>Note: See the Neighbourhood Character Assessment within Appendix 2 of Planning Scheme Policy No.1 – Development Application Requirements for further guidance.</p>		<p>The proposed development is for works to the existing Dwelling House on the site. The siting and design of the house extensions is consistent with the surrounding dwelling houses in the street.</p>
<p>PO₇ The form, bulk, scale, roof lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing of the development:</p> <ul style="list-style-type: none"> (a) where they relate to the development of premises containing or adjacent to a Neighbourhood Character Place as listed in Schedule 6 Planning scheme policies, SC6.7.2, are sympathetic to and respectful of: <ul style="list-style-type: none"> (i) the significance of the place; and (ii) the contribution of the place to the Local Streetscape and heritage of the surrounding area. (b) where the circumstances in (a) do not apply: <ul style="list-style-type: none"> (i) are sympathetic to and respectful of the Local Streetscape; and (ii) do not detract from the appearance of retained existing buildings on the premises when viewed from a public place. 	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;">Complies</p> <p>The proposed development is for works to the existing Dwelling House on the site. The development retains the existing front façade of the house, with the extensions limited to the rear of the site. The new works will not impact the streetscape or the dwelling's presentation to Warren Street.</p>

Performance Outcomes	Acceptable Outcomes	Comment
<p>PO₈ Particular consideration must be given to:</p> <ul style="list-style-type: none"> (a) the compatibility of the character, appearance, location, height and bulk of the development with those aspects of existing premises on the site and/or in the Local Streetscape; (b) preventing irreversible damage to the significance, including character, of the place and the Local Streetscape; (c) the incorporation of materials and features, such as windows and doors, that are compatible with the style of the majority of buildings in the Local Streetscape; and (d) the retention of special features of the place. 	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;">Complies</p> <p>The proposed development is for works to the existing Dwelling House on the site. The development retains the existing front façade of the house, with the extensions limited to the rear of the site. The new works will not impact the streetscape or the dwelling's presentation to Warren Street.</p>
<p>PO₉ Elements within the road reserve that make a positive contribution to the local streetscape are retained.</p>	<p>In partial compliance with the performance outcome:</p> <p>AO_{9.1} Existing bluestone kerbing and channelling is retained.</p> <p>AO_{9.2} Existing street trees and street furniture are retained and are not adversely affected.</p>	<p style="text-align: center;">Complies</p> <p>The proposed development retains the existing kerbing and channelling and street infrastructure.</p>



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Members of:



Accredited Consultants:



Certifications:



11 WARREN STREET,
EAST TOOWOOMBA



H4

11 WARREN STREET,
EAST TOOWOOMBA

Client:

RONALD HILL & CHARLOTTE PETTIGREW

Builder:

TBC

Job No:

H4N011WARR

Build Type:

