

**Toowoomba Regional Planning Scheme –Amendment No.21
Formal Documentation**

Preliminary

Short title

This amendment may be cited as Toowoomba Regional Planning Scheme – Amendment No. 21.

Adoption

Toowoomba Regional Council adopted this planning scheme amendment on the *23 July 2019*.

Commencement

This amendment took effect on *9 August 2019*.

Major Amendments to Toowoomba Regional Planning Scheme

Text and figure amendments:

Part 1 About the planning scheme

Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
1.	SC1.3.3 (1)	<i>after “by”, omit: “,</i>	<i>after “by”, insert: “;</i>	The Planning Act 2016 Alignment Amendment Template shows a semicolon instead of a comma.

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Part 5 Tables of assessment

Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
5.2 – 5.2 Reading the tables				
2.	(1)	<i>omit:</i> “the category of development prohibited, accepted or requires code or impact assessment”	<i>insert:</i> “the category of development: (a) prohibited; (b) accepted, including accepted with requirements; and (c) assessable development, that requires either code or impact assessment	To align terminology with the <i>Planning Act 2016</i> .
3.	(3)	<i>Nil</i>	<i>after “benchmarks for”, insert:</i> “assessable”	
4.	(4)	<i>after “in the”, omit:</i> “level”	<i>after “in the”, insert:</i> “Category”	
5.	Note	<i>Nil</i>	<i>after “identified”, insert:</i> “as prohibited development”	
6.	Note	<i>after “Schedule”, omit:</i> “6”	<i>after “Schedule”, insert:</i> “10”	
5.3 – Categories of development and assessment				
7.	5.3.1 (3)	<i>omit:</i> “determine if the development is not assessable under the planning scheme or is accepted development under schedules 6 and 7 of the Regulation, by reference to the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation”	<i>insert:</i> “determine if the development is accepted development under schedule 6 of the Regulation Editor’s note —Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.”	To align terminology with the <i>Planning Act 2016</i> . To reference the correct schedule of the <i>Planning Regulation 2017</i> .

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8.	5.3.1 (4)	<i>before "by reference", Omit:</i> “ ”	<i>Nil</i>	Grammatical correction.
9.		<i>Nil</i>	<i>after "5.4", insert:</i> “(
10.		<i>Nil</i>	<i>after "Regulation" insert:</i> “);”	
11.	5.3.1 (5)	<i>after "5.4", omit:</i> “Development prescribed under schedules 6 and 7 of the Regulation or section 5.4 , Regulated Development”	<i>after "5.4", insert:</i> “(Regulated categories of development and categories of assessment prescribed by the Regulation)”	To reference the correct schedule of the <i>Planning Regulation 2017</i> .
12.		<i>Nil</i>	<i>before "assessment by reference", insert:</i> “development and”	
13.	5.3.1 (8)	<i>Nil</i>	<i>before "assessment this", insert:</i> “development or”	To align with the <i>Planning Act 2016</i> .
14.		<i>Nil</i>	<i>before "assessment" column", insert:</i> “development and”	
15.	5.3.1 (9)	<i>Nil</i>	<i>after "overlay applies", insert:</i> “ ”	Grammatical correction.

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16.		<i>Nil</i>	<i>before “assessment - Overlays”, insert: “development and”</i>	To align with the <i>Planning Act 2016</i> .
17.		<i>Nil</i>	<i>before “assessment.”, insert: “development or”</i>	
18.	5.3.2 (5)	<i>after “category of development”, omit: “o”</i>	<i>after “category of development”, insert: “o”</i>	
19.	5.3.2 (6)	<i>after “section (“, omit: “1”</i>	<i>after “section (“, insert: “2”</i>	
20.		<i>Nil</i>	<i>After (2)(d), insert: “(i) or (ii)”</i>	
21.	5.3.2 (10)	<i>after “category of development”, omit: “for development identified in Part 5, section 5.4, Development”</i>	<i>after “category of development”, insert: “prescribed”</i>	To align with the <i>Planning Act 2016</i> .
22.		<i>after “schedule 6”, omit: “and 7”</i>	<i>Nil</i>	To reference the correct schedule of the <i>Planning Regulation 2017</i> .
23.		<i>after “the regulation”, omit: “, and the category of assessment for development identified in Part 5, section 5.4,”</i>	<i>Nil</i>	To align with the <i>Planning Act 2016</i> .

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24.		<i>Nil</i>	<i>after “override”, insert: “s”</i>	Grammatical correction.
25.		<i>Nil</i>	<i>before “(11)”, insert: Editor’s note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.</i>	To provide clarity about relation between planning scheme and the <i>Planning Regulation 2017</i> .
26.	5.3.2 (11), Note	<i>Nil</i>	<i>after “Schedule 10”, insert: “of”</i>	Grammatical correction.
27.	5.5.3 (3)	<i>after “determining assessment”, omit: “criteria”</i>	<i>after “determining assessment”, insert: “benchmarks”</i>	To align with the <i>Planning Act 2016</i> .
28.		<i>after “each”, omit: “level”</i>	<i>after “each”, insert: “category”</i>	To align with the <i>Planning Act 2016</i> .
29.		<i>Nil</i>	<i>before “assessment.” Insert: “development and”</i>	To align with the <i>Planning Act 2016</i> .

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30.	5.3.3 (4)	<i>Nil</i>	<i>before “(b)”, insert:</i> “Editor’s Note—The local planning instrument assessment benchmarks are: <ul style="list-style-type: none"> • the relevant code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the code, identified in the assessment benchmarks column; and • any secondary code identified in the content of the relevant code; and • any planning scheme policy, standard or other matter identified in the relevant or secondary code(s).” 	To provide clarity on what may be considered a benchmark.
31.		<i>Nil</i>	<i>after “subsection 5.3.3 (2)”, insert:</i> “(i.e. “limited” code assessment)”	To provide clarity on terminology.
32.			<i>before “comply with”, insert:</i> “(that is, the performance outcome(s) corresponding to the relevant acceptable outcome(s)); and”	
33.		<i>Nil</i>	<i>before “(c)”, insert:</i> “Editor’s note – This type of assessment is referred to as “limited” code assessment because the assessment is limited to the subject matter of the acceptable outcomes that were not able to be met under the nominated requirements for accepted development.”	
34.		<i>Nil</i>	<i>before “(d)”, insert:</i> “Editor’s note – The whole code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the code, forms the assessment benchmark. Editor’s note – Performance outcomes and acceptable outcomes carry equal weight in assessment hierarchy. Where an acceptable outcome is not provided for all elements of the corresponding performance outcome, the remaining elements of the performance outcome must be assessed for compliance.”	To provide clarity on the application of benchmarks.

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35.		<i>(d), after "identified in", omit:</i> "schedule 11"	<i>(d) after "identified in", insert:</i> "section 26"	To reference the correct part of the <i>Planning Regulation 2017</i> .
36.		<i>after "(d)", Editor's note, omit:</i> "schedule 11"	<i>after "(d)", Editor's note, insert:</i> "section 27"	
37.		<i>Editor's note, omit:</i> "also" and "that"	<i>Nil</i>	Grammatical correction.
38.		<i>Editor's note, omit:</i> "identified"	<i>Editor's note, insert:</i> "identifies"	
39.	5.3.3 (5)	<i>Nil</i>	<i>after "(b)", insert:</i> "(c) assessment is to have regard to any other relevant matters, for example, planning need;" and renumbering original "(c)" to "(d)"	To align with the <i>Planning Act 2016</i> .
40.		<i>"(d)", omit:</i> "schedule 12"	<i>"(d)", insert:</i> "section 30"	To reference the correct part of the <i>Planning Regulation 2017</i> .
41.		<i>"Editor's note", omit:</i> "Schedule 12"	<i>"Editor's note", insert:</i> "Section 31"	
5.5 – Categories of development and assessment – Material change of use				

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42.	Table 5.5:1 – Low Density Residential Zone Child Care Centre Code assessment	<i>omit:</i> All corresponding rows	<i>Nil</i>		Change to impact assessable. Development impacts vary dependant on specific site attributes and scale of development, which warrant merit based assessment and public notification to consider locally specific issues.				
43.	Table 5.5:1 – Low Density Residential Zone Food and Drink Outlet Accepted development subject to requirements	<i>Nil</i>	<i>insert:</i> <table border="1" data-bbox="1249 715 1832 1342"> <tr> <td data-bbox="1249 715 1393 1342">"Food and Drink Outlet</td> <td data-bbox="1397 715 1832 1342"> Accepted development subject to requirements If meeting all the description below: (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; (ii) no more than 25m² additional Gross Floor Area is proposed; (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (iv) there is no outdoor dining area or drive through facility. </td> </tr> <tr> <td data-bbox="1397 786 1621 1342"></td> <td data-bbox="1626 786 1832 1342">Low Density Residential Zone Code"</td> </tr> </table>		"Food and Drink Outlet	Accepted development subject to requirements If meeting all the description below: (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; (ii) no more than 25m ² additional Gross Floor Area is proposed; (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (iv) there is no outdoor dining area or drive through facility.		Low Density Residential Zone Code"	Reuse of existing non-residential premises in limited circumstances is consistent with the residential zone intent. Reinforces the planning scheme policy to prevent out of centre development that may adversely impact the activity centres strategy and amenity of residential areas.
"Food and Drink Outlet	Accepted development subject to requirements If meeting all the description below: (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; (ii) no more than 25m ² additional Gross Floor Area is proposed; (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (iv) there is no outdoor dining area or drive through facility.								
	Low Density Residential Zone Code"								

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44.	Table 5.5:1 – Low Density Residential Zone Food and Drink Outlet Code assessment	<i>after “If”, omit:</i> “: (i) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (ii) the reuse of an existing building used for a business activity; and (iii) no more than 25m ² additional Gross Floor Area is proposed.”	<i>after “If”, insert:</i> “meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.”	Change from code assessment and include as a trigger for accepted development, subject to requirements.
45.	Table 5.5:1 – Low Density Residential Zone, Heath Care Services Accepted development subject to requirements	<i>Nil</i>	<i>after “If”, insert:</i> “meeting all the description below”	Clarify use must comply with all requirements in categories of development and assessment.
46.		<i>Nil</i>	<i>after “Sales Office”, insert:</i> “and Market”	Sales Office and Market are temporary activities and are not intended to be reused for other business premises.
47.		<i>Before “(ii)” omit:</i> “and”	<i>Nil</i>	Grammatical correction.
48.		<i>Nil</i>	<i>after “proposed”, insert:</i> “; and (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.”	Reuse of premises only occurs where on a higher order road so as to limit traffic impact on residential amenity and maintain intended road function.
49.	Table 5.5:1 – Low Density Residential Zone, Heath Care Services Code assessment	<i>after “If” omit:</i> “: (i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii)”		Change from code assessment and is now part of accepted development subject to requirements.

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50.	Table 5.5:1 – Low Density Residential Zone Office Accepted development subject to requirements	<i>Omit:</i> All corresponding rows	<i>Nil</i>	Change to make Office uses impact assessable as it is inconsistent with the Low Density Residential Zone.
51.	Table 5.5:1 – Low Density Residential Zone Office Impact assessment	<i>Omit:</i> All corresponding rows	<i>Nil</i>	
52.	Table 5.5:1 – Low Density Residential Zone Place of Worship Accepted development subject to requirements	<i>Omit:</i> All corresponding rows	<i>Nil</i>	Change to impact assessable development. Development impacts vary dependant on specific site attributes and scale of development, which warrant merit based assessment and public notification to consider locally specific issues.
53.	Table 5.5:1 – Low Density Residential Zone Place of Worship Code assessment	<i>Omit:</i> All corresponding rows	<i>Nil</i>	
54.	Table 5.5:1 – Low Density Residential Zone Shop Accepted development subject to requirements	<i>after “If”, omit:</i> “all of the below are satisfied”	<i>after “If”, insert:</i> “meeting all the description below”	Clarify use must comply with all requirements in category of development and assessment.
55.		<i>Nil</i>	<i>after “Sales Office”, insert:</i> “and Market”	Sales Office and Market are temporary activities and are not intended to be reused for other business premises.
56.		<i>after “(iii)”, omit:</i> “any additional gross floor area does not exceed 250m ² ”	<i>after “(iii)”, insert:</i> “no more than 25m ² additional Gross Floor Area is proposed”	Clarify that only small increases of floor area permitted as a reuse of existing non-residential premises to ensure uses remain small scale and do not impact on viability of centres.

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57.	Table 5.5:1 – Low Density Residential Zone Shop Code assessment	<i>after “If” omit:</i> “: (i) the reuse of an existing building used for a business activity and the site is located on a Regional Arterial, Sub-Arterial or Distributor Road and one of the following apply: (a) the gross floor area exceeds 250m2, or (b) any food preparation area exceeds 30m2; OR (ii)”			Change from code assessment and included as a requirement for accepted development.
58.	Table 5.5:1 – Low Density Residential Zone Veterinary Services Accepted development subject to requirements	<i>Omit:</i> All corresponding rows	<i>Nil</i>		Change to impact assessable development. Development impacts vary dependant on specific site attributes and scale of development, which warrant merit based assessment and public notification to consider locally specific issues.
59.	Table 5.5:1 – Low Density Residential Zone Veterinary Services Code assessment	<i>Omit:</i> All corresponding rows	<i>Nil</i>		
60.	Table 5.5:2 – Low-medium Density Residential Zone Child Care Centre Code assessment	<i>after “If” omit:</i> “: (i) located on a Sub-Arterial or Distributor Road; or (ii)”	<i>after “If” inset:</i> “located”		Change to impact assessment where not in a Hospital Support Precinct. Development impacts vary dependant on specific site attributes and scale of development, which warrant merit based assessment and public notification to consider locally specific issues outside of the Hospital Support Precinct.
61.	Table 5.5:2 – Low-medium Density Residential Zone Food and Drink Outlet	<i>Nil</i>	<i>Insert:</i>		Food and drink outlet provides convenience service to workers of the Hospital Support Precinct and/or
				Accepted development subject to requirements	

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	Accepted development subject to requirements		"Food and Drink Outlet	<p>If:</p> <p>(i) in the Hospital Support Precinct, or Urban Consolidation Precinct and meeting all the description below:</p> <p>(a) reuse of an existing building used for a business activity, excluding Sales Office and Market;</p> <p>(b) located at ground level; and</p> <p>(c) no more than 25m²additional Gross Floor Area proposed.</p> <p>or</p> <p>(ii) in the Regional Residential Precinct, Urban Residential Precinct and Office Residential Precinct and meeting all the description below:</p> <p>(a) reuse of an existing building used for a business activity, excluding Sales Office and Market;</p> <p>(b) no more than 25m²additional Gross Floor Area proposed;</p> <p>(c) located on a Regional Arterial, Sub-Arterial or Distributor Road; and</p> <p>(d) there is no outdoor dining/seating area or drive through facility.</p>	Low-medium Density Residential Zone Code"	<p>higher density living in the Urban Consolidation Precinct as part of a mixed use development.</p> <p>Reuse of premises only occurs where a small scale use and located on a higher order road so as to limit traffic impact on residential amenity and maintain intended road function.</p>
62.	Table 5.5:2 – Low-medium Density Residential Zone Food and Drink Outlet	<i>after "(i)" omit:</i> "located in the Hospital Support Precinct and building height does not exceed four storeys above ground level;"	<i>after "(i)" insert:</i>	"in the Hospital Support Precinct or Urban Consolidation Precinct and not meeting the description listed in the		

