

Our Reference: PSW/2026/8364
CS Portal Reference: DA-59645
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Chapter 1 Part 3

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8 October 2026

Dear Sir/Madam

Development Application for: Planning Scheme Works (Building Work Assessable Against the Planning Scheme) – Impact – Partial Demolition and Additions to a Neighbourhood Character Place
Location: 4 Grey Street, SOUTH TOOWOOMBA QLD 4350
Property Description: Lot 58 SP207970
Relevant Planning Scheme: Toowoomba Regional Planning Scheme 2012 (Version 29)

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. VERANDAH ALTERATIONS

	Issue:
1.1	The proposed demolition works are subject to the requirements of the Neighbourhood Character Overlay Code under the <i>Toowoomba Regional Planning Scheme 2012</i>, including Performance Outcome PO₄ (Table 8.3.2:2) which requires that development, including alterations, when viewed from a public place is consistent with the overall character of the existing buildings in the local streetscape, and does not detract from the character or appearance of existing buildings. The submitted planning report states that the extent of the verandah proposed for demolition is a post-war addition; however, historical mapping indicates that the wrap-around verandah (eastern extent) forms part of the original built fabric of the Neighbourhood Character Place (refer to mapping excerpt below). As one of the more substantial residences constructed during the period, the building makes a distinctive contribution to the character and streetscape of Grey Street. It is also one of only two dwellings along the street to feature a wrap-around verandah, further reinforcing its significance within the local character context.



Source: 1946 Aerial Imagery

The existing character buildings along Grey Street are predominantly of Colonial-era origin; however, the subject building exhibits characteristics consistent with the Victorian period, particularly the bullnose verandah roof, which is a distinctive architectural feature commonly associated with Victorian-era residences. In contrast, the other cottages (No. 5, 9, and 18 Grey Street) along the street generally feature simple straight-front verandahs, making the form and architectural expression of the existing building on the subject site notably different and more prominent within the streetscape.

The wrap-around verandah is considered a prominent character-defining feature of the existing building on the subject site. The proposed alternations, which include the removal of this element, are considered to substantially diminish the building's traditional form, architectural presentation, and contribution to the established streetscape character. As such, the demolition results in a loss of character significance and is not considered to be consistent with PO₄ of the Neighbourhood Character Overlay Code.

Council seeks the retention of the existing wrap around verandah along the extent of the eastern building elevation visible from the road frontage as part of this development.

Information Required:

Provide additional information and justification demonstrating that the proposed alterations (removal of the wrap-around verandah) do not detract from the character values of the existing building on the premises, or the character values of the surrounding streetscape.

Consideration should be given to retaining the remaining "wrap around" portion of the verandah and reinstating all or part of the demolished section along the visible extent of the eastern side elevation of the building to achieve compliance with Performance Outcome PO₄ of the Neighbourhood Character Overlay Code.

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

A handwritten signature in black ink, appearing to read 'J. Leader', with a stylized flourish extending from the end.

James Leader
A/ Lead Senior Planner, Planning Branch