PASSIVHAUS - RETROFIT

JR Concept Design

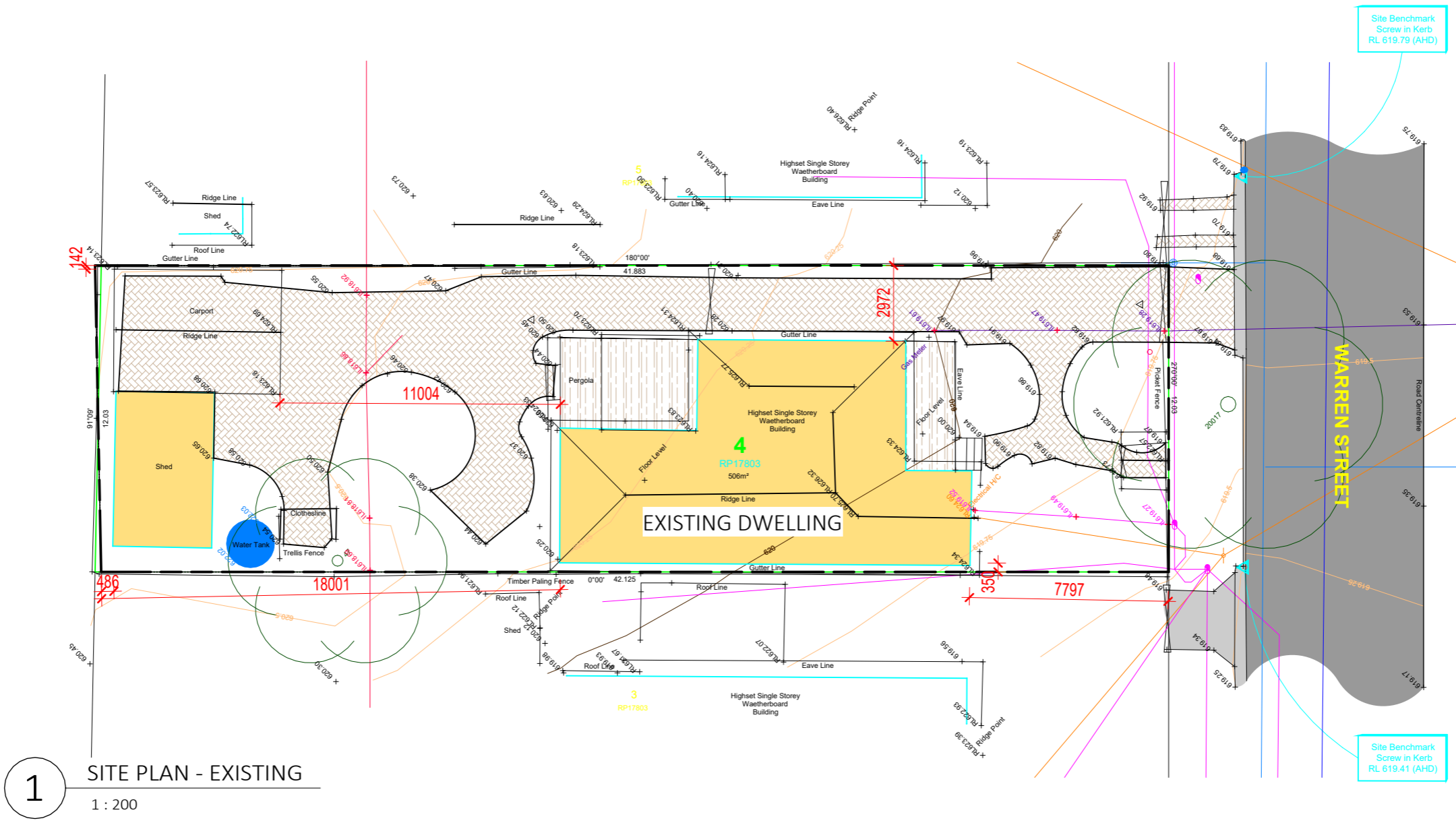
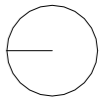
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Revisions

Issue	Date	Description	Drawn by
3	16.06.2026	DA Issue	SH

Drawing Register - DA

Drawing No.	Drawing title
DA 0.00	COVER SHEET
DA 0.01	PROJECT CONTENTS
DA 0.02	EXISTING SITE PLAN
DA 0.03	PROPOSED SITE PLAN
DA 1.00	GROUND FLOOR PLAN
DA 1.10	DEMO FLOOR PLAN
DA 3.00	ELEVATIONS
DA 3.10	ELEVATIONS
DA 3.12	ELEVATIONS
DA 3.13	ELEVATIONS
DA 4.0	END PAGE



LOCATION

SITE ADDRESS 11 WARREN STREET, EAST TOOWOOMBA
 LOT 4 on RP17803
 LOCAL AUTHORITY SCENIC RIM REGIONAL COUNCIL
 SITE AREA 505.3

PASSIVHAUS - RETROFIT
 PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

H4 PASSIVHAUS
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**11 WARREN STREET,
 EAST TOOWOOMBA**
 RONALD HILL & CHARLOTTE PETTIGREW

Project Status: DEVELOPMENT APPROVAL	Job No: H4N011WARR	Drawing No. DA 0.02
Drawing title: EXISTING SITE PLAN	Date: 22.04.2026	Revision: 02