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	Code assessment		categories of assessment for accepted development subject to requirements;"	
63.		<i>after "(ii)" omit:</i> "both of the following: (a) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (b) involves the reuse of an existing building used for a business activity and no more than 25m ² additional Gross Floor Area is proposed."	<i>after "(ii)" insert:</i> "meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements."	
64.	Table 5.5:2 – Low-medium Density Residential Zone Heath Care Services	<i>Nil</i>	<i>after "If", insert:</i> "meeting all the description below"	Clarify use must comply with all descriptions in category of assessment.
65.	Accepted development subject to requirements	<i>Nil</i>	<i>after "Sales Office", insert:</i> "and Market"	Sales Office and Market are temporary activities and are not intended to be reused for other business premises.
66.		<i>after "(ii);" omit:</i> "and"	<i>Nil</i>	Grammatical correction.
67.		<i>Nil</i>	<i>after "proposed", insert:</i> "; and (iii) except where in the Hospital Support Precinct, is located on a Regional Arterial, Sub-Arterial or Distributor Road."	Health Care Service is an anticipated use in the Hospital Support Precinct.
68.	Table 5.5:2 – Low-medium Density Residential Zone Heath Care Services Code assessment	<i>after "(i)" omit:</i> "located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or (ii) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or"	<i>after "(i)" insert:</i> "in the Hospital Support Precinct and does not involve the reuse of an existing building used for a business activity; or"	Outside of the Hospital Support Precinct, reuse of premises only occurs where a small scale use and located on a higher order road so as to limit traffic impact on residential amenity and maintain intended road function.
69.		<i>omit:</i> "(iii)"	<i>insert:</i> "(ii)"	Re-number

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70.	Table 5.5:2 – Low-medium Density Residential Zone Office	<i>Nil</i>	<i>after “If”, insert:</i> “in the Office Residential Precinct and meeting all the description below”	Office is an anticipated use in the Office Residential Precinct.
71.	Accepted development subject to requirements	<i>before “reuse”, omit:</i> “the”	<i>Nil</i>	Grammatical correction.
72.		<i>Nil</i>	<i>after “Sales Office”, insert:</i> “and Market”	Sales Office and Market are temporary activities and are not intended to be reused for other business premises.
73.		Table 5.5:2 – Low-medium Density Residential Zone Office Code assessment	<i>after “Precinct and” omit:</i> “: (a) the reuse of an existing building, and (b) no more than 25m2 additional Gross Floor Area is proposed;”	<i>after “Precinct and” insert:</i> “not meeting the description listed in the categories of assessment for accepted development subject to requirements;”
74.	Table 5.5:2 – Low-medium Density Residential Zone Place of Worship Accepted development subject to requirements	<i>omit:</i> All corresponding rows	<i>Nil</i>	Change to impact assessable development. Development impacts vary dependant on specific site attributes and scale of development, which warrant merit based assessment and public notification to consider locally specific issues.
75.	Table 5.5:2 – Low-medium Density Residential Zone Place of Worship Code assessment	<i>Omit:</i> All corresponding rows	<i>Nil</i>	

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76.	Table 5.5:2 – Low-medium Density Residential Zone Shop Accepted development subject to requirements	<i>omit:</i> “If all of the below are satisfied: (i) the reuse of an existing building used for a business activity, excluding Sales Office; (ii) any food preparation area does not exceed 30m ² ; (iii) the gross floor area does not exceed 250m ² ; and (iv) the site is located on a Regional Arterial, Sub-Arterial or Distributor Road.”	<i>insert:</i> “If: (i) in the Hospital Support Precinct, or Urban Consolidation Precinct and meeting all the description below: (a) reuse of an existing building used for a business activity, excluding Sales Office and Market; (b) located at ground level; and (c) no more than 25m ² additional Gross Floor Area proposed. or (ii) in the Regional Residential Precinct, Urban Residential Precinct and Office Residential Precinct and meeting all the description below: (a) reuse of an existing building used for a business activity, excluding Sales Office and Market (b) no more than 25m ² additional Gross Floor Area proposed; and (c) the site is located on a Regional Arterial, Sub-Arterial or Distributor Road.”	Shop provides convenience service to workers and visitors of the Hospital Support Precinct and/or higher density living in the Urban Consolidation Precinct as part of a mixed use development. Consistent with zone intent. Where not in the Hospital Support Precinct or Urban Consolidation Precinct, Reuse of existing non-residential premises in limited circumstances is consistent with the residential zone intent.
77.	Table 5.5:2 – Low-medium Density Residential Zone Shop Code assessment	<i>after “(i)” omit:</i> “the reuse of an existing building used for a business activity and the site is located on a Regional Arterial, Sub-Arterial or Distributor Road and one of the following apply: (a) any food preparation area exceeds 30m ² , or (b) the gross floor area exceeds 250m ² .”	<i>after “(i)” insert:</i> “in the Hospital Support Precinct or Urban Consolidation Precinct not meeting the description listed in the categories of assessment for accepted development subject to requirements.”	Reflects change to make reuse in the Hospital Support Precinct or Urban Consolidation Precinct accepted development subject to requirements. .
78.	Table 5.5:2 – Low-medium Density Residential Zone Veterinary Services Accepted development subject to requirements	<i>omit:</i> All corresponding rows	<i>Nil</i>	Change to impact assessable development. Development impacts vary dependant on specific site attributes and scale of development, which warrant merit based assessment and public notification to consider locally specific issues.
79.	Table 5.5:2 – Low-medium Density Residential Zone Veterinary Services Code assessment	<i>omit:</i> All corresponding rows	<i>Nil</i>	

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5.10 – Categories of development and assessment - Overlays				
80.	5.10	<i>Nil</i>	<i>after “where an overlay”, insert: “applies to development and/or”</i>	Improves legibility and interpretation of the application of overlay code and benchmarks.
81.		<i>after “identified”, omit: “in a zone or local plan and the relevant assessment benchmarks.”</i>	<i>after “identified”, insert: “in the Tables of Assessment for Material Change of Use, Reconfiguring a Lot, Operational Work and Local Plans. The table below identifies the relevant assessment benchmarks for development.”</i>	
82.	Table 5.10:1 – Assessment benchmarks for overlays Bushfire Hazard Overlay Row 6, Column 2	<i>omit: “Code Assessable (where not meeting relevant requirements for accepted development)”</i>	<i>insert: “Accepted Development Subject to Requirements”</i>	Clarifies that the overlay applies to both accepted development subject to requirements and assessable development.
83.	Table 5.10:1 – Assessment benchmarks for overlays Flood Hazard Overlay Row 2, Column 2	<i>omit: “Code Assessable (where not meeting relevant requirements for accepted development)”</i>	<i>insert: “Accepted Development Subject to Requirements”</i>	
84.	Table 5.10:1 – Assessment benchmarks for overlays Heritage Overlay Row 1, Column 1	<i>omit: “All assessable development”</i>	<i>insert: “All accepted development subject to requirements and assessable development not listed elsewhere in this table”</i>	
85.	Table 5.10:1 – Assessment benchmarks for overlays Landslide Hazard Overlay Row 7, Column 2	<i>omit: “Code Assessable (where not meeting relevant requirements for accepted development)”</i>	<i>insert: “Accepted Development Subject to Requirements”</i>	
86.	Table 5.10:1 – Assessment benchmarks for overlays Neighbourhood Character Overlay Row 2, Column 1	<i>Nil</i>	<i>after “Dwelling house”, insert: “(where a Material Change of Use)”</i>	

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Part 6 Zone codes

Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
87.	6.2.1 Low Density Residential Zone Code 6.2.2 Low-medium Density Residential Zone Code	<i>Nil</i>	<i>wherever the term “distributor” occurs, omit and insert: “distributor”</i>	Grammatical correction.
88.	6.2.1.2 Purpose and overall outcomes (1)	<i>after “dwelling houses”, omit: “supported by”</i>	<i>after “dwelling houses”, insert: “and”</i>	Clarifies zone intent is predominantly for residential uses. Reinforces the centres strategy. Non-residential uses are directed to centres. Where out of centre development occurs it must: <ul style="list-style-type: none"> • service the immediate local community • be small scale and low intensity • not impact on the viability centre.
89.		<i>after “locality”, omit: “and providing a mix of”</i>	<i>after “locality”, insert: “. Non-residential uses are”</i>	
90.		<i>Nil</i>	<i>after “small scale”, insert: “and low intensity”</i>	
91.		<i>after “day to day needs”, omit: “only of local residents”</i>	<i>after “day to day needs”, insert: “of the immediate local residential community and do not undermine the viability of a nearby centre”</i>	
92.	6.2.1.2 Purpose and overall outcomes (2)	<i>after “(a)”, omit: “A”</i>	<i>after “(a)”, insert: “a”</i>	Grammatical correction
93.	6.2.1.2 Purpose and overall outcomes (2) (e)	<i>before “, sub-arterial”, omit: “distributor”</i>	<i>before “, sub-arterial”, insert: “distributor”</i>	Grammatical correction

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94.	6.2.1.2 Purpose and overall outcomes (2) (j)	<p><i>Omit:</i></p> <p>“(i) directly support the day to day needs of the immediate residential community,</p> <p>(ii) are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy,</p> <p>(iii) are in buildings of a scale that is consistent with the surrounding residential area or reuse existing non-residential premises,</p> <p>(iv) ensure all car parking needs can be met on site and do not undermine the viability of nearby centres.</p> <p>Such uses include:</p> <p>(i) Child care centre.</p> <p>(ii) Club.</p> <p>(iii) Community care centre.</p> <p>(iv) Community use.</p> <p>(v) Educational establishment.</p> <p>(vi) Emergency services.</p> <p>(vii) Shop (convenience only).</p> <p>(viii) Health care services.</p> <p>(ix) Place of worship.</p> <p>(x) Sales office.</p> <p>(xi) Veterinary services.”</p>	<p><i>Insert:</i></p> <p>“(i) primarily function to directly support the day to day convenience needs of the immediate local residential community;</p> <p>(ii) provide a local community or limited business function, and include:</p> <p>a) Child care centre.</p> <p>b) Club.</p> <p>c) Community care centre.</p> <p>d) Community use.</p> <p>e) Educational establishment.</p> <p>f) Emergency services</p> <p>g) The following uses only where reuse of an existing building used for an existing business activity:</p> <p>i. Food and drink outlet</p> <p>ii. Shop (only convenience).</p> <p>iii. Health care services.</p> <p>iv. Place of worship.</p> <p>v. Sales office.</p> <p>vi. Veterinary services.</p>	<p>Reinforces the centres strategy. Non-residential uses are directed to centres. Where out of centre development occurs it must:</p> <ul style="list-style-type: none"> • service the immediate local community • be small scale and low intensity • not impact on the viability centre.

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95.	6.2.1.2 Purpose and overall outcomes (2) (k)	<i>Nil</i>	<p><i>Insert:</i></p> <p>“(k) non-residential uses only occur within the zone where they:</p> <p>(i) are accessible to the immediate local residential community they serve;</p> <p>(ii) are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;</p> <p>(iii) have a built form that is compatible with surrounding residential character and amenity, including:</p> <p>a) reuse of existing non-residential premises or</p> <p>b) extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form intent of the zone and compatible with existing streetscape character;</p> <p>(iv) do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;</p> <p>(v) ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.”</p> <p><i>and renumbering the original “(k) to (l)”, “(l) to (m)”</i></p>	

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96.	6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development Table 6.2.1:1 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development	<i>Refer to Appendix A for omit / insert changes to performance outcomes and acceptable outcomes.</i>		<p>Benchmarks amended to improve policy line of sight between the purpose, overall outcomes, performance outcomes and acceptable outcomes.</p> <p>Includes wording in the headings to ensure it is clear that the benchmarks are to be applied to material change of use development and building works. These changes do not change the wording of any benchmarks (i.e. Performance or Acceptable Outcomes).</p> <p>Changes have been made to AO3.1 of the LDR Zone Code to separate out the requirements into two benchmarks so that the requirement for a single tenancy and the requirement for a maximum gross floor area are clearly individual benchmarks.</p> <p>Changes to benchmarks relate to reuse, scale and function of development, as well as requirements for building design, car parking and landscaping to ensure uses are compatible with the character and amenity of residential locality.</p>
97.	6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development Table 6.2.1:2	<i>nil</i>	<p><i>after “Table 6.2.1:1” and associated rows, insert:</i></p> <p>“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)”</p> <p><i>and</i></p> <p><i>Refer to Appendix B for details in Table 6.2.1:2</i></p>	Clarifies application of performance outcomes and acceptable outcome benchmarks to particular categories.

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98.	6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development	<i>renumber “Table 6.2.1:2 – Low Density Residential Zone Code – assessment benchmarks for assessable development” to “Table 6.2.1:3 – Low Density Residential Zone Code – assessment benchmarks for assessable development”</i>	<i>Nil</i>	
99.	6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development Table 6.2.1:3 – Low Density Residential Zone Code – assessment benchmarks for assessable development	<i>Refer to Appendix C for omit / insert changes to performance outcomes and acceptable outcomes.</i>		Benchmarks amended to improve policy line of sight between the purpose, overall outcomes, performance outcomes and acceptable outcomes. Changes to benchmarks relate to scale and function of development, as well as requirements for building design, car parking and landscaping to ensure uses are compatible with the character and amenity of residential locality.
100.	6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development	<i>renumber “Table 6.2.1:3 – Side Boundary Setbacks” to “Table 6.2.1:4 – Side Boundary Setbacks”</i>	<i>Nil</i>	Renumber
101.	6.2.2.2 Purpose and overall outcomes (1)	<i>after “multiple dwellings”, omit: “supported by”</i>	<i>after “multiple dwellings”, insert: “and”</i>	Clarifies zone intent is predominantly for residential uses. Reinforces the centres strategy. Non-residential uses are directed to centres.
102.		<i>before “facilities”, omit: “and”</i>	<i>before “facilities”, insert: “ ” and after “facilities”, insert: “and infrastructure”</i>	Where out of centre development occurs it must: <ul style="list-style-type: none"> • service the immediate local community

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103.		<i>before “limited mix of”, omit: “and including a”</i>	<i>before “limited mix of”, insert: “A” and after “limited mix of”, insert: “small scale and low intensity”</i>	<ul style="list-style-type: none"> • be small scale and low intensity • not impact on the viability centre.
104.		<i>after “non-residential uses that”, omit: “are only intended to”</i>	<i>Nil</i>	
105.		<i>after “day to day needs of”, omit: “resident”</i>	<i>after “day to day needs of”, insert: “the immediate local residential community and do not undermine the viability of a nearby centre occurs within the zone”</i>	
106.	6.2.2.2 Purpose and overall outcomes (2)	<i>after “(a)”, omit: “Development”</i>	<i>after “(a)”, insert: “development”</i>	Grammatical correction
107.		<i>after “(c)”, omit: “Where”</i>	<i>after “(c)”, insert: “where”</i>	
108.		<i>omit: (j) and associated content and renumbering the original “(k) to (j)”, “(l) to (k)”, (m) to (l)</i>	<i>Nil</i>	

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109.		Nil	<p><i>After “(l)”, insert:</i></p> <p>(m) non-residential uses occur only where such uses:</p> <p>(i) primarily function to directly support the day to day convenience needs of the immediate local residential community;</p> <p>(ii) such uses include provide a local community or limited business function and include:</p> <ul style="list-style-type: none"> • Child care centre. • Club. • Community care centre. • Community use. • Educational establishment. • Emergency services. • Food and drink outlet, only where located in the Urban Consolidation Precinct or Hospital Support Precinct • Health care services. • Office, only where located in the Office Residential Precinct • Place of worship. • Shop; • Veterinary services. <p>(n) Non-residential uses only occur within the zone where development:</p> <p>(i) is highly accessible to the immediate local residential community it serves;</p> <p>(ii) is located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and that minimises intrusion of through traffic into local residential streets;</p> <p>(iii) has a built form that is compatible with surrounding residential character and amenity, including:</p> <p>a) reuse of existing non-residential premises; or</p> <p>b) extensions and/or new buildings have a height, bulk and scale that is consistent with the intended residential built form of the precinct in which it is located, and with the existing streetscape character;</p> <p>(iv) does not have a significant detrimental impact on the neighbourhood amenity expected within a predominately residential environment having regard to privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;</p>	<p>Reinforces the centres strategy. Non-residential uses are directed to centres. Where out of centre development occurs it must:</p> <ul style="list-style-type: none"> • be located in an identified precinct • service the immediate local community • be small scale and low intensity • not impact on the viability centre.
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			(v) ensures that all car parking needs can be met on site, and that off-street car parking areas do not dominate the appearance in the streetscape, and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.	
110.	6.2.2.2 Purpose and overall outcomes (3)	<i>Nil</i>	<i>after “predominantly”, insert: “residential”</i>	Reflect zone intent that uses are primarily residential in the zone and limit out-of-centre development.
111.		<i>Nil</i>	<i>after “(b)”, insert: “(c) non-residential uses are limited in this precinct in accordance with (2)(m)(ii).”</i>	
112.	6.2.2.2 Purpose and overall outcomes (4)	<i>Nil</i>	<i>after “predominantly”, insert: “residential”</i>	
113.		<i>Nil</i>	<i>after “(c)”, insert: “(d) non-residential uses are limited in this precinct in accordance with (2)(m)(ii).”</i>	
114.	6.2.2.2 Purpose and overall outcomes (5)	<i>Nil</i>	<i>after “(e)”, insert: “(f) non-residential uses locate within a mixed use development on the site that is predominately residential.</i>	

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115.	6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development Table 6.2.2:1 – Low-medium Density Residential Code – requirements for accepted development and assessment benchmarks for assessable development	<i>Refer to Appendix D for omit / insert changes to performance outcomes and acceptable outcomes.</i>		<p>Benchmarks amended to improve policy line of sight between the purpose, overall outcomes, performance outcomes and acceptable outcomes.</p> <p>Changes have been made to AO3.1 of the LDR Zone Code to separate out the requirements into two benchmarks so that the requirement for a single tenancy and the requirement for a maximum gross floor area are clearly individual benchmarks.</p> <p>Includes wording in the headings to ensure it is clear that the benchmarks are to be applied to material change of use development and building works. These changes do not change the wording of any benchmarks (i.e. Performance or Acceptable Outcomes).</p> <p>Changes to benchmarks relate to reuse, scale and function of development, as well as requirements for building design, car parking and landscaping to ensure uses are compatible with the character and amenity of residential locality.</p>
116.	6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development Table 6.2.2:2	<i>nil</i>	<i>after “Table 6.2.2:1” and associated rows, insert:</i> “Table 6.2.2:2 – Low-medium 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” <i>and</i> <i>Refer to Appendix E for details in Table 6.2.2:2</i>	Clarifies application of code to particular types.

