

Notice of compliance with public notification requirements

Section 18.1 of the Development Assessment Rules

RECEIVED
10/02/2026

MCUI/2025/7862	[application reference number]
Samuel James Marsden & Nicole Patrice Marsden	[applicant name]
C/- Stewart Somers, Nexus Urban Consulting	[contact address/email address]
0400 539 942	[contact number]
19 January 2026 to 9 February 2026	[notice date]
Cassidy Pugh Toowoomba Regional Council	[assessment manager's name]
PO Box 3021, Toowoomba, Qld, 4350	[assessment manager's address]

RE: Development application for:

Single-storey dual Occupancy
4 Dutton Street South Toowoomba
Lot 1 SP225607

Dear Ms Pugh,

In accordance with section 18.1 of the Development Assessment Rules, I wish to advise that public notification for this development application was undertaken from 19 January 2026 to 9 February 2026 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules.

I confirm the following public notification actions were undertaken for the above application: *[tick boxes and provide the following details]*

X Published a notice in:

Toowoomba Chronical Newspaper

on Monday 19 January 2026

and

X Placed notice on the premises in the way prescribed under the Development Assessment Rules on:

Friday 16 January 2026

and

X Notified the owners of all lots adjoining the premises the subject of the application on:

14 January 2026

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely



Stewart Somers 10 February 2026

Proposed Development

Make a submission from
19/01/2026 to 09/02/2026

Single-storey Dual Occupancy

Where: 4 Dutton Street South
Toowoomba, Qld, 4350

On: Lot 1 SP225607

Approval sought: Single -storey
Dual Occupancy

Application ref: MCUI/2025/7862

You may obtain a copy of the application and make a submission to:

Cassidy Pugh Toowoomba
Regional Council
PO Box 3021, Toowoomba, Qld.
4350
development@tr.qld.gov.au
131 872
www.tr.qld.gov.au


Public notification requirements are in
accordance with the *Planning Act 2016*

Note text sized used in this template must meet the minimum requirements set out in schedule 3 of the Development Assessment Rules.

PROPOSED DEVELOPMENT HAVE YOUR SAY


Single-Storey Dual Occupancy within a Neighbourhood Character Area


 4 Dutton Street South Toowoomba, Qld, 4350]

 Lot 1 SP225607


 Approval sought: Single-storey Dual Occupancy


 Application reference: MCUI/2025/7862

 **Make a submission: 19/01/2026 to 09/02/2026**

 Lot size and frontage
603m², 17.52m x 34.81m

 Building height
Single storey dwellings

 Setbacks
Side: 1.500-1.200m
Rear: 1.530-4.29m
Front: 4.5-4.8m

 Site cover
50%



For further information and to view a copy of the application, contact:

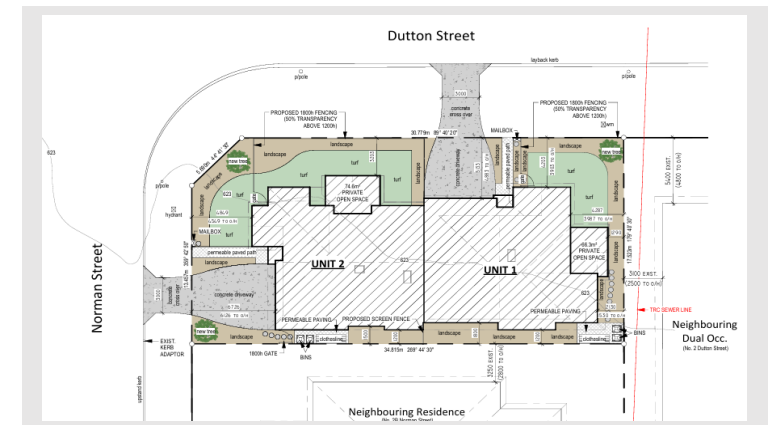
- Cassidy Pugh Toowoomba Regional Council
- development@tr.qld.gov.au
- 131 872

Submissions can be made to:

- Cassidy Pugh Toowoomba Regional Council
- PO Box3021, Toowoomba, Qld, 4350
- development@tr.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

[Insert QR Code here if applicable]



PROPOSED DEVELOPMENT
HAVE YOUR SAY
Single-Storey Dual Occupancy within a Neighbourhood Character Area

© A Future Street South Community, Oct 2018
Lot 11 (P2020)
Neighbourhood Character Study
Application Reference: N2018/00187
Main & Residential: 1281/1282 St. 2018/00187



The lot is proposed to be used to provide a range of dual occupancy, limited to 2 units per lot. The proposed development is shown in the site plan. The site plan shows a rectangular lot with a central area for a building and a driveway on the right side. The building footprint is divided into two units. The driveway leads to a parking area. The site plan also shows the location of the lot within the larger context of the street layout.