AREA SCHEDULE

VERANDAH	10.06 m ²
GROUND FLOOR	167.57 m ²
GARAGE / ENTERTAINMENT	42.44 m ²
PAVILLION	29.74 m ²
Grand total	249.81 m ²

LOCATION

SITE ADDRESS	11 WARREN STREET, EAST TOOWOOMBA
LOT	4 on RP17803
LOCAL AUTHORITY	SCENIC RIM REGIONAL COUNCIL
SITE AREA	505.3

SITE NOTES:

1. GENERAL

Do not scale off plan, figured dimensions take preference.
 Builder to verify all dimensions and levels on plan prior to commencement of construction, and no responsibility is taken after commencement.
 All services and manholes must be located and identified prior to construction.
 Contours and levels shown on the plan are indicative only and are supplied by contour surveyor. No responsibility is taken for accuracy of levels.

2. SITE SETOUT

Location of boundaries to be confirmed by surveyor/builder prior to setout. It is recommended that a licenced surveyor be engaged to setout the building.
 All boundary clearances shown to be verified by builder prior to commencement of construction. Any variation to setout dimensions must remain with Council requirements.

3. EARTHWORKS

Cut and fill indicated on plan may vary at construction stage and builder shall verify and adjust as required.
 All earthworks shall comply with Building Code of Australia (BCA) Part 3.1 and relevant Council legislation.

4. SEWERAGE AND STORMWATER

All sewerage and stormwater drainage shall comply with BCA Part 3.1.2, AS 3500 and relevant Council legislation.
 Stormwater to be discharged to Council approved discharge point.
 All roof stormwater drainage, including downpipes/drainage pipes shall be in accordance with BCA Part 3.5.2.

5. DRIVEWAY

Driveway to comply with Council legislation. Max. 1:5 gradient to comply with Queensland Development Code. Driveway application must be approved by Council prior to construction.

6. RETAINING WALLS

All retaining walls and embankments are to comply with BCA, relevant Australian Standards and Council legislation. Retaining walls shall have 65 Ø ag. pipe (to discharge to stormwater line) and granular backfill behind.
 All retaining walls over one metre high must be designed by a registered engineer.