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117.	6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development	<i>renumber “Table 6.2.2:2 – Low-medium Density Residential Zone Code – assessment benchmarks for assessable development” to “Table 6.2.2:3 – Low-medium Density Residential Zone Code – assessment benchmarks for assessable development”</i>	<i>Nil</i>	
118.	6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development Table 6.2.2:3 – Low-medium Density Residential Zone Code – assessment benchmarks for assessable development	<i>Refer to Appendix F for omit / insert changes to performance outcomes and acceptable outcomes.</i>		Benchmarks amended to improve policy line of sight between the purpose, overall outcomes, performance outcomes and acceptable outcomes. Changes to benchmarks relate to scale and function of development, as well as requirements for building design, car parking and landscaping to ensure uses are compatible with the character and amenity of residential locality.
119.	6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development	<i>renumber “Table 6.2.2:3 – Side Boundary Setbacks” to “Table 6.2.2:4 – Side Boundary Setbacks”</i>	<i>Nil</i>	Renumber.

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Part 8 Overlay codes

Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
120.	<p>8.3.1.3 Requirements for accepted development and assessment benchmarks for assessable development</p> <p>Table 8.3.1:1 - Heritage Overlay Code – requirements for accepted development and assessment benchmarks for assessable development</p>	Nil	<p><i>After “PO₁” and AO_{1.1}”, insert:</i></p> <p>“Reconfiguring a Lot</p> <p>PO2 Reconfiguring a lot, including boundary rearrangements, retains cultural heritage values through:</p> <p>(a) retention of existing Heritage 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 patter, 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>AO 2.1 Existing Heritage Places are retained wholly within a single lot facing the street.</p> <p>AO 2.2 Where in a residential zone lots have sufficient area and dimensions for rectangular shaped building envelope with dimensions for:</p> <p>(a) a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots;</p> <p>(b) ancillary buildings and structures, including garages, covered carports and decks, 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>	Includes new benchmarks for reconfiguring a lot to ensure development is compatible with Heritage Places.
121.	8.3.2.3 Requirements for accepted development and assessment benchmarks for assessable development	Nil	<p><i>After “PO1” and AO1.1”, insert:</i></p> <p>“Reconfiguring a lot</p>	Includes new benchmarks for reconfiguring a lot to ensure development is compatible

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	Table 8.3.2:1 – Neighbourhood Character Overlay Code – requirements for accepted development and assessment benchmarks for assessable development		<p>PO2 Reconfiguring a lot, including boundary rearrangements, retains neighbourhood character values through:</p> <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 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>AO2.1 Existing Neighbourhood Character Places are retained wholly within a single lot facing the street.</p> <p>AO 2.2 Where in a residential zone lots have sufficient area and dimensions for a rectangular shaped building envelope with dimensions for:</p> <p>(a) a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots;</p> <p>(b) ancillary buildings and structures, including garages, covered carports and decks, 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>	with Neighbourhood Character Places.

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Part 9 Use codes

Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
122.	9.4.5 Reconfiguring a Lot Code 9.4.5.2 Purpose (1) (a)	<i>Nil</i>	<i>Before “zone and precinct”, insert: “overlay,”</i>	Clarifies overlays are a consideration for reconfiguring a lot development.
123.	9.4.5 Reconfiguring a Lot Code 9.4.5.2 Purpose (1) (a)	<i>Nil</i>	<i>after “zone and precinct”, insert: “, and local plan area”</i>	Clarifies local plans are a consideration for reconfiguring a lot development.
124.	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development	<i>omit:</i> “Rearrangement of Boundaries”	<i>Nil</i>	Improves legibility and clarifies that benchmarks apply to all reconfiguring a lot development.
		<i>Omit:</i>	<i>Insert:</i>	

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125.	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development PO ₂ , AO _{2.1}	“PO ₂ The lots resulting from the rearrangement of boundaries do not require any change to infrastructure or services.	AO _{2.1} All lots retains all existing connections to water, sewer, electricity and other infrastructure and does not require additional infrastructure connections or augmentation.”	“PO ₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	AO _{2.1} All lots resulting from rearrangement of boundaries: (a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; (b) do not require additional infrastructure connections or augmentation of existing connections; (c) except where in the Rural Zone, have sealed vehicle crossovers; (d) have stormwater drainage for lots 4000m ² or less: (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.”	Provides clarity that boundary rearrangements are intended to be minor and do not require change or modification of existing services.
126.	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development PO ₃ , AO _{3.1}	<i>Omit:</i> “PO ₃ The lots resulting from the rearrangement of boundaries have the appropriate size, dimensions and road access to accommodate uses consistent with the zone in which the lots are located.	AO _{3.1} The size of each resulting lot complies with the minimum lot size and frontage prescribed in the planning scheme for the zone in which the lots are located.”	<i>Insert:</i> “PO ₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	AO _{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.”	Clarifies road standard requirements consistent with existing Council policy for reconfiguring a lot in rural locations.
127.		<i>Nil</i>		<i>Insert:</i> “Lot Sizes and Design		Ensures that lots are consistent with the outcomes sought for the zone and

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	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development Lots Sizes and Design		PO ₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to: (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. Editors note: i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. ii. A building envelope may demonstrate suitability to accommodate future development.	AO _{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4. AO _{4.2} Where in the Low-Medium Density Residential Zone development for lots 450m ² or less in area are capable of accommodating a rectangular building envelope with dimensions for: (i) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations; (ii) private open space and recreation areas; (iii) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.”	overlay, and is suitable to accommodate future anticipated development.
		Omit:	Nil		

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128.	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development Lots Sizes and Design	<p>“PO₁₂ Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose and are of a sufficient size to provide for:</p> <p>(a) adequate usable private open space and landscaping;</p> <p>(b) suitable vehicle access and on-site parking where required; and</p> <p>(c) any required on-site services such as effluent disposal areas.</p>	<p>AO_{12.1} Lots are rectangular and have a maximum width to depth ratio as shown in Table 9.4.5:4.</p> <p>AO_{12.2} Lots have minimum dimensions as shown in Table 9.4.5:4.</p> <p>AO_{12.3} Lots in the Low Density Residential Zone have the following minimum size as shown in Table 9.4.5:4.</p> <p>AO_{12.4} Lots in an industry zone have widths in multiples of 10m, and the minimum area as shown in Table 9.4.5:4.</p> <p>AO_{12.5} Lots in the Township Zone have the minimum area as shown in Table 9.4.5:4.”</p>		Requirements are included in PO4/AO4.1 – removed duplication.
		and renumbering subsequence PO and AO			
	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development Lots Sizes and Design AO _{13.1}	<p><i>Omit:</i></p> <p>“AO_{13.1} Where facilitating urban residential development, lots are consistent with an approved master plan and comply with AO_{12.2}.”</p> <p>and renumbering AO_{13.2} to AO_{12.1}</p>	<i>Nil</i>		AO13.1 does not directly relate to the performance outcome. Master Plan requirements are in PO1/AO1.1 – removed duplication.
	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development Lots Sizes and Design AO _{12.1}	<p><i>After AO_{13.1}, Omit:</i></p> <p>“Otherwise I”</p>	<p><i>After AO_{13.1}, insert:</i></p> <p>“L”</p>		Grammatical correction.
		<i>Nil</i>	<p><i>After “minimum area”, insert:</i></p> <p>“and frontage”</p>		Ensures development meets both minimum area and frontage for the Emerging Community Zone.

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason				
129.	9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development Lots Sizes and Design	<p><i>Omit:</i></p> <table border="1" style="width:100%"> <tr> <td style="width:50%">“PO₁₄ In the Rural Residential Zone, lot size is consistent with the intended character of the precinct in which the land is located and is of sufficient size to accommodate on-site effluent disposal.</td> <td style="width:50%">AO_{14.1} Lots have a minimum area as shown in Table 9.4.5:4.”</td> </tr> <tr> <td colspan="2">and renumbering subsequence PO and AO</td> </tr> </table>	“PO ₁₄ In the Rural Residential Zone, lot size is consistent with the intended character of the precinct in which the land is located and is of sufficient size to accommodate on-site effluent disposal.	AO _{14.1} Lots have a minimum area as shown in Table 9.4.5:4.”	and renumbering subsequence PO and AO		<i>Nil</i>	Requirements are included in PO4/AO4.1 – removed duplication. Renumber.
“PO ₁₄ In the Rural Residential Zone, lot size is consistent with the intended character of the precinct in which the land is located and is of sufficient size to accommodate on-site effluent disposal.	AO _{14.1} Lots have a minimum area as shown in Table 9.4.5:4.”							
and renumbering subsequence PO and AO								
130.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:1	<i>after “Table 9.4.6:1 – Transport, Access and Parking Code –”, omit:</i> “assessment benchmarks for assessable development”	<i>after “Table 9.4.6:1 – Transport, Access and Parking Code –”, insert:</i> “Requirements for accepted development and assessment benchmarks for assessable development”	Assessment benchmarks currently apply for assessable development only. New table 9.4.6:1 applies to accepted development subject to development and assessable development.				
		<i>Nil</i>	“Car Parking Provision					

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted		Reason
131.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:1		<p>PO2 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and 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.</p> <p>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</p>	<p>AO 2.1 Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of:</p> <p>(a) Non-Residential Use one (1) parking space per 50m² of GFA; and</p> <p>(b) Residential Use - one (1) parking space per dwelling.</p> <p>AO 2.2 Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.</p> <p>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</p> <p>Note: If the number of car parking spaces calculated in accordance with AO2.1 and AO2.2 is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</p> <p>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.”</p>	<p>PO/AO currently applies to assessable development only. Inclusion in Table 9.4.6:1 will apply to accepted development subject to requirements and assessable development.</p> <p>Amends 'Notes' so that all car parking calculations are rounded up to the nearest whole number. Consistent with Table 9.4.6.3.</p>
		<i>Omit:</i>	<i>Nil</i>		

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted		Provision to be inserted	Reason
132.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:2 – Transport, Access and Parking Code – assessment benchmarks for assessable development Parking and Circulation	<p>“PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and 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.</p> <p>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</p>	<p>AO_{12.1} Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of:</p> <p>(a) Non-Residential Use one (1) parking space per 50m² of GFA; and</p> <p>(b) Residential Use - one (1) parking space per dwelling.</p> <p>AO_{12.2} Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.</p> <p>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided).</p> <p>Note: Parking requirements must be calculated to one decimal place and rounded up or down to the nearest whole number, i.e. where the total is equal to or greater than 0.5 the number is rounded up and where less than 0.5 the number is rounded down. E.g. Total = 12.5 (round up to 13) Total = 12.4 (round down to 12)”</p>		PO/AO has moved to table 9.4.6:1 - removes duplication.
		and renumbering subsequence PO and AO			
133.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 -	<i>before “Provision Rates”, omit:</i> “Car Parking”		<i>before “Provision Rates”, insert:</i> “Vehicle”	Table heading amended to reflect that applies to all vehicle parking – both car

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
134.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 -	<i>Nil</i>	<i>After “column”, insert: “s 2 and”</i>	parking and service vehicle parking.
135.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 -	<i>After “3”, omit: “- Service Vehicle Parking Rate”</i>	<i>Nil</i>	
136.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – (2)	<i>Nil</i>	<i>Insert: “(2) Where the calculated number of vehicle parking spaces is not a whole number, the required number of vehicle parking spaces to be provided is rounded-up to the next highest whole number; (3) Where development involves two or more uses on the same premises, vehicle parking demand is calculated by totalling the requirements for each use;” (4) When calculating car parking provision rates, ‘Practitioner’ and ‘Staff’ should be considered separate to each other – with ‘Practitioner’ not being included within the parking provision calculation for ‘Staff’; and renumbering subsequence points.</i>	Provides clarity as to how vehicle parking is calculated. Rounding up provides a conservative demand assessment.
137.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 –	<i>Nil</i>	<i>wherever the term “employee ‘Full Time Equivalent’ (FTE)” occurs, omit and insert: “FTE staff”</i>	A new administrative definition ‘staff’ is included to provide clarity and consistent basis calculating staff parking requirements, particularly where staff may be rostered/shift work or spread throughout the day/week.
138.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 –	<i>Nil</i>	<i>wherever the term “employee (FTE)” and “employees (FTE)” occurs, omit and insert: “FTE staff”</i>	
139.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Child Care Centre	<i>Omit: “One (1) space per five (5) children.”</i>	<i>insert: “One (1) space per seven (7) children enrolled, plus one (1) space per FTE staff.”</i>	Revised car parking requirements recognise car parking demand generated by both staff and visitors. Staff

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
140.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Educational Establishment	<i>Omit:</i> “Primary – one (1) per employee (FTE). Secondary - 1.2 per employee (FTE). Tertiary - 0.5 per employee (FTE) PLUS one (1) space per 10 students (FTE).”	<i>insert:</i> “Preparatory - One (1) space per seven (7) children enrolled, plus one (1) space per FTE staff. Primary – One (1) space per ten (10) students plus 1 space per FTE staff. The visitor parking can be provided as a set-down per pick-up area (20% of short term parking); Secondary – One (1) space per ten (10) year 12 students; plus, a set-down per pick-up area for visitors and one (1) space per FTE staff; Tertiary – One (1) space per FTE staff; plus, one (1) space per ten (10) students.”	are highly likely to drive to work, and demand is likely to result in overflow on-street parking impacting street function, local residents and businesses.
141.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Food and Drink Outlet	<i>Omit:</i> “One (1) space per 25m ² GFA.”	<i>insert:</i> “One (1) space / 20m ² GFA; plus queueing area for ten (10) vehicles for any drive-through facility from the collection point.”	Minor increase in car parking due to higher likelihood of driving to destinations outside of a CBD location. Clarifies that additional queuing space for drive-through facilities is required to cater for the additional activity.
142.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Health Care Services	<i>Omit:</i> “Five (5) spaces for each practitioner on the premises at any one time.”	<i>insert:</i> “One (1) space per FTE staff, plus three (3) visitors spaces per FTE practitioner.”	Revised car parking requirements recognise car parking demand generated by both staff and visitors.
143.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Intensive Horticulture	<i>Omit:</i> “employee”	<i>insert:</i> “staff”	Reflects new ‘staff’ administrative definition.
144.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Nightclub Entertainment Facility	<i>Omit:</i> “member (FTE)”	<i>Insert:</i> “FTE”	Reflects new ‘staff’ administrative definition. Minor grammatical correction

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
145.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Place Of Worship	<i>Omit:</i> “One (1) space per 10m ² GFA.”	<i>insert:</i> “One (1) space per 10m ² GFA, OR one (1) space per ten (10) seats (or part thereof), whichever is the greater.”	The scale and function of places of worship vary including ancillary facilities such as offices and meeting rooms, community/youth activity spaces and large seating areas for worship. These activities influence car parking demand. Car parking rate reflects the greater scope of contemporary places of worship functions.
146.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Shop	<i>Omit:</i> “One (1) space per 25m ² GFA.”	<i>insert:</i> “One (1) space per 20m ² GFA.”	Minor increase in car parking due to higher likelihood of driving to destinations outside of a CBD location. Clarifies that additional queuing space for drive-through facilities is required to cater for the additional activity.
147.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Transport Depot	<i>Omit:</i> “employees”	<i>insert:</i> “staff”	Reflects new ‘staff’ administrative definition.
148.	9.4.6.3 Assessment benchmarks for assessable development Table 9.4.6:3 – Veterinary Services	<i>Omit:</i> “Five (5) spaces for each practitioner (FTE) on the premises at any one time.”	<i>insert:</i> “One (1) space per FTE staff, plus 3 visitors spaces per FTE practitioner.”	Revised car parking requirements recognise car parking demand generated by both staff and visitors.
149.				

