TOOWOOMBA REGION

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Our Reference: MCUI/2026/9124
CS Portal Reference: N/A
Contact Officer: Shen Liu
Contact: 07 4688 9593
Email: development@tr.qld.gov.au

CONFIRMATION NOTICE
Planning Act 2016 Section 68(1)
Development Assessment Rules Section 2

Cody Joel Hutching and Maddison Faith Dolbel
C/- Smb Business Holdings Pty Ltd
1 Wakefield Street
ALBION QLD 4010

Email: info@gototownplanning.com.au

14 October 2026

Dear Sir/Madam

Development Application for:	**Material Change of Use - Impact - Dwelling House**
Location:	**24 William Street, PECHEY QLD 4352**
Property Description:	**Lot 61 CSH2379**
Relevant Planning Scheme:	***Toowoomba Regional Planning Scheme 2012***

The development application described above was properly made to Council on 29 September 2026. I can advise the following:

1. Details of the Application

The application seeks development approval for –

	Development Permit	Preliminary Approval
• Material change of use of premises under the Planning Scheme	☑	☐

2. Referral Agencies

There are no referral agencies applicable for this application.

3. Level of Assessment – Impact

Public Notification of the application must be given as this application:

- requires Impact Assessment – consequently, the whole of the application must be publicly notified under the provisions of Part 4 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*; and

You must undertake public notification in accordance with Section 53 of the *Planning Act 2016* and Chapter 1 Part 17 of the DA Rules.

For Section 53(4)(b) of the *Planning Act 2016*, the public notification period is at least:

- 15 business days after the notice is given.

For Chapter 1 Part 17.1(c) of the DA Rules you must:

- Where there is a hard copy local newspaper for the locality of the premises the subject of the application, publishing a notice at least once in a hard copy local newspaper circulating generally in the locality of the premises the subject of the application; or
- Where there is no hard copy local newspaper for the locality of the premises the subject of the application by either—
    - publishing a notice at least once in an online local newspaper for the locality of the premises the subject of the application in a section of that publication that is intended for displaying notices intended for members of the public; or
    - publishing a notice at least once in a hard copy state newspaper.

Please note that public notification is required to be undertaken within legislative timeframes. You can electronically access public notification templates, the *Development Assessment Rules* and the *Planning Act 2016* on the State Government website (https://planning.dsdmip.qld.gov.au).

Landowner details can be requested from Council via email: development@tr.qld.gov.au once you are ready to commence public notification i.e., after all information request responses to all information requests have been made (if applicable). Any request will be required to nominate the lot and plan numbers of the properties for which landowner details are sought. Please allow at least 24 hours' notice for receipt of a response to this request as the response is required to be in writing. **Failure to commence public notification, and/or provide a Notice of Compliance within the legislative timeframes will result in your application lapsing.**

Public notification signs are available for purchase at our relevant Customer Service Centres.

Please note that Council will accept electronic submissions. Submissions are required to be emailed to development@tr.qld.gov.au.

4. Status of Information Request

An information request may be made by the assessment manager.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Planner, Shen Liu, on the above number.

Yours faithfully

Sophie Spencer
Lead Senior Planner, Planning Branch