7. LANDSCAPING

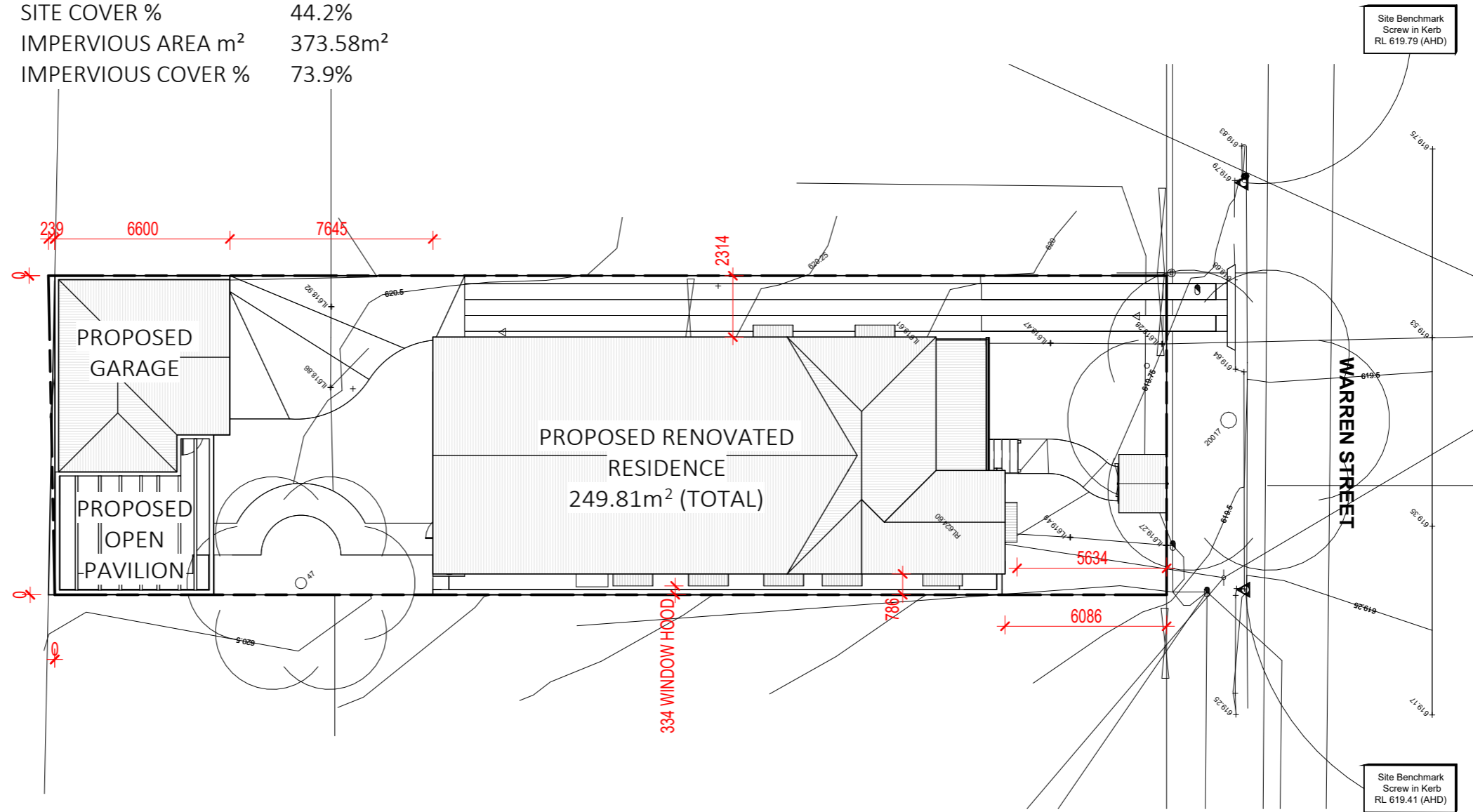
Site works indicated on this plan are for construction purposes only. It is the client's responsibility to carry out all landscaping.
 The finished ground immediately surrounding the residence shall fall away from the residence at a slope of not less than 50mm over the first 1m.
 Landscaping must not cover any weep holes within the brickwork and must not allow termites to bridge any visual, physical or chemical termite barrier.

SITE COVER

LOT SIZE	505.3m ²
SITE COVER m ²	244.2m ²
(ROOF EXTENTS)	
SITE COVER ROOF %	48.3%
SITE COVER m ²	223.6m ²
(FOOTPRINT EXTENTS)	
SITE COVER %	44.2%
IMPERVIOUS AREA m ²	373.58m ²
IMPERVIOUS COVER %	73.9%