**Toowoomba Regional Planning Scheme –Amendment No.21
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Schedule 1 – Definitions

Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted	Reason
150.	SC1.2 Administrative terms Table SC1.2:1—Index of administrative definitions	<i>Nil</i>	<i>insert:</i> “All weather access”; “Full Time Equivalent (FTE)”; “Practitioner”; and “Staff” into Table SC1.2:1 in alphabetical order.	Updated index to reflect new administrative definitions.
151.	SC1.2 Administrative terms Table SC1.2:1—Index of administrative definitions	<i>Nil</i>	<i>After “Affordable housing” and corresponding rows, insert:</i> “All weather access an access remaining trafficable to two wheel drive vehicles in most weather conditions.”	Provides description of road standard.
152.	SC1.2 Administrative terms Table SC1.2:1—Index of administrative definitions	<i>Nil</i>	<i>After “Dwelling” and corresponding rows, insert:</i> “Full Time Equivalent (FTE) FTE – ‘full time equivalent’ is a measure of the total combined staff resources used. Staff hours are converted to ‘full-time equivalent’ and are calculated based on the equivalent of 1 person working full-time 35hour week. Example of FTE calculation Where there are 25 staff employed and • 15 work full-time – 35 hours or more/week = 15 FTE • 5 work part-time - 25 hours/week = 3.6 FTE [(5x25)/35] • 5 work casual - 10 hours/week = 1.4 FTE [(5x10)/35] FTE is 20 (*calculations rounded up to the nearest single decimal place)”	Code 9.4.6 includes term ‘FTE’. Definition aids interpretation and calculation of new car parking rates for development.
	SC1.2 Administrative terms	<i>Nil</i>	<i>After “Plot Ratio” and corresponding rows, insert:</i>	

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Item No.	Toowoomba Regional Planning Scheme reference	Provision of Toowoomba Regional Planning Scheme to be omitted	Provision to be inserted		Reason
153.	Table SC1.2:1—Index of administrative definitions		"Practitioner	<p>Means a person who uses the skills and knowledge of their profession, as defined and including those listed by the Australian Bureau of Statistics Stand Classification of Occupations, Sub-Major Group 23 – Health Professionals, to administer to or treat customers, clients or patients, whether remunerated or not.</p> <p>Note—As defined by the Australian Bureau of Statistics, a practitioner "diagnoses and treats physical and mental illnesses and conditions, and recommends, administers, dispenses and develops medications and treatment to promote or restore good health". This includes, but is not limited to, the following professions: acupuncturists, audiologists, chiropractors, doctors, dentists, dental nurses, dietitians, masseuse, massage therapist, medical imaging professionals (e.g. radiographers, sonographers), naturopaths, nurses, pharmacists, optometrists, physiotherapists, psychologists, veterinarians and veterinarian nurses."</p>	<p>Code 9.4.6 includes term 'practitioner'.</p> <p>Definition aids interpretation and calculation of new car parking rates for development.</p>
154.	SC1.2 Administrative terms Table SC1.2:1—Index of administrative definitions	<i>Nil</i>	"Staff	<p><i>After "Site Cover" and corresponding rows, insert:</i></p> <p>Staff means any employee (whether full-time, part-time, casual), contractor, contributing family worker, self-employed and volunteer working in a business or organisation including not for profit."</p>	<p>Code 9.4.6 includes term 'staff'.</p> <p>Definition aids interpretation of staff for purposes of calculating car parking.</p>

**Track Changes for
Toowoomba Regional Planning
Scheme Amendment No.21**

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Part 1 About the planning scheme^{1,2}

1.1 Introduction

- (1) The Toowoomba Regional Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 3 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Toowoomba Regional Council's intention for the future development in the planning scheme area over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at local, regional and state levels.
- (6) The planning scheme applies to the planning scheme area of Toowoomba Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements (to the extent chosen) apply to the planning scheme to the extent of any inconsistency.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 24 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

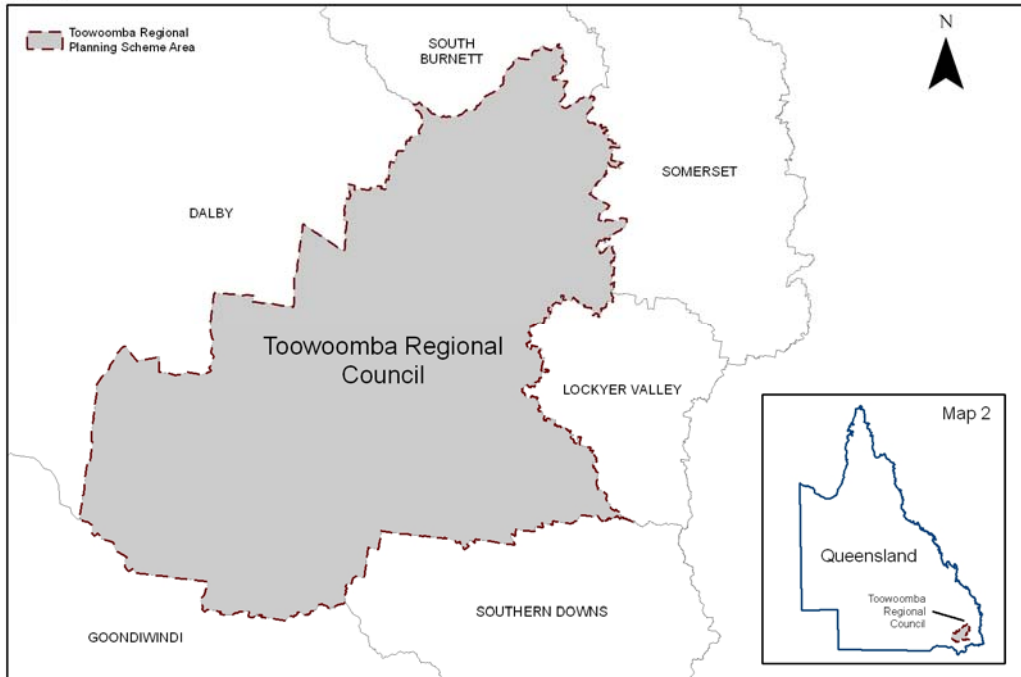
Map 1 – Local Government planning scheme area / Map 2 – Local Government context

¹ Amended on 3 July 2017

² Amended on 4 August 2014

Toowoomba Regional Planning Scheme
Part 1 – About the planning scheme,
1.1 – Introduction

Map 1



1.2 Planning scheme components

- (1) The planning scheme comprises the following elements:
- (a) about the planning scheme
 - (b) state planning provisions
 - (c) strategic framework
 - (d) local government infrastructure plan³
 - (e) tables of assessment
 - (f) the following zones:
 - (i) Low Density Residential Zone:
 - (A) Clifford Park Stables Precinct.
 - (B) Park Residential Precinct.
 - (ii) Low-Medium Density Residential Zone:
 - (A) Urban Residential Precinct.
 - (B) Regional Residential Precinct.
 - (C) Urban Consolidation Precinct.
 - (D) Hospital Support Precinct.
 - (E) Office Residential Precinct.
 - (iii) Principal Centre Zone.
 - (iv) Major Centre Zone.
 - (v) District Centre Zone.
 - (vi) Local Centre Zone.
 - (vii) Sport And Recreation Zone.
 - (viii) Open Space Zone:
 - (A) State Government Conservation and Forestry Precinct.
 - (ix) Low Impact Industry Zone.
 - (x) Medium Impact Industry Zone.
 - (xi) High Impact Industry Zone.
 - (xii) Extractive Industry Zone.
 - (xiii) Community Facilities Zone:
 - (A) Education Precinct.
 - (B) Government Precinct.
 - (C) Higher Education Precinct.
 - (D) Hospital Precinct.
 - (E) Other Community Purposes Precinct.
 - (xiv) Emerging Community Zone.
 - (xv) Limited Development Zone (Constrained Land).
 - (xvi) Mixed Use Zone:
 - (A) Parkland Living Precinct.
 - (B) City South Precinct.
 - (C) West Creek Precinct.
 - (D) Railyards Precinct.
 - (E) Health Support Precinct.
 - (xvii) Rural Zone:
 - (A) 100ha Precinct.
 - (B) 200ha Precinct.
 - (C) Heinemann Road Transport Precinct.

³ Amended on 9 June 2017

- (xviii) Rural Residential Zone:
 - (A) 4,000m² Precinct.
 - (B) 1ha Precinct.
 - (C) 2ha Precinct.
- (xix) Specialised Centre Zone.
 - (A) Queensland Government Research Facility Precinct.
 - (B) Toowoomba Airport Precinct.
 - (C) Defence Facilities Precinct.
 - (D) Specialist Retail Centre Precinct.
- (xx) Township Zone.
- (g) the following local plans:
 - (i) Highfields, Meringandan and Meringandan West Local Plan⁴.
 - (ii) Glenvale Local Plan.
 - (iii) Charlton Wellcamp Enterprise Area Local Plan.
- (h) the following overlays:
 - (i) Airport Environs Overlay Code.
 - (ii) Bushfire Hazard Overlay Code.
 - (iii) Flood Hazard Overlay Code.
 - (iv) Landslide Hazard Overlay Code.
 - (v) Heritage Overlay Code.
 - (vi) Neighbourhood Character Overlay Code.
 - (vii) Scenic Amenity Overlay Code.
 - (viii) Regional Infrastructure Corridors and Substations Overlay Code.
 - (ix) Environmental Significance Overlay Code.
 - (x) Extractive Resources Overlay Code.
 - (xi) Agricultural Land Overlay Code.
 - (xii) Water Resource Catchments Overlay Code.
- (i) the following development codes:
 - (i) Advertising Devices Code
 - (ii) Community Residence code requirements, applying to development that may not be made assessable development under the planning scheme
 - (iii) Cropping (involving forestry for wood production) code, applying to development that may not be made assessable development under the planning scheme
 - (iv) Environmental Standards Code
 - (v) Integrated Water Cycle Management Code
 - (vi) Landscaping Code
 - (vii) Reconfiguring a Lot Code
 - (viii) Reconfiguring a lot (subdividing one into two lots) and associated operational works code, applying to development for which code assessment is required under schedule 10, part 12, and schedule 10, part 14, division 2 of the Regulation.

⁴ Amended on 29 July 2016

- (ix) Transport, Access and Parking Code
 - (x) Works and Service Code
 - (j) there are no other plans
 - (k) schedules and appendices
- (2) The following planning scheme policies support the planning scheme:
- (i) Planning Scheme Policy No. 1 - Development Application Requirements.
 - (ii) Planning Scheme Policy No. 2 - Engineering Standards – Roads and Drainage Infrastructure.
 - (iii) Planning Scheme Policy No. 3 – Engineering Standards – Water and Waste Water Infrastructure.
 - (iv) Planning Scheme Policy No. 4 -Master Planning.⁵
 - (v) Planning Scheme Policy No. 5 – (intentionally left blank).
 - (vi) Planning Scheme Policy No. 6 – Heritage Places.
 - (vii) Planning Scheme Policy No. 7 – Neighbourhood Character Places.
 - (viii) Planning Scheme Policy No. 8 – Street Trees.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
- (a) the *Planning Act 2016* (the Act)
 - (b) the Planning Regulation 2017 (the Regulation), to the extent they have been identified in Part 6 and schedule 2 of the planning scheme
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the even a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaces, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements apply to this planning scheme only where specifically identified as regulated requirements in the sections containing the zones and definitions as relevant.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.

⁵ Amended on 27 April 2018

- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

1.3.3 Punctuation

- (1) A word followed by 'and' or 'and' is considered to be 'and'
- (2) A word followed by 'or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zones as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land
 - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:

- (a) accepted development;

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development
 - (i) code assessment
 - (ii) impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development.

- (c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment
 - (b) relevant codes as specified in schedules 6 and 10 of the Regulation – prevail over all other components to the extent of the inconsistency
 - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency
 - (f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under a planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
 - (a) designation of bushfire prone areas;
 - (b) designation of land liable to flooding for floor level heights of habitable rooms;
 - (c) space for on-site parking for the relevant performance criteria in QDC parts 1.1 and 1.2;
 - (d) outdoor living space for the relevant performance criteria in QDC parts 1.1 and 1.2;
 - (e) heights of buildings related to obstruction and overshadowing for the relevant performance criteria in QDC parts 1.1 and 1.2.

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1. Temporary Use

- (1) For the purpose of definition of “Temporary use” in Schedule 1 – Table SC1.2:2, Temporary Uses are impermanent if carried out in duration as specified in the table below.

Performance outcomes		Acceptable outcomes	
Duration			
PO ₁	Development is temporary in nature, having regard to: (a) duration of time; and (b) works, built form or services required for the operation of the use.	AO _{1,1}	The temporary use: (a) does not occur at equal or expected intervals in any 12 month period; and (b) does not exceed a total of 12 days in a year, where one single period does not exceed 5 days duration.

IMPORTANT NOTE:

Parts of the area covered by this planning scheme were subject to inundation during the January 2011 flood. The Queensland Floods Commission of Inquiry is investigating the flood disaster, including a review of the existing planning provisions related to flooding and flood risk mitigation. Consequently, the provisions of this planning scheme with respect to the management of flooding and flood risk mitigation will be subject to change at the discretion of the Queensland Government or Toowoomba Regional Council in the near future. This should be taken into account by applicants and assessment managers when considering development in the Local Government area.

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Part 5 Tables of assessment^{1, 2, 3}

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development within the Toowoomba Regional Planning Scheme (planning scheme) area.

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted, including accepted with requirements; and
 - (c) assessable development, that requires either code or impact assessment
- ~~(1) — the category of development prohibited, accepted or requires code or impact assessment~~
- (2) the category of assessment – code or impact - for assessable development in:
 - (a) a zone and, where used, a precinct of a zone
 - (b) a local plan and, where used, a precinct of a local plan
 - (c) an overlay where used
- (3) the assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions of a zone code apply (shown in the 'assessment benchmarks' column)
 - (b) if there is a local plan, whether a Local Plan Code or specific provisions in the Local Plan Code apply (shown in the 'assessment benchmarks' column)
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.10.1)¹ or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
 - (d) any other applicable code/s (shown in the 'assessment benchmarks' column).
- (4) any variation to the category of assessment (shown as an 'if' in the '~~level~~category of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule ~~6~~¹⁰ of the Regulation.

