

Our Reference: PSW/2026/5869
 CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

Charlotte Pettigrew and Ronald oel Hill
 C/- Dts Group Qld Pty Ltd
 PO Box 3128
 WEST END QLD 4101

Email: planning@dtsqld.com.au

23 July 2026

Dear Sir/Madam

Development Application for: Planning Scheme Works (Building Work Assessable Against the Planning Scheme) - Partial Demolition and Extensions to a Neighbourhood Character Place
Location: 11 Warren Street, EAST TOOWOOMBA QLD 4350
Property Description: Lot 4 RP17803
Relevant Planning Scheme: Toowoomba Regional Planning Scheme 2012

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:-

1. SETBACKS

	Issue:
1.1	The reduced front boundary setback resulting from the proposed relocation departs from the prevailing setback rhythm of the street inconsistent with Performance Outcome PO₂ of the Neighbourhood Character Overlay Code, which requires a relocated character place to maintain consistency with the established streetscape pattern. Further, the proposed relocation reduces the side setback to the eastern boundary, which may impact the clearance required for vehicles to comfortably access the garage located at the rear of the site. Given the established character of 11 Warren Street and the prevailing development pattern along the local streetscape, where carports and garages are located well behind the building line of the dwelling, it should be demonstrated that the proposed relocation will not necessitate a future carport or garage being located forward of the dwelling due to insufficient side clearance. It should also be demonstrated that a minimum driveway width of 3 metres, can be maintained to ensure the proposed relocation does not result in a development outcome that is inconsistent with PO₁ of the Neighbourhood Character Overlay Code.
	Information Required:
	Provide an amended: (a) Site and floor plan which ensure the existing front setback is maintained in its current position. The plan should also identify adjoining dwellings, the eastern boundary fence, and clearly demonstrate that a 3m clearance from the fence to the house can be provided to ensure that a side access to the garage at the rear; and

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| | (b) Front elevation demonstrating that 3m wide clearance can be maintained along the eastern side of the dwelling without the existing window hoods on the eastern façade conflicting with or encroaching into the required clearance area. |
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Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully



Emily Hinchliffe
Lead Senior Planner, Planning Branch