PATH COVER

PAVILION m ²	29.56m ²
PATH & DRIVEWAY m ²	99.82m ²
TOTAL	129.38m ²



1 SITE PLAN - PROPOSED

1 : 200

PASSIVHAUS - RETROFIT

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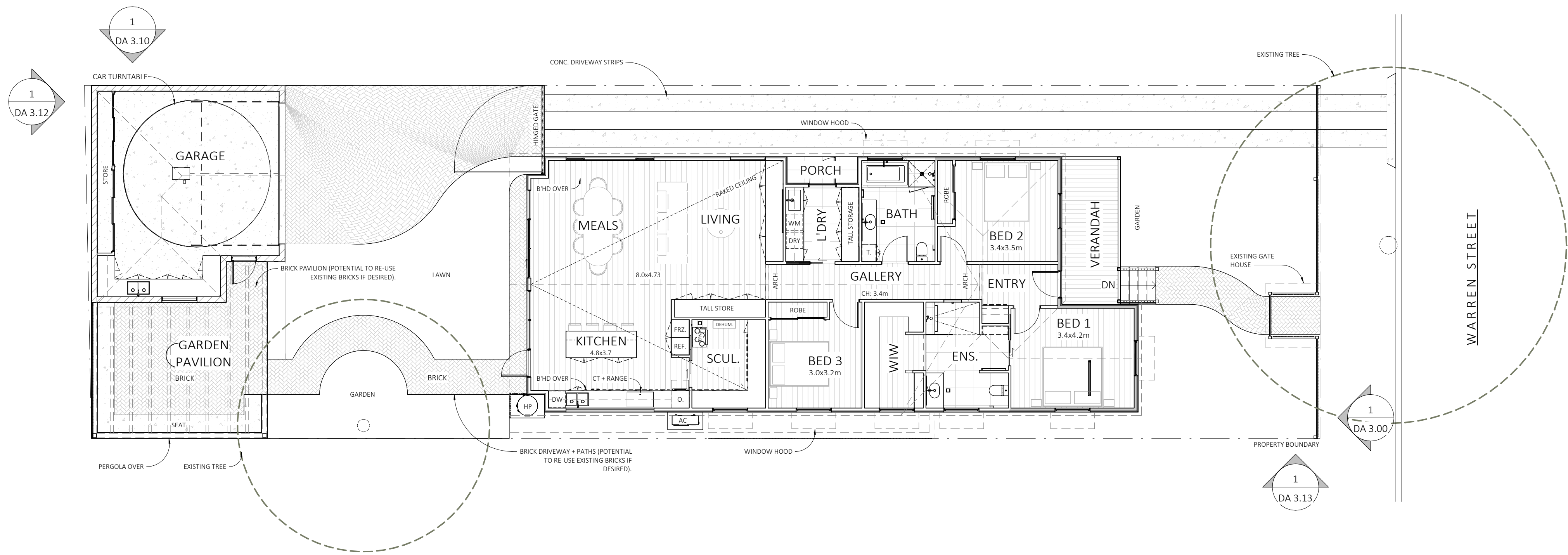
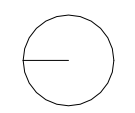
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**11 WARREN STREET,
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 RONALD HILL & CHARLOTTE PETTIGREW

Project Status: DEVELOPMENT APPROVAL	Job No: H4N011WARR	Drawing No. DA 0.03
Drawing title: PROPOSED SITE PLAN	Date: 22.04.2026	Revision: 02



1 LOWER FLOOR PLAN - PROPOSED
1 : 100

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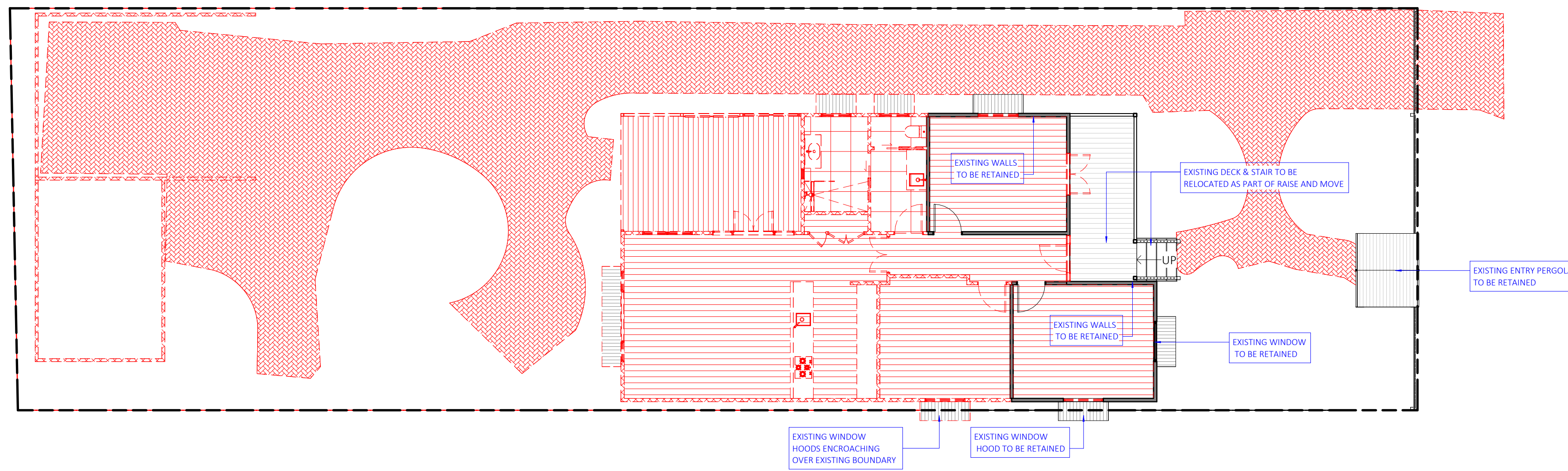
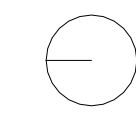
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RONALD HILL & CHARLOTTE PETTIGREW