Editor's note: — Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

¹ Amended on 3 July 2017

² Amended on 29 July 2016

³ Amended on 4 August 2014

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
 - (b) if a local plan or local plan precinct applies to the premises by reference to the local plan map in Schedule 2
 - (c) if an overlay applies to the premises by reference to the overlay map in Schedule 2

(3) determine if the development is accepted development under schedule 6 of the Regulation

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

~~(3) determine if the development is not assessable under the planning scheme or is accepted development under schedules 6 and 7 of the Regulation, by reference to the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation~~

- (4) determine if the development is assessable development under Schedule 10 of the Regulation, by reference to the tables in section 5.4 (Regulated categories of development and categories of assessment prescribed by the Regulation);
- (5) if the development is not listed in the tables in section 5.4 (Regulated categories of development and categories of assessment prescribed by the Regulation) ~~Development prescribed under schedules 6 and 7 of the Regulation or section 5.4, Regulated Development~~, determine the initial category of development and assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment—Material change of use
 - section 5.6 Categories of development and assessment—Reconfiguring a lot
 - section 5.7 Categories of development and assessment—Building work
 - section 5.8 Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8;
- (7) if a local plan applies refer to the tables in section 5.9 Categories of development and assessment – Local plans, to determine if the local plan changes the category of development or assessment for the zone;
- (8) if a precinct of a local plan changes the category of development or assessment this will be shown in the 'Category of development and assessment' column of the tables in section 5.9;
- (9) if an overlay applies, refer to Section 5.10 Category of development and assessment – Overlays, to determine if the overlay further changes the category of development or assessment.⁴

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:

⁴ Amended on 3 November 2014

- (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
 - (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
 - (4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
 - (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
 - (6) For the purposes of Schedule 6, Part 2 Material change of use section (42)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
 - (7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
 - (8) Despite sub-subsections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a level of assessment in a zone or local plan.
 - (9) Provisions of Part 10 may override any of the above.
 - (10) The category of development ~~for development identified in Part 5, section 5.4, Development prescribed~~ under schedule 6 ~~and 7~~ of the Regulation, ~~and the category of assessment for development identified in Part 5, section 5.4, overrides~~ all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
 - (10) ~~Editor's note—Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.~~
 - (11) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note—Development is taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

(3) The following rules apply in determining assessment ~~criteria~~ benchmarks for each ~~level~~ category of development and assessment.

(4) Code assessable development:

(a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column

Editor's Note—The local planning instrument assessment benchmarks are:

- the relevant code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the code, identified in the assessment benchmarks column; and
- any secondary code in the content of the relevant code; and
- any planning scheme policy, standard or other matter identified in the relevant or secondary code(s).

~~(a)~~
(b) ~~that~~ occurs as a result of development becoming code assessable pursuant to subsection 5.3.3(2) (i.e. "limited" code assessment), must:

~~(i)~~ be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2) (that is, the performance outcome(s) corresponding to the relevant acceptable outcome(s)); and

(i) comply with all required acceptable outcomes identified in subsection 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);

Editor's note – This type of assessment is referred to as "limited" code assessment because the assessment is limited to the subject matter of the acceptable outcomes that were not able to be met under the nominated requirements for accepted development.

~~(ii)~~

(c) that complies with:

~~(i)~~ the purpose and overall outcomes of the code complies with the code;

(i)

(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

Editor's note – The whole code, being the code purpose, overall outcomes, performance outcomes and acceptable outcomes of the code, forms the assessment benchmark.

Editor's note – Performance outcomes and acceptable outcomes carry equal weight in assessment hierarchy. Where an acceptable outcome is not provided for all elements of the corresponding performance outcome, the remaining elements of the performance outcome must be assessed for compliance.

~~(ii)~~

(d) is to be assessed against any assessment benchmarks for the development identified in ~~schedule 11~~ section 26 of the Regulation.

Editor's note ~~-schedule 11 - section 27~~ of the Regulation ~~also identified~~ esed the matters ~~that~~ code assessment must have regard to.

(5) Impact assessable development:

(a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);

(b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;

~~(b)~~(c) assessment is to have regard to any other relevant matters, for example, planning need;

~~(c)~~(d) is to be assessed against any assessment benchmarks for the development identified in ~~schedule 12~~ section 30 of the Regulation.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

Editor's note – ~~schedule 12~~[section 31](#) of the Regulation identified the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

For the development specified in the 'use', 'zone' or 'development' columns, the categories of development and assessment are prescribed.

Table 5.4.1 – Development under schedule 6 and 7 of the Regulation: material change of use

Use	Categories of development assessment	Assessment benchmarks
Community residence	Accepted development subject to requirements	
	Editor's note – Refer to the material change of use tables for level of assessment for community residence that do not comply with the requirements for accepted development	9.2.1 Community residence requirements
Particular cropping (involving forestry for wood production) Editor's note – Delete if regulated as part of cropping	Accepted development/Accepted development subject to requirements	
	If in a rural zone. Editor's note—Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.	9.2.2 Requirements for cropping involving forestry for wood production code for accepted development Editor's note – requirements for cropping (involving forestry for wood production) are now prescribed in schedule 15 of the Regulation.
Dual Occupancy	Accepted development	
	If identified in Schedule 6, part 1(2)(e) of the Regulation	Editor's note – the Queensland Development Code also applies to dual occupancies.
Dwelling House	Accepted development	
	If in a residential zone and identified in Schedule 6, part 1(2) of the Regulation	Editor's note – the Queensland Development Code also applies to dwelling houses.

Table 5.4.2 – Regulated categories of development and assessment: reconfiguring a lot

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a park residential zone or rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 14 of the Regulation.

Table 5.4.3 – Prescribed levels of assessment: building work

Table not used.

Table 5.4.4 – Regulated categories of development and assessment: operational work

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operation work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 20 division 2 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in schedule 14 of the Regulation.

Table 5.4.5 – Prescribed levels of assessment: overlays

Table not used.

5.5 Categories of development and assessment – Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5:1 – Low Density Residential Zone⁵

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping	Code assessment	
	If for stabling horses on land in the Clifford Park Stables Precinct and on a site greater than 1,200m ² in area.	Low Density Residential Zone Code Rural Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Caretaker's Accommodation	Accepted development subject to requirements	
	If:	Low Density Residential Zone Code
	(i) the reuse of an existing building used for a non-residential use of the land, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	
Code assessment		

⁵ Amended on 3 November 2014

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’ Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

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 Part 5 – Tables of assessment, ,
 5.5 – Categories of development and assessment – Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Child Care Centre	<p>Code assessment</p> <p>If located on a Sub-Arterial or Distributor Road.</p>	<p>Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' Highfields, Moringandan and Moringandan West Local Plan Code (where in the Highfields, Moringandan and Moringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Club	<p>Accepted development subject to requirements</p> <p>If all of the below are satisfied:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; (ii) no more than 25m² additional Gross Floor Area is proposed; and (iii) the use is not a licensed premises. 	<p>Low Density Residential Zone Code</p>
	Code assessment	

5.5 – Categories of development and assessment – Material change of use ♦ Table 5.5.1 – Low Density

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If located on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises, and: <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements 	Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Community Care Centre	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business or community activity, excluding sales office; and; (ii) no more than 25m² additional Gross Floor Area is proposed. 	Low Density Residential Zone Code
	Code assessment	
	If: <ul style="list-style-type: none"> (i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Density Residential Zone Code
	Code assessment	
	If: (i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Dual Occupancy	Accepted development	
	If both dwellings are attached and: (i) not on land located in the Clifford Park Stables Precinct; or (ii) not on land located in the Park Residential Precinct.	
	Accepted development subject to requirements	
	If both dwellings are detached and: (i) not on land located in the Clifford Park Stables Precinct; or (ii) not on land located in the Park Residential Precinct;	Medium Density Residential Code
Code assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Dwelling House	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling Unit	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Density Residential Zone Code
Food and Drink Outlet Food and Drink Outlet	Accepted development subject to requirements	
	If meeting all the description below: (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; (ii) no more than 25m² additional Gross Floor Area is proposed; (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (iv) there is no outdoor dining area or drive through facility.	Low Density Residential Zone Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If ;</p> <p>(i) — meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements, located on a Regional Arterial, Sub-Arterial or Distributor Road; and</p> <p>(ii) — the reuse of an existing building used for a business activity; and</p> <p>(iii) — no more than 25m² additional Gross Floor Area is proposed.</p>	<p>Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’ Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Health Care Services	Accepted development subject to requirements	
	<p>If <u>meeting all the description below:</u></p> <p>(i) the reuse of an existing building used for a business activity, excluding Sales Office <u>and Market; and</u></p> <p>(ii) no more than 25m² additional Gross Floor Area is proposed; <u>and</u></p> <p><u>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</u></p>	<p>Low Density Residential Zone Code</p>
	Code assessment	
	<p>If ;</p> <p>(i) — located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) — meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’ Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

5.5 – Categories of development and assessment – Material change of use ♦ Table 5.5:1 – Low Density

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home Based Business	Accepted development subject to requirements	
		Home Based Business Use Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Home Based Business Use Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glensvale Local Plan Code (where in the Glensvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Major Electricity Infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glensvale Local Plan Code (where in the Glensvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple Dwelling	Code assessment	
	If: (i) not located in the Clifford Park Stables Precinct or Park Residential Precinct; and (ii) the number of dwellings does not exceed one (1) per 500m ² of the lot area.	Low Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Office	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; and (ii) no more than 25m² additional Gross Floor Area is proposed.	Low Density Residential Zone Code
	Impact assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	The planning scheme	
Park	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Place of Worship	<p>Accepted development subject to requirements</p> <p>If:</p> <p>(i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and</p> <p>(ii) no more than 25m² additional Gross Floor Area is proposed.</p>	<p>Low Density Residential Zone Code</p>
	<p>Code assessment</p> <p>If:</p> <p>(i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code assessment	
		Low Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Retirement Facility	Code assessment	
		Low Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment	
	<p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p> <p>Low Density Residential Zone Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop	<p>Accepted development subject to requirements</p> <p>If meeting all the description below all of the below are satisfied:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; (ii) any food preparation area does not exceed 30m²; (iii) no more than 25m² additional Gross Floor Area is proposed any additional gross floor area does not exceed 250m²; and (iv) the site is located on a Regional Arterial, Sub-Arterial or Distributor Road. 	<p>Low Density Residential Zone Code</p>
	<p>Code assessment</p> <p>If:</p> <p>(i) — the reuse of an existing building used for a business activity and the site is located on a Regional Arterial, Sub-Arterial or Distributor Road and one of the following apply:</p> <p>(a) — the gross floor area exceeds 250m²; or</p> <p>(b) — any food preparation area exceeds 30m²;</p> <p>OR</p> <p>(ii) — meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’ Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Substation	<p>Accepted development subject to requirements</p>	
	<p>Code assessment</p>	<p>Works and Services Code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	Accepted development	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	Accepted development subject to requirements	
	If: (i) not increasing the number of Telecommunications facilities on the site, and: (a) increasing the height of an existing Telecommunications facility by no more than 5m, or (b) replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility; OR (ii) not meeting the description listed in the categories of development and assessment column for accepted development.	Telecommunications Facility Code
	Code assessment	
(i) If:	Low Density Residential Zone Code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p style="padding-left: 20px;">i) where the existing Telecommunications facility has a height greater than 10m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p style="padding-left: 20px;">ii) where the existing Telecommunications facility has a height no more than 10m, the new Telecommunications facility has a height no more than 10m;</p> <p>OR</p> <p>(ii) if meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Utility Installation	<p>Accepted development subject to requirements</p> <p>If:</p> <p style="padding-left: 20px;">(i) for distribution of local utility services; and</p> <p style="padding-left: 20px;">(ii) does not involve bulk transmission, storage, generation and/or treatment.</p> <p>Impact assessment</p>	<p>Works and Services Code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary Services	<p>Accepted development subject to requirements</p> <p>If:</p> <p>(i) the reuse of an existing building used for a business activity, excluding Sales Office; and</p> <p>(ii) no more than 25m² additional Gross Floor Area is proposed.</p> <p>Code assessment</p> <p>If:</p> <p>(i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Density Residential Zone Code</p> <p>Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Impact assessment		
Any other use not listed in this table.	Any use listed in this table and not meeting the description listed in the categories of development and assessment column.	The planning scheme
Any other undefined use.		

Table 5.5:2 – Low-medium Density Residential Zone⁶

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a non-residential use of the land, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-medium Density Residential Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Child Care Centre	Code assessment	

⁶ Amended on 3 November 2014

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If is <u>located</u></p> <p>(i) located on a Sub-Arterial or Distributor Road; or</p> <p>(ii) in the Hospital Support Precinct.</p>	<p>Low-medium Density Residential Zone Code</p> <p>Community and Recreation Uses Code</p> <p>Environmental Standards Code</p> <p>Integrated Water Cycle Management Code</p> <p>Landscaping Code</p> <p>Transport, Access and Parking Code</p> <p>Works and Services Code</p> <p>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p> <p>Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area)</p> <p>Glenvale Local Plan Code (where in the Glenvale local plan area)</p> <p>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Club	Accepted development subject to requirements	
	<p>If all of the below are satisfied:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; (ii) no more than 25m² additional Gross Floor Area is proposed; and (iii) the use is not a licensed premises. 	<p>Low-medium Density Residential Zone Code</p>
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If located on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises, and:</p> <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>Low-medium Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Care Centre	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-medium Density Residential Zone Code
	Code assessment	
	If: (i) located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or (ii) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-medium Density Residential Zone Code
	Code assessment	
	If: (i) located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or (ii) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements..	Low-medium Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Dual Occupancy ⁷	Accepted development	
	If both dwellings are attached.	
	Accepted development subject to requirements	
	If both dwellings are detached.	Medium Density Residential Code
	Code assessment	

⁷ Amended on 21 April 2017

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Dwelling House	Accepted development	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling Unit	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-medium Density Residential Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><u>Food and Drink Outlet</u></p> <p>Food and Drink Outlet</p>	<p><u>Accepted development subject to requirements</u></p> <p>If:</p> <p>(i) <u>in the Hospital Support Precinct, or Urban Consolidation Precinct and meeting all the description below:</u></p> <p>(a) <u>reuse of an existing building used for a business activity, excluding Sales Office and Market;</u></p> <p>(b) <u>located at ground level; and</u></p> <p>(c) <u>no more than 25m²additional Gross Floor Area proposed.</u></p> <p>or</p> <p>(ii) <u>in the Regional Residential Precinct, Urban Residential Precinct and Office Residential Precinct and meeting all the description below:</u></p> <p>(a) <u>reuse of an existing building used for a business activity, excluding Sales Office and Market;</u></p> <p>(b) <u>no more than 25m²additional Gross Floor Area proposed;</u></p> <p>(c) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road; and</u></p> <p>(d) <u>there is no outdoor dining/seating area or drive through facility.</u></p> <p>Code assessment</p>	<p><u>Low-medium Density Residential Zone Code</u></p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: <ul style="list-style-type: none"> (i) in the Hospital Support Precinct or Urban Consolidation Precinct and not meeting the description listed in the categories of assessment for accepted development subject to requirements; located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements, both of the following: <ul style="list-style-type: none"> (a) located on a Regional Arterial, Sub-Arterial or Distributor Road; and (b) involves the reuse of an existing building used for a business activity and no more than 25m² additional Gross Floor Area is proposed. 	Low-medium Density Residential Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Health Care Services	Accepted development subject to requirements	
	If meeting all the description below : <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; and (ii) no more than 25m² additional Gross Floor Area is proposed; and (iii) except where in the Hospital Support Precinct, is located on a Regional Arterial, Sub-Arterial or Distributor Road. 	Low-medium Density Residential Zone Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: <ul style="list-style-type: none"> (i) in the Hospital Support Precinct and does not involve the reuse of an existing building used for a business activity; or located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or (ii) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iii) (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	Low-medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home Based Business	Accepted development subject to requirements	
		Home Based Business Use Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Home Based Business Use Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Hospital ⁸	Code-assessment	
	If in the Hospital Support Precinct.	Low-medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Major Electricity	Accepted development subject to requirements	

⁸ Amended on 18 March 2016

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Infrastructure		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Multiple Dwelling	Code assessment	
	If: (i) in the Regional Residential Precinct and the development does not exceed two storeys above ground level; (ii) in the Urban Consolidation Precinct and the development does not exceed six storeys above ground level; (iii) in the Hospital Support Precinct and the development does not exceed four storeys above ground level; (iv) in the Urban Residential Precinct and the development does not exceed three storeys above ground level; or (v) in the Office Residential Precinct and the development does not exceed three storeys above ground level.	Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office	Accepted development subject to requirements	
	<p>If in the Office Residential Precinct and meeting all the description below:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; and (ii) no more than 25m² additional Gross Floor Area is proposed. 	Low-medium Density Residential Zone Code
	Code assessment	
	<ul style="list-style-type: none"> (i) If in the Office Residential Precinct and not meeting the description listed in the categories of assessment for accepted development subject to requirements: (a) the reuse of an existing building, and (b) no more than 25m² additional Gross Floor Area is proposed;⁹ OR (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.. 	Low-medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Park	Accepted development	

5.5 – Categories of development and assessment – Material change of use – Low-medium

⁹ Amended on 24 Nov 2017

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Place of Worship	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m² additional Gross Floor Area is proposed.	Low-medium Density Residential Zone Code
	Code assessment	
	If: (i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Relocatable Home Park	<p>Code assessment</p>	<p>Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Residential Care Facility	<p>Code assessment</p>	<p>Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

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5.5 – Categories of development and assessment – Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Retirement Facility	Code assessment	
		Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Rooming Accommodation	Code assessment	
		Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment	

5.5 – Categories of development and assessment – Material change of use ♦ Table 5.5.2 – Low-medium

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low-medium Density Residential Zone Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop	<p>Accepted development subject to requirements</p> <p><u>lf:</u></p> <p>(i) <u>in the Hospital Support Precinct, or Urban Consolidation Precinct and meeting all the description below:</u></p> <p>(a) <u>reuse of an existing building used for a business activity, excluding Sales Office and Market;</u></p> <p>(b) <u>located at ground level; and</u></p> <p>(c) <u>no more than 25m²additional Gross Floor Area proposed.</u></p> <p><u>or</u></p> <p>(ii) <u>in the Regional Residential Precinct, Urban Residential Precinct and Office Residential Precinct and meeting all the description below:</u></p> <p>(a) <u>reuse of an existing building used for a business activity, excluding Sales Office and Market;</u></p> <p>(b) <u>no more than 25m²additional Gross Floor Area proposed; and</u></p> <p>(c) <u>the site is located on a Regional Arterial, Sub-Arterial or Distributor Road.</u></p> <p>If all of the below are satisfied:</p> <p>— the reuse of an existing building used for a business activity, excluding Sales Office;</p> <p>(ii) any food preparation area does not exceed 30m²;</p> <p>(iii) the gross floor area does not exceed 250m²; and</p> <p>(iv) the site is located on a Regional Arterial, Sub-Arterial or Distributor Road.</p>	<p>Low-medium Density Residential Zone Code</p>
	<p>Code assessment</p>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) in the Hospital Support Precinct or Urban Consolidation Precinct not meeting the description listed in the categories of assessment for accepted development subject to requirements; the reuse of an existing building used for a business activity and the site is located on a Regional Arterial, Sub-Arterial or Distributor Road and one of the following apply: (a) any food preparation area exceeds 30m²; or (b) the gross floor area exceeds 250m²; or OR (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Short-term Accommodation	Code assessment	Low-medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)
Substation	Accepted development subject to requirements	Works and Services Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low-medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	Accepted development	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> (i) not increasing the number of Telecommunications facilities on the site, and: <ul style="list-style-type: none"> (a) increasing the height of an existing Telecommunications facility by no more than 5m, or (b) replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility; OR (ii) not meeting the description listed in the categories of development and assessment column for accepted development. 	Telecommunications Facility Code
	Code assessment	
	Low-medium Density Residential Zone	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(i) If:</p> <p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications facility has a height greater than 10m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p>ii) where the existing Telecommunications facility has a height no more than 10m, the new Telecommunications facility has a height no more than 10m;</p> <p>OR</p> <p>(ii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Code</p> <p>Telecommunications Facility Code</p> <p>Environmental Standards Code</p> <p>Integrated Water Cycle Management Code</p> <p>Landscaping Code</p> <p>Transport, Access and Parking Code</p> <p>Works and Services Code</p> <p>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p> <p>Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area)</p> <p>Glenvale Local Plan Code (where in the Glenvale local plan area)</p> <p>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>
Utility Installation	Accepted development subject to requirements	
	<p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk transmission, storage, generation and/or treatment.</p>	Works and Services Code
Impact assessment		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements	The planning scheme
Veterinary Services	<p>Accepted development subject to requirements</p> <p>If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; and (ii) no more than 25m² additional Gross Floor Area is proposed.</p> <p>Code assessment</p> <p>If: (i) located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low-medium Density Residential Zone Code</p> <p>Low-medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' Highfields, Meringandan and Meringandan West Local Plan Code (where in the Highfields, Meringandan and Meringandan West Local Plan area) Glenvale Local Plan Code (where in the Glenvale local plan area) Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

5.10 Categories of development and assessment - Overlays

The following tables identify where an overlay [applies to development and/or](#) changes the categories of development and assessment from that identified [in the Tables of Assessment for Material Change of Use, Reconfiguring a Lot, Operational Work and Local Plans](#). [The table below identifies the relevant assessment benchmarks for development in a zone or local plan and the relevant assessment benchmarks.](#)

Table 5.10:1 – Assessment benchmarks for overlays ¹⁰

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural Land Overlay		
All assessable development	No Change	Agricultural Land Overlay Code
Airport Environs Overlay		
All assessable development not elsewhere listed in this table	No Change	Airport Environs Overlay Code
Caretaker's Accommodation If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Child Care Centre If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code

¹⁰ Amended on 3 November 2014

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Club If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Community Residence If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Community Use If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Dual Occupancy If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Dwelling House If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code

5.10 – Categories of development and assessment - Overlays ◆ Table 5.10:1 – Assessment benchmarks

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling Unit If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Educational Establishment If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Hospital If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Hotel If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Multiple Dwelling If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Place Of Worship If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Relocatable Home Park If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Residential Care Facility If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Rooming Accommodation If: (i) within ANEF contour 20 and above;; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Airport Environs Overlay Code
Bushfire Hazard Overlay¹¹		
All assessable development	No Change	Bushfire Hazard Overlay Code
Community Care Centre where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Bushfire Hazard Overlay Code

¹¹ Amended on 27 April 2018

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Community Use where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Bushfire Hazard Overlay Code
Educational Establishment where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Bushfire Hazard Overlay Code
Telecommunications Facility	Code Assessable	Bushfire Hazard Overlay Code
All accepted development not listed elsewhere in this table	Accepted Development Subject to Requirements Code Assessable (where not meeting relevant requirements for accepted development)	Bushfire Hazard Overlay Code
Environmental Significance Overlay		
All assessable development	No Change	Environmental Significance Overlay Code
Extractive Resources Overlay¹²		
All assessable development not listed elsewhere in this table	No Change	Extractive Resources Overlay Code
Caretaker's Accommodation If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Community Residence If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code

¹² Amended on 27 April 2018

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Dwelling House If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Dwelling Unit If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Multiple Dwelling If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Relocatable Home Park If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Retirement Facility If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Rooming Accommodation If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Short-term Accommodation If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code

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Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist Park If: (i) within the separation area or 100m of a designated Haulage Route; and (ii) accepted development or accepted development subject to requirements within the corresponding zone.	Code Assessable	Extractive Resources Overlay Code
Flood Hazard Overlay¹³		
All assessable development	No Change	Flood Hazard Overlay Code
All accepted development subject to requirements	Code Assessable (where not meeting relevant requirements for accepted development) Accepted Development Subject to Requirements	Flood Hazard Overlay Code
Community Care Centre where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Flood Hazard Overlay Code
Community Use where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Flood Hazard Overlay Code
Educational Establishment where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Flood Hazard Overlay Code
Telecommunications Facility	Code Assessable	Flood Hazard Overlay Code
Heritage Overlay		
All accepted development subject to requirements and assessable development not listed elsewhere in this table All assessable development	No Change	Heritage Overlay Code

¹³ Amended on 27 April 2018

Landslide Hazard Overlay¹⁴		
All assessable development not elsewhere listed in this table	No Change	Landslide Hazard Overlay Code
Animal Husbandry	Code Assessable	Landslide Hazard Overlay Code
Community Care Centre where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Landslide Hazard Overlay Code
Community Use where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Landslide Hazard Overlay Code
Educational Establishment where accepted development in the Principal Centre Zone or Major Centre Zone	Code Assessable	Landslide Hazard Overlay Code
Telecommunications Facility	Code Assessable	Landslide Hazard Overlay Code
All accepted development subject to requirements and assessable development not listed elsewhere in this table	Code Assessable (where not meeting relevant requirements for accepted development) Accepted Development Subject to Requirements	Landslide Hazard Overlay Code
Neighbourhood Character Overlay¹⁵		
All accepted development subject to requirements and assessable development not listed elsewhere in this table	No change	Neighbourhood Character Overlay Code
Dwelling house (where a Material Change of Use)	Code Assessable	Neighbourhood Character Overlay Code
Dual Occupancy If not involving the construction of a second dwelling behind an existing dwelling that is being retained.	Code Assessable	Neighbourhood Character Overlay Code
Scenic Amenity Overlay		
All assessable development	No Change	Scenic Amenity Overlay Code

¹⁴ Amended on 27 April 2018

¹⁵ Amended on 27 April 2018

Regional Infrastructure Corridors and Substations Overlay		
All assessable development	No Change	Regional Infrastructure Corridors and Substations Overlay Code
Water Resource Catchments Overlay		
All assessable development	No Change	Water Resource Catchments Overlay Code

Note—Some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

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Part 6 Zones^{1,2}

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.³
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Low Density Residential Zone:

Clifford Park Stable Precinct.

Park Residential Precinct.

- (b) Low-medium Density Residential Zone:

Urban Residential Precinct.

Regional Residential Precinct.

Urban Consolidation Precinct.

Hospital Support Precinct.

Office Residential Precinct.

- (c) Principal Centre Zone.
- (d) Major Centre Zone.
- (e) District Centre Zone.
- (f) Local Centre Zone.
- (g) Sport and Recreation Zone.
- (h) Open Space Zone:

State Government Conservation and Forestry Precinct.

- (i) Low Impact Industry Zone.
- (j) Medium Impact Industry Zone.
- (k) High Impact Industry Zone.
- (l) Extractive Industry Zone.
- (m) Community Facilities Zone:

¹ Amended on 3 July 2017

² Amended on 4 August 2014

³ Amended on xxx 2018

Education Precinct.

Higher Education Precinct.

Hospital Precinct.

Government Precinct.

Other Community Purposes Precinct.

- (n) Emerging Community Zone.
- (o) Limited Development (Constrained Land) Zone.
- (p) Mixed Use Zone:

Parkland Living Precinct.

City South Precinct.

West Creek Precinct.

Railyards Precinct.

Health Support Precinct.

- (q) Rural Zone:

100 Hectare Precinct.

200 Hectare Precinct.

Heinemann Road Transport Precinct.

- (r) Rural Residential Zone:

4,000m² Precinct.

1 Hectare Precinct.

2 Hectare Precinct.

- (s) Specialised Centre Zone:

Queensland Government Research Facility Precinct.

Toowoomba Airport Precinct.

Defence Facilities Precinct.

Specialist Retail Centre Precinct.

- (t) Township Zone.

6.2 Residential zones category

6.2.1 Low Density Residential Zone Code⁴

6.2.1.1 Application

This code applies to assessable development:-

- (1) within the Low Density Residential Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Low Density Residential Zone Code by the tables of assessment in Part 5 (Tables of Assessment).

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Low Density Residential Zone code is to provide for a variety of low density dwelling types, including dwelling houses ~~supported by~~ 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 and providing a mix of~~ small scale ~~and low intensity~~ uses that service the day to day needs ~~of the immediate local residential community and do not only of local residents undermine the viability of a nearby centre.~~
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) ~~a~~A range of low density housing comprising predominantly detached dwelling houses and dual occupancy on a range of lot sizes is provided;
 - (b) multiple dwellings and retirement villages are established in the Low Density Residential Zone only where they achieve a scale and density that is consistent with the surrounding area;
 - (c) development provides for an efficient land-use pattern and is well connected to other parts of the local government area;
 - (d) development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - (e) small scale short-term accommodation occurs only on land with direct access to a road at the ~~distributor~~distributor, sub-arterial and regional arterial level in the road hierarchy and in proximity to existing development of a similar nature, in buildings of a scale that is consistent with the surrounding residential area, all car parking needs can be met on site, and the use does not detract from the residential amenity of the area.
 - (f) development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;
 - (g) development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level;
 - (h) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;
 - (i) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;
 - (j) non-residential uses occur only where such uses:
 - i. primarily function to directly support the day to day convenience needs of the immediate local residential community;

⁴ Amended on 3 November 2014

ii. provide a local community or limited business function and include:

- a. Child care centre.
- b. Club.
- c. Community care centre.
- d. Community use.
- e. Educational establishment.
- f. Emergency services
- g. The following uses only where reuse of an existing building used for an existing business activity:
 - i. Food and drink outlet
 - ii. Shop (only convenience).
 - iii. Health care services.
 - iv. Place of worship.
 - v. Sales office.
 - vi. Veterinary services.

(k) ~~(k)~~ non-residential uses only occur within the zone where they:

- i. are accessible to the immediate local residential community they serve;
- ii. are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;

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~~(ii) and minimises intrusion of through traffic into local residential streets;~~

iii. have a built form that is compatible with surrounding residential character and amenity, including:

- a. reuse of existing non-residential premises or
- b. extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form intent of the zone and compatible with existing streetscape character;

(l) ~~(iv)~~ do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

(m) ~~(v)~~ ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.

~~(i) Such uses include:~~

~~(m) Child care centre.~~

~~(n) Club.~~

~~(o) Community care centre.~~

~~(p) Community use.~~

~~(q) Educational establishment.~~

~~(r) Emergency services.~~

~~(s) Shop (convenience only).~~

~~(t) Health care services.~~

~~(u) Place of worship.~~

~~(v) Sales office.~~

~~(w) Veterinary services.~~

~~(x)~~ (n) Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on

areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management.

~~(y)(o) (m)~~ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.

Clifford Park Stables Precinct

- (3) The overall outcomes of the Clifford Park stables precinct within the Low Density Residential zone are:
- (a) animal keeping in the form of commercial stables is established in conjunction with a dwelling house on the same site, which provides for on site management of the stables;
 - (b) while acknowledging that the precinct will experience noise and odour associated with well managed training stables, the potential for excessive impact on residential amenity is minimised in new development;
 - (c) residential development in the Clifford Park stables precinct is not intensified by way of dual occupancies, multiple dwellings or creation of lots less than 1,200m², in order to limit conflict between stable development and neighbouring residential uses and to maximise opportunities for stables to establish in proximity to the racecourse.

Park Residential Precinct

- (4) The overall outcomes of the Park Residential precinct within the Low Density Residential zone are:
- (a) land in this precinct accommodates dwelling houses in a very low density setting, with lots greater than 2,000m²;
 - (b) development does not require access to wastewater and lots remain sufficiently large to enable on-site treatment and disposal of effluent;
 - (c) non-residential uses are not located in this precinct; and
 - (d) where sewerage is to be provided higher density development may occur.⁵

⁵ Amended on 29 July 2016

6.2.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.1:1 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Caretaker's Accommodation			
PO ₁	<p>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. 	AO _{1.1}	<p>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 minimum⁶ area of 8m² with a minimum dimension of 2.4m.
		AO _{1.2}	No more than one (1) caretaker's accommodation is established per non-residential use.