Project Status:
DEVELOPMENT APPROVAL
Drawing title:
GROUND FLOOR PLAN

Job No:
H4N011WARR
Date:
22.04.2026
Drawing No:
DA 1.00
Revision:
02



1 LOWER FLOOR PLAN - DEMO
1 : 100

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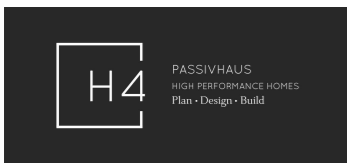
LEGEND

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD
PAINT FINISH



1 SOUTH ELEVATION
1 : 100

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RONALD HILL & CHARLOTTE PETTIGREW

Project Status:
DEVELOPMENT APPROVAL
Drawing title:
ELEVATIONS

Job No:
H4N011WARR
Date:
22.04.2026
Drawing No.
DA 3.00
Revision:
02

LEGEND

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD
PAINT FINISH



1 EAST ELEVATION
1 : 100

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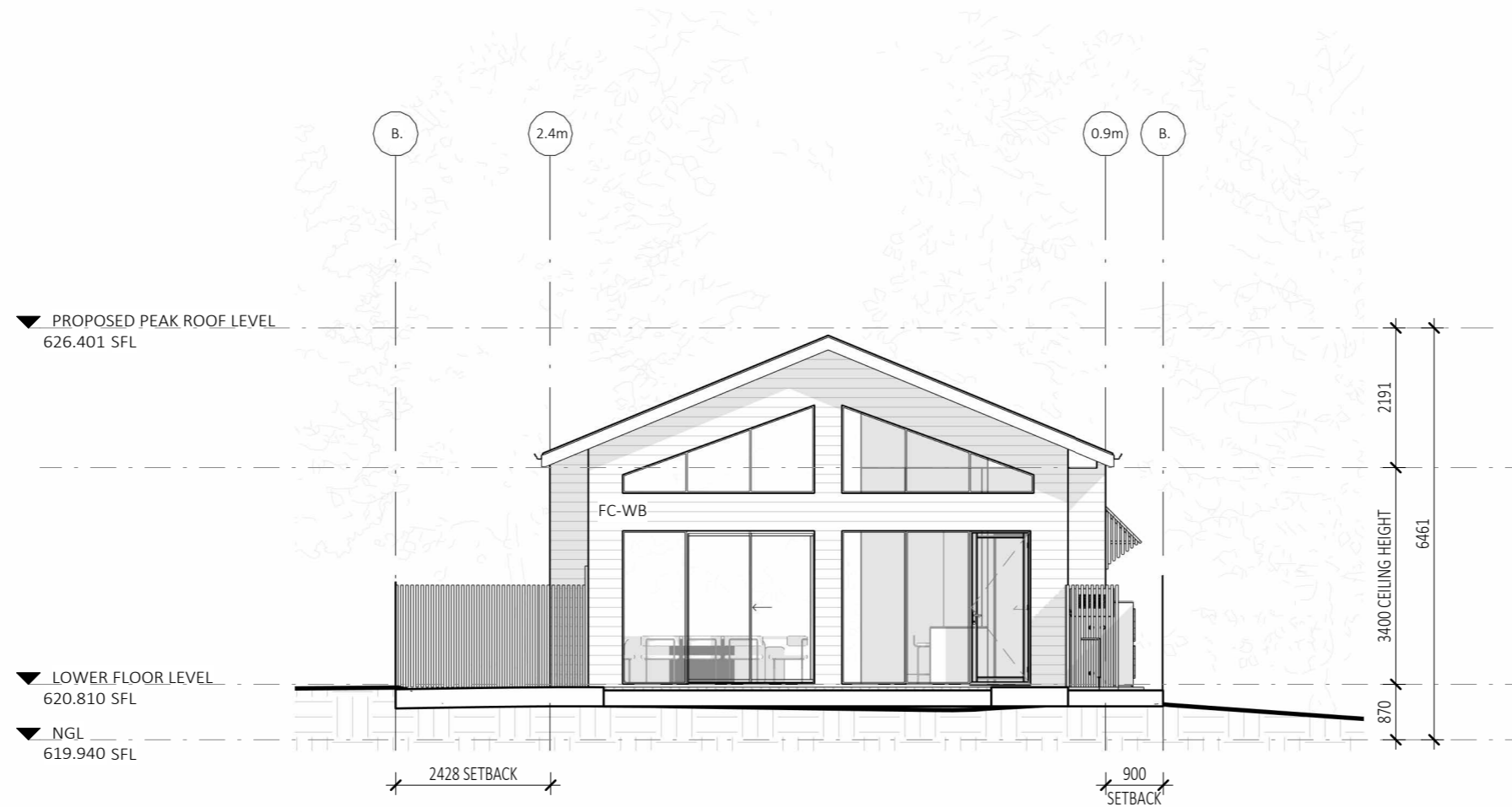
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RONALD HILL & CHARLOTTE PETTIGREW