⁶ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Dwelling Unit			
PO ₂	<p>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. 	AO _{2.1}	Separate entrances are provided to the dwelling unit and non-residential uses on the same site.
		AO _{2.2}	Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.
		AO _{2.3}	Dwelling units are readily distinguishable from the non-residential use for emergency service providers.
		AO _{2.4}	The dwelling unit number is clearly displayed on the unit and letter box.
		AO _{2.5}	<p>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 minimum⁷ area of 8m² with minimum dimensions of 2.4m.
		AO _{2.6}	<p>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.
Non-residential Uses <u>and building work</u> – Scale of use where involving the reuse of an existing building			
PO ₃	<p>The non-residential use is of a <u>small</u> scale and intensity that is compatible with the character of the streetscape and the <u>low density residential built form</u> appearance of the locality.</p>	AO _{3.1}	<p>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 <u>existing building</u> by a maximum of 25m² <u>and does not reduce existing front or side setbacks</u>; <u>(c) is a single tenancy only</u>; (d)(e) is a single tenancy only and has a maximum gross floor area of 200m²; and (d)(e) is conducted wholly within an enclosed building; and (f) -and does not involve any new or additional outdoor dining, or drive through facility, does not involve outdoor dining.
Non-residential Uses <u>and building work</u> – Noise Amenity			
PO ₄	<p>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>	AO _{4.1}	<p>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>

⁷ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO₅—Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO_{5.1}—Where involving a shop the use does not operate outside the hours of 6:00 am to 7:00 pm. AO_{5.2}—Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.
Non-residential Uses <u>and building work</u> – Privacy and Screening	
PO₆PO₅ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO₆AO_{5.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO₆AO_{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. AO₆AO_{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.
PO₇—Refuse storage areas are screened from the streetscape and/or adjoining residential uses.	AO_{7.4}—Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential Uses <u>and building work</u> – Outdoor Lighting	
PO₈PO₆ 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.	AO₈AO_{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO₈AO_{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
Non-residential Uses – Impact on Road Network	
PO₉—Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO_{9.1}—Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.
Utilities <u>and Stormwater</u>	
PO₁₀PO₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO₁₀AO_{7.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – <i>Water and Wastewater Infrastructure</i> .

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Performance outcomes	Acceptable outcomes
<p>PO₄₁PO₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO₄₁AO_{8.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>OR</p> <p>AO₄₁AO_{8.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p>
<p>PO₄₂PO₉ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.</p>	<p>AO₄₂AO_{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.</p>
<p>PO₁₀ <u>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.</u></p>	<p>PO_{10.1} <u>Roof water and impervious surfaces water runoff is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</u></p>
Waste Management	
<p>PO₄₃PO₁₁ Appropriate refuse container storage areas are provided which are:</p> <ol style="list-style-type: none"> in a building or enclosing structure or screened from public view; of adequate size to accommodate the expected amount of refuse to be generated by the use; in a position that is conveniently accessible for collection; and able to be kept in a clean state at all times, <u>and waste is captured and discharged to an approved collection point.</u> 	<p>AO₄₃AO_{11.1} Refuse container storage areas are provided which that:</p> <ol style="list-style-type: none"> <u>are located behind the building line and screened from public view:</u> <p style="text-align: right;">are in a building, outbuilding or other enclosed structure;</p> <p style="text-align: right;">otherwise screened from public view, by a minimum 1.5 m high solid fence or wall which that is <u>surrounded by minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or or dense dense vegetation;</u></p> <p><u>screened by a minimum 1.8m high solid fence where adjoining a residential boundary;</u></p> are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; are within normal hose length of a hose cock; and 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.

Performance outcomes	Acceptable outcomes
Building Work (not associated with a Material Change of Use) Non-residential uses and building work – Access, on-site car parking and manoeuvring	
<p>PO₁₄PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and:</p> <p>(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</p> <p><u>(b) -to ensure that off-street car parking areas do not dominate the appearance in the streetscape.</u></p>	<p>AO₁₄AO_{12.1} <u>Where not involving the reuse of an existing premises used for a business activity</u> cCar parking is provided in accordance with the Transport, Access and Parking Code.</p> <p>AO_{12.2} <u>Where involving re-use of premises used for a business activity:</u></p> <p><u>(a) There is no reduction in existing or previously approved on-site car parking;</u></p> <p><u>(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.</u></p>
Non-residential uses and building work – Landscaping	
<p>PO₁₅PO₁₃ Landscaping makes a <u>positive</u> contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</p>	<p>PO₁₅PO_{13.1} <u>Where involving the reuse of a premises there is No no reduction in the area or quantity of established, of or previously approved on-site landscaping areas is to occur.</u></p>
<p>PO₁₆ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.</p>	<p>PO_{16.4} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.⁸</p>
<p>PO₁₇ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>PO_{17.4} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>OR</p> <p>PO_{17.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.</p>

⁸-Amended on 19 August 2016

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
Non-residential uses - Hours of Operation	
<p>PO₅PO₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.</p>	<p>AO₅AO_{1.1} Where involving a shop the use does not operate outside the house of 6:00am to 7:00pm. Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.</p> <p>AO_{5.2} Non residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>
Non-residential Uses – Impact on Road Network	
<p>PO₉PO₂ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.</p>	<p>AO₉AO_{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.

Table 6.2.1:2-3 – Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<u>Residential Uses Development</u>	
<p>PO₁ The zone accommodates <u>predominantly dwelling houses and other housing forms at a low density scale and intensity</u>;</p> <p>predominantly dwelling houses and other housing forms at a low density scale and intensity; and other small scale community and non-residential uses that are compatible with residential amenity and service only the day to day needs of local residents.</p>	<p>AO_{1.1} Uses which are consistent with the intent of the zone include:</p> <p>(a) animal keeping, being only stables in the Clifford Park Stables Precinct;</p> <ul style="list-style-type: none"> — caretaker's accommodation; — child care centre; — club; — community care centre; — community residence; — community use; — dwelling house; and <p>(b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts ;</p> <ul style="list-style-type: none"> — educational establishment; — emergency services; — health care services; — home based business; — major electricity infrastructure; — multiple dwelling; — place of worship; — retirement facilities; — shop; — short term accommodation; — substation; and — veterinary services. <p>AO_{1.2} Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> — accommodation activities other than caretakers accommodation, community residence, dwelling house, dual occupancy, multiple dwelling and retirement facility; — business activities (other than those listed in AO1.1); — rural activities (other than animal keeping, being stables in the Clifford Park Stables Precinct); — entertainment activities; — industry activities; and — recreation activities.

Performance outcomes	Acceptable outcomes
<p>PO₂ Non-residential uses:</p> <ul style="list-style-type: none"> — provide for the day to day needs of the immediate residential community and do not undermine the viability of nearby centres or the centres network; — have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; — are in buildings of a scale that is consistent with the surrounding residential area; — all car parking needs can be met on site; and — do not unduly detract from the amenity of nearby residences. 	<p>No acceptable outcome is nominated.</p>
<p>PO₃PO₂ 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>PO₄PO₃ Short-term accommodation occurs where:</p> <ol 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 or other Accommodation activities of a similar scale and density ; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributordistributor, sub-arterial and regional arterial level road that is not a State-controlled road; and (e) do not unduly detract from the amenity of nearby residences. 	<p>No acceptable outcome is nominated.</p>
<p>PO₅PO₄ 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>AO₅AO_{4.1} The number of dwellings on the site does not exceed one per 500m².</p> <p>AO₅AO_{4.2} The site has a minimum frontage of 12m.</p>

Non-Residential Development —Scale and Function			
<p>PO₂ PO₅ Non-residential uses establish only where they:</p> <p>(a) <u>except for child care centres</u>, provide for the day to day convenience needs or local service of the immediate local residential community;</p> <p>(b) <u>do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network</u>;</p> <p>(c) <u>do not contribute to strip development or expansion of an existing centre</u>;</p> <p>(d) <u>are a of a small scale, and have low intensity operation and employment</u>;</p> <p>(d) <u>are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial</u>;</p> <p>(c) <u>do no introduce non-local traffic into a local street</u>;</p> <p>(e) <u>are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape</u>;</p> <p>(f) do not unduly detract from adversely impact the amenity, safety or privacy of nearby residences.</p>		No acceptable outcome is nominated.	
Built Form			
PO ₆	Buildings are of a height which is consistent with the intended character of the zone <u>and overlay</u> , and which do not unduly reduce privacy or access to sunlight on adjoining land.	AO _{6.1}	Buildings have a maximum height of two (2) storeys or 8.5m above ground level.
PO ₇	Except for Dwelling Houses and Dual Occupancies site coverage: <p>(a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure;</p> <p>(b) reduces the visual impact of additional hard surface areas; and</p> <p>(c) respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	AO _{7.1}	Site cover for development other than a Dwelling House or Dual Occupancy does not exceed 60% of the site area.

<p>PO₈ The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO_{8.1} 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_{8.2} Where the site has frontage to a road other than a collector or local road:</p> <p style="padding-left: 40px;">residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code.</p> <p><u>AO_{8.3} Where involving non-residential use, buildings are set back a minimum 6m from that the road frontage 6m.</u></p>
<p>PO₉ 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 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; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p><i>For accommodation activities (other than dwelling house and dual occupancy):</i></p> <p>AO_{9.1} Buildings are built to side boundaries where:</p> <ul style="list-style-type: none"> (a) a maximum height of 3m; and (b) a maximum length of 9m. <p>OR</p> <p>AO_{9.2} Buildings are set back from a side boundary in accordance with table 6.2.1:3.</p> <p>AO_{9.3} Buildings are set back a minimum of 2m from a rear boundary.</p> <p><i>For other non-residential development:</i> No acceptable outcome is nominated.</p> <p><u>AO_{9.4} Buildings are set back a minimum of 2.5m from a side boundary.</u></p> <p><u>AO_{9.5} Buildings are set back from a rear boundary whichever is the greater - a minimum of 3m; or.</u> <u>The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary (Figure ###). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.</u></p>
<p>PO₁₀ Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to built form, open space, landscaping and the public realm.</p>	<p>No acceptable outcome is nominated.</p>

<p><u>PO₁₁</u> <u>Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:-</u></p> <p>(a) <u>buildings orient to and addresses the street frontage;</u></p> <p>(b) <u>the main building entry faces the street at ground level;</u></p> <p>(c) <u>building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ;</u></p> <p>(d) <u>differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours</u></p> <p><u>Editor’s note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to):</u></p> <p><u>— windows are provided in any building façade facing the street or other public and communal space;</u></p> <p><u>— awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.</u></p>	<p><u>No acceptable outcome is nominated</u></p>
<p>PO₄₄<u>PO₁₂</u> Where appropriate, development facilitates active transport and open space connections through the neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₄₂<u>PO₁₃</u> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <p>(a) any hazards to people or property are avoided;</p> <p>(b) any earthworks are minimised;</p> <p>(c) the retention of natural drainage lines is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(f) there is adequate buffering, screening or separation to adjoining development.</p>	<p>No acceptable outcome is nominated.</p>
Amenity and Safety	
<p>PO₄₃<u>PO₁₄</u> 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.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO₄₄PO₁₅ Site layout, <u>building design and landscaping</u>, facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance <u>of</u> and sightlines of <u>to publicly accessible areas such as car parks, pathways, public toilets and communal areas</u>; (b) exterior building design <u>and orientations</u> which promote safety; (c) adequate definition of uses and <u>public and private</u> 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>No acceptable outcome is nominated.</p>
<p>PO₄₅PO₁₆ Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO₄₅AO_{16.1} 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.⁹
<p>PO₁₇ <u>Development for non-residential uses provides landscaping that:</u></p> <ul style="list-style-type: none"> (a) <u>is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the zone and character overlay in which the site is located;</u> (b) <u>provides an attractive interface between the use, the streetscape and adjoining residential uses</u> (c) <u>provides and maintains:</u> <ul style="list-style-type: none"> (i) <u>the privacy and amenity for adjoining residential uses</u> (ii) <u>sight lines and overlooking to public spaces and the street to enable casual surveillance</u> (iii) <u>a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway;</u> (iv) <u>established trees (including street trees) and other significant existing vegetation.</u> 	<p>AO_{17.1} <u>Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</u></p>

⁹ Amended on 27 April 2018

<p><u>PO₁₈</u> <u>Development for non-residential uses provide car parking and loading and servicing areas that:</u></p> <p>(a) <u>are located to minimise impact on any adjoining residential premises</u></p> <p>(b) <u>are located behind the building, and hardstand areas do not dominate the streetscape;</u></p> <p>(c) <u>prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building;</u></p> <p>(d) <u>are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses</u></p>	<p><u>No acceptable outcome is nominated.</u></p>
<p>PO₄₆<u>PO₁₉</u> 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 industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>AO₄₆<u>AO_{19.1}</u> The use is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the <i>Environmental Projection (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>PO₄₇<u>PO₂₀</u> 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>Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct</p>	
<p>PO₄₈<u>PO₂₁</u> The minimum site area for Animal Keeping (where for stables) is sufficient to:</p> <p>meet the needs of the use;</p> <p>accommodate a dwelling house on the same premises; and</p> <p>maintain an overall scale and intensity of development consistent with the character of the local area.</p>	<p>AO₄₈<u>AO_{21.1}</u> The site area for a Animal Keeping (where for stables) is a minimum of 1,200m².</p>

<p>PO₄₉PO₂₂ 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>AO₄₉AO_{22.1} No horse is stabled closer than 15m to a residential building on an adjoining lot.</p> <p>AO₄₉AO_{22.2} Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.</p> <p>AO₄₉AO_{22.3} Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material.</p> <p>AO₄₉AO_{22.4} A person who is responsible for the supervision of the stables is accommodated on the premises at all times.</p> <p>AO₄₉AO_{22.5} A minimum 1.8m high solid screen fence is provided on the site along all common boundaries.</p> <p>AO₄₉AO_{22.6} Wastes are collected and disposed of daily.</p> <p>AO₄₉AO_{22.7} All food/waste holding areas and receptacles are contained and covered.</p> <p>AO₄₉AO_{22.8} 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>PO₂₉PO₂₃ Residential development maintains an overall low density, domestic scale and intensity to:</p> <p>maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and</p> <p>limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses.</p>	<p>AO₂₉AO₂₃ Accommodation activities are limited to Dwelling Houses and Community Residences.</p>
Development in the Park Residential Precinct	
<p>PO₂₄PO₂₄ Development does not create lots smaller than 2,250m² within the Park Residential Precinct.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₂₂PO₂₅ Effluent generated by a development is capable of being treated and disposed of on site.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.1: 423 – Side Boundary Setbacks

Width of lot frontage								
10m – 12.4m		12.5m – 14.9m		15.0m - 19.9m		20m +		All lots
Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Above 7.5m
0.9m	0.9m	1m	1m	1m	1.5m	1.2m	2m	2m

6.2.2 Low-medium Density Residential Zone Code¹⁰

6.2.2.1 Application

This code applies to assessable development:-

- (1) within the Low-medium Density Residential Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Low-medium Density Residential Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Low-medium Density Residential Zone Code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings ~~and supported by~~ community uses and small-scale services, ~~and~~ facilities ~~and infrastructure~~ that cater for local residents.

The code will ensure that the amenity and lifestyle of residents in the Low-medium Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality and precinct located within the zone. ~~and including a~~ limited mix of ~~small scale and low intensity~~ non-residential uses that ~~are only intended to~~ service the day to day needs of ~~resident the~~ ~~immediate local residential community and do not undermine the viability of a nearby centre occurs within the zone~~. Land within this zone will accommodate the majority of residential growth to occur within the Toowoomba Region over the life of the planning scheme.