Project Status:
DEVELOPMENT APPROVAL
Drawing title:
ELEVATIONS

Job No:
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Date:
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Drawing No:
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Revision:
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LEGEND

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD
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1 NORTH ELEVATION
1 : 100

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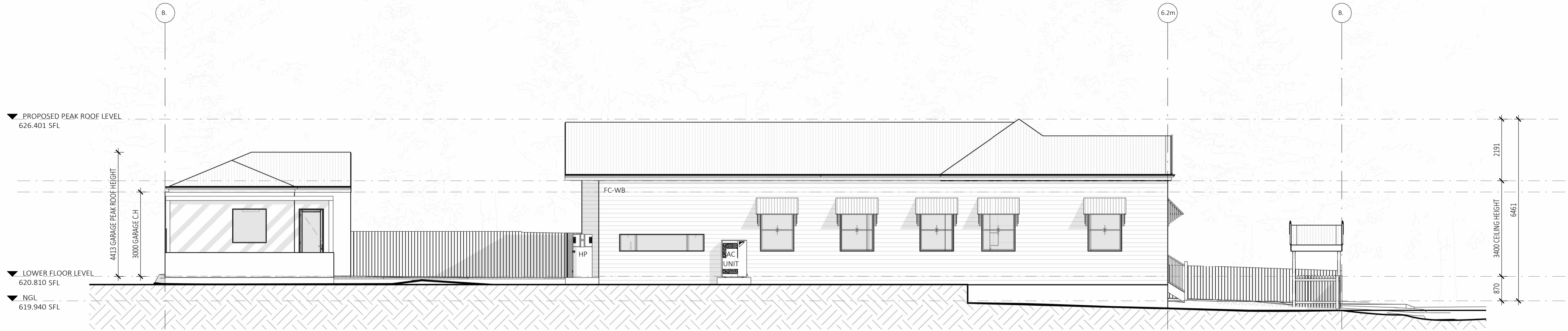
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Drawing title:
ELEVATIONS

Job No:
H4N011WARR
Date:
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Drawing No:
DA 3.12
Revision:
02



LEGEND

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD
PAINT FINISH



1 WEST ELEVATION
1 : 100

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**11 WARREN STREET,
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RONALD HILL & CHARLOTTE PETTIGREW

Project Status:
DEVELOPMENT APPROVAL
Drawing title:
ELEVATIONS

Job No:
H4N011WARR
Date:
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DA 3.13
Revision:
02



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