- (2) The overall outcomes¹¹ sought for the zone code are as follows:
 - (a) ~~D~~development provides a range and mix of residential dwelling choices including dwelling houses on smaller lots, dual occupancies, multiple dwellings, residential care facilities, retirement facilities and short-term accommodation that are compatible with the intended scale of the Low-medium Density Residential Zone. Overall development should achieve a net density of at least 40 dwellings per hectare in existing urban areas but may achieve or exceed densities of 80 dwellings per hectare in new urban areas or where land is in proximity to major activity centres;
 - (b) most new development within existing urban areas will be in the form of multiple dwellings and dual occupancies that will contribute to raising the residential densities of those areas by maximising yields while also achieving a high level of residential amenity avoiding uses that introduce impacts such as traffic noise, dust, odour, lighting and other locally specific impacts;
 - (c) ~~w~~where the scale and density of development intended for the particular zone precinct is greater than existing development within the immediate area, development is designed in a manner that enables the higher scale and density to be sensitively integrated into the existing urban landscape and streetscapes;
 - (d) broadhectare subdivision within new urban areas such as Glenvale, Darling Heights, Highfields and parts of Pittsworth will contribute to the creation of new communities by providing a mix of lot sizes that facilitates a range of residential dwelling choices achieving a minimum net density of 15 dwellings or more per hectare for dwelling houses, and increased development yields for other residential dwelling types achieving a minimum of 40 dwelling units per hectare or more;

¹⁰ Amended on 3 November 2014

¹¹ Applicants should note that development may also be subject to the provisions of a local plan or an overlay which may identify varied or additional outcomes in particular locations.

- (e) a high quality streetscape and public open space network is provided that comprises connected public spaces and parks, and links to key community activities;
- (f) the existing open space network is preserved and enhanced and new open space connections are established;
- (g) short-term accommodation occurs only where in proximity to existing development of a similar nature and on a road at the ~~distributor~~distributor, sub-arterial and regional arterial level in the road hierarchy, where all car parking needs can be met on site, and it does not detract from the residential amenity of the area;
- (h) development provides a high level of residential amenity and development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;
- (i) the scale and density of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
- ~~(j) non-residential uses occur only where such uses directly support the day to day needs of the immediate residential community located in the zone and do not undermine the viability of other centres or centres network, are located with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy, are in buildings of a scale that is consistent with the surrounding residential area or are a reuse of existing non-residential buildings, and all car parking needs can be met on site. Such uses include:~~
- ~~— Child care centre.~~
 - ~~— Club.~~
 - ~~— Community care centre.~~
 - ~~— Community use.~~
 - ~~— Educational establishment.~~
 - ~~— Emergency services.~~
 - ~~— Health care services.~~
 - ~~— Place of worship.~~
 - ~~— Shop.~~
 - ~~— Veterinary services.~~
- ~~(k)(i)~~ development responds to land constraints, including but not limited to topography, bushfire and flooding constraints;
- ~~(k)~~ development mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management; and
- ~~(m)(l)~~ development is supported by necessary infrastructure including utility installations to support the needs for the local community.
- (m) non-residential uses occur only where such uses:
- primarily function to directly support the day to day convenience needs of the immediate local residential community;.
 - provide a local community or limited business function and include:
 - Child care centre.
 - Club.
 - Community care centre.
 - Community use.
 - Educational establishment.
 - Emergency services.
 - Food and drink outlet, only where located in the Urban Consolidation Precinct or Hospital Support Precinct

- Health care services only where located in the Hospital Support Precinct.
- Office, only where located in the Office Residential Precinct
- Place of worship.
- Shop, only where located on the Hospital Support Precinct or Urban Consolidation Precinct;
- Veterinary services only where reuse of existing building used for a business activity.

(n) Non-residential uses only occur within the zone where development:

is highly accessible to the immediate local residential community it serves;

is located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and that minimises intrusion of through traffic into local residential streets;

has a built form that is compatible with surrounding residential character and amenity, including:

reuse of existing non-residential premises;

or extensions and/or new buildings have a height, bulk and scale that is consistent with the intended residential built form of the precinct in which it is located, and with the existing streetscape character;

~~extensions and/or new buildings have a height, bulk and scale that is consistent with the intended residential built form of the precinct in which it is located, and with the existing streetscape character;~~

does not have a significant detrimental impact on the neighbourhood amenity expected within a predominately residential environment having regard to privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;

ensures that all car parking needs can be met on site, and that off-street car parking areas do not dominate the appearance in the streetscape, and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.

Regional Residential Precinct

- (3) The overall outcome of the Regional residential precinct within the Low-medium Density Residential Zone is that:
- (a) development is predominantly residential two (2) storeys above ground level, maintains privacy for residents within and adjacent to the site, does not result in a loss of sunlight for adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;
 - (b) while development within this precinct will contribute to increasing residential densities, the level of increase achieved in the Regional residential precinct will be less than that in the Urban residential and Urban consolidation precincts as the Regional residential precinct applies to townships where densities of the same level as Toowoomba City would be inappropriate
- ~~(b)~~(c) non-residential uses are limited in this precinct in accordance with (2)(m)(ii).

Urban Residential Precinct

- (4) The overall outcomes of the Urban residential precinct within the Low-medium Density Residential Zone are that:
- (a) development is predominantly residential three (3) storeys above ground level, maintains amenity and privacy for residents within and adjacent to the site, does not result in a loss of sunlight of adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;

- (b) broadhectare land within this precinct provides opportunities to increase the diversity of residential mix and provide new higher density building forms that would be difficult to integrate into existing urban localities. Within these areas the density of individual developments will vary from a minimum net density of 15 dwellings per hectare for dwelling houses to 40 dwellings per hectare or more for other residential activities;
- (c) where this precinct is applied to existing urban areas residential densities achieved by individual developments are higher than in the Regional Residential Precinct, but lower than in the Urban Consolidation Precinct with net densities of between 40 dwellings per hectare and 60 dwellings per hectare.
- ~~(e)~~(d) [non-residential uses are limited in this precinct in accordance with \(2\)\(m\)\(ii\).](#)

Urban Consolidation Precinct

- (5) The overall outcomes of the Urban consolidation precinct within the Low-medium Density Residential Zone are that:
 - (a) residential development of varying densities is dispersed throughout the precinct to support the function of the major centres, to optimise access to public transport and to provide a transition between surrounding lower density residential areas and the increased scale and density of development within the major centres;
 - (b) residential densities are higher than in other parts of the Low-medium Density Residential Zone, with individual developments achieving net densities of 60 dwellings per hectare or more;
 - (c) where the precinct occurs within proximity to the Kearney's Spring and Clifford Gardens major centres, residential densities of 60 to 80 dwellings per hectare should be achieved within buildings of up to 6 storey above ground level, where fronting roads at distributor level or higher, public transport routes, or public open space. Development in other parts of the precinct will generally be up to 3 storeys high;
 - (d) the amalgamation of low density residential lots facilitates the development of high quality medium and higher density residential forms;
 - (e) strong active transport and efficient public transport linkages are established to the nearby centres, community facilities and the open space network.
 - ~~(e)~~(f) [non-residential uses locate within a mixed use development on the site that is predominately residential.](#)

Hospital Support Precinct

- (6) The overall outcomes of the Hospital support precinct within the Low-medium Density Residential Zone are that:
 - (a) complementary uses that support and relate to the existing hospitals are established in the Precinct including, Medical Centres and accommodation for people needing to stay near the Hospital;
 - (b) while the predominant uses in the Precinct will be increasingly non-residential, development is of a character and scale that is compatible with the residential development surrounding the Precinct and does not exceed 4 storeys;
 - (c) community and recreation uses do not locate in the Precinct unless such uses are allied to the existing hospitals;
 - (d) industrial, rural and other commercial uses do not locate in the Precinct; and
 - (e) in respect to lots fronting Prosser Street between Herman and Holberton Street, development for non-residential purposes is only carried out if the lot is amalgamated with land fronting Pioneer or Holberton Street and all access to the development is provided via Pioneer or Holberton Street.

Office Residential Precinct

- (7) The overall outcomes of the Office Residential Precinct within the Low-medium Density Residential Zone are that:
 - (a) development is predominantly three (3) storeys above ground level, maintains amenity and privacy for residents within and adjacent to the site, does not result in

- a loss of sunlight of adjoining residential properties and makes a positive contribution to the urban landscape and streetscape;
- (b) in addition to the non-residential uses supported in the Low-medium Density Residential Zone (6.2.2(3)(j)), land within this Precinct is also developed as offices; and
- (c) while the predominant uses in the Precinct will be increasingly non-residential, development is of a character and scale that is compatible with the residential development surrounding the Precinct.

6.2.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.2:1 – Low-medium Density Residential Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
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) if a balcony, a veranda or a deck, has a minimum¹² area of 8m² with minimum dimensions of 2.4m. <p>AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.</p>

¹² Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Dwelling Unit			
PO ₂	<p>Development incorporating a dwelling unit is provided in a manner that:</p> <p>(a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments;</p> <p>(b) ensures residents have a high level of safety, security, privacy and amenity;</p> <p>(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and</p> <p>(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.
		AO _{2.2}	Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.
		AO _{2.3}	Dwelling units are readily distinguishable from the non-residential use for emergency service providers.
		AO _{2.4}	The dwelling unit number is clearly displayed on the unit and letter box.
		AO _{2.5}	<p>The dwelling unit is provided with a private landscape and recreation area which:</p> <p>(a) is directly accessible from a habitable room;</p> <p>(b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and</p> <p>(c) if a balcony, a veranda or a deck, has a minimum¹³ area of 8m² with minimum dimensions of 2.4m.</p>
		AO _{2.6}	<p>Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by:</p> <p>(a) separation of 9m from a window or activity area of the non-residential use; or</p> <p>(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>
Non-residential Uses <u>and building work</u> – Scale of use where involving the reuse of an existing building			
PO ₃	<p>The non-residential use is of a scale and intensity that is compatible with the <u>intended built form intent of the precinct in which it is located, existing streetscape</u> character of the streetscape and the residential appearance of the locality</p>	AO _{3.1}	<p>The use:</p> <p>(a) is carried out in an existing building;</p> <p>(b) only increases the Gross Floor Area of the building by a maximum of 25 m² <u>and does not reduce front or side setbacks</u>;</p> <p>(c) is a single tenancy only; and</p> <p>(d) <u>is conducted wholly within an enclosed building and does not involve new or additional</u> outdoor dining.</p>
Non-residential Uses <u>and building work</u> – Noise Amenity			
PO ₄	<p>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>	AO _{4.1}	<p>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>

¹³ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO₅ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	<p>AO_{5.1} Where involving a shop the use does not operate outside the hours of 6:00 am to 7:00 pm.</p> <p>AO_{5.2} Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>
Non-residential Uses <u>and building work</u> – Privacy and Screening	
PO ₆ 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>AO_{6.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.</p> <p>AO_{6.2} 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_{6.3} 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>
PO₇ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO_{7.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-residential Uses <u>and building work</u> – Outdoor Lighting	
PO ₈ 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.	<p>AO_{8.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only.</p> <p>AO_{8.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
Non-residential Uses – Impact on Road Network	
PO₉ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO_{9.1} Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.
Utilities <u>and Stormwater</u>	
PO ₁₀ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{10.1} Where within a water supply area, the Development is <u>designed, constructed and</u> connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .

Performance outcomes	Acceptable outcomes
PO ₁₁ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{11.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR AO _{11.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.
<u>PO 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.</u>	<u>AO Roof water and impervious surface water runoff is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.¹⁴</u>
PO ₁₂ 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 _{12.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.
Waste Management	
PO ₁₃ Appropriate refuse container storage areas are provided which are: (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, <u>and waste is captured and discharged to an approved collection point.</u>	AO _{13.1} Refuse c Container storage areas are provided which that: (a) <u>are screened from public view in a location that is:</u> (i) are in a building, outbuilding or other enclosed structure, or (ii) otherwise screened from public view, by a minimum 1.5 m high solid fence or wall <u>surrounded by minimum 1m wide landscaping or dense vegetation; where not adjoining a residential boundary; or</u> (iii) <u>screened by a minimum 1.8 m high solid fence where adjoining a residential boundary;</u> (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.

¹⁴ Amended on 19 August 2016

Performance outcomes	Acceptable outcomes
Building Work (not associated with a Material Change of Use) <u>Non-residential uses and building work - Access and on-site manoeuvring</u>	
<p>PO₁₄ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and:</p> <p><u>(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.</u></p> <p><u>(b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape.</u></p>	<p>AO_{14.1} <u>Where not involving a reuse of</u> Car parking is provided in accordance with the Transport, Access and Parking Code.</p> <p><u>AO Where involving the reuse of a premises:</u></p> <p><u>(a) There is no reduction in existing or previously approved on-site car parking;</u></p> <p><u>(b) There are no alterations to the existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas;</u></p>
<u>Non-residential uses and building work - Landscaping</u>	
<p><u>PO₁₅ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>	<p>AO_{15.1} <u>Where involving the reuse of a premises there is no</u> reduction in the area or quantity of established or <u>of</u> previously approved landscaping areas is to occur.</p>
<p>PO₁₆ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.</p>	<p>PO_{16.4} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 Engineering Standards Roads and Drainage Infrastructure.⁴⁵</p>
<p>PO₁₇ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>PO_{17.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards Water and Wastewater Infrastructure.</p> <p>OR</p> <p>PO_{17.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards Water and Wastewater Infrastructure.</p>

⁴⁵ Amended on 19 August 2016

[Table 6.2.2:2 – Low-medium 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
Non-residential uses - Hours of Operation	
<p>PO_{5.1} Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.</p>	<p>AO_{5.1.1} Where involving a shop the use does not operate outside the hours of 6:00am to 7:00pm. Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.</p> <p>AO_{5.1.2} Non-residential uses do not create audible noise between the hours of 7:00pm and 6:00am</p>
Non-residential Uses – Impact on Road Network	
<p>PO_{9.9} Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.</p>	<p>AO_{9.2.1} 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.

Table 6.2.2:2-3 – Low-medium Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Uses	
<p>PO₁ The zone accommodates: a mix of housing forms at a low-medium scale and intensity; and other <u>limited</u> small-scale <u>and low intensity</u> community and non-residential uses that are compatible with residential amenity and service only the day to day needs of local residents <u>in the Urban Consolidation, Hospital Support or Office Residential Precincts.</u></p>	<p>AO_{1.1} Uses which are consistent with the intent of the zone include: (a) accommodation activities; (b) child care centre; club; community care centre; community use; educational establishment; emergency services; health care services; home based business; major electricity infrastructure; multiple dwelling; office (where in the Office Residential Precinct); place of worship; residential care facility; shop; substation; and veterinary services.</p> <p>AO_{1.2} Uses which are inconsistent with the intent of the zone include: business activities (other than those listed in AO_{1.1}); rural activities; entertainment activities; (c) industry activities; and recreation activities.</p>

Performance outcomes	Acceptable outcomes
<p>PO₂ Non-residential uses outside of the Hospital Support Precinct and Office Residential Precinct:</p> <ul style="list-style-type: none"> — provide for the day to day needs of the immediate residential community and do not undermine the viability of nearby centres or centres network; — have direct access to a distributor, sub-arterial and regional arterial level road; — are in buildings of a scale that is consistent with the surrounding residential area; — all car parking needs can be met on site; and — do not unduly detract from the amenity of nearby residences. 	<p>No acceptable outcome is nominated.</p>
<p>PO₃ Short-term accommodation occurs where:</p> <ol style="list-style-type: none"> (a) adjoining or located on the opposite side of a road to existing development of a similar nature; (b) in a building of a scale that is consistent with the surrounding residential area; (c) all car parking needs can be met on site; (d) have direct access to a distributordistributor, sub-arterial and regional arterial level road; (e) do not unduly detract from the amenity of nearby residences. 	<p>No acceptable outcome is nominated.</p>
Residential Density	
<p>PO₄ Accommodation activities (other than caretaker's accommodation, dwelling house or dual occupancy) achieve on-site net density of between 60 – 80 dwellings per hectare achieved in the Urban Consolidation Precinct and 40 and 60 dwellings per hectare elsewhere.</p>	<p>AO_{4.1} Within the Urban Consolidation precinct, development (other than caretaker's accommodation, dwelling house or dual occupancy) has an on-site net density of not less than 60 dwellings per hectare and not more than 80 dwellings per hectare.</p> <p>AO_{4.2} In other precincts, development (other than caretaker's accommodation, dwelling house or dual occupancy) has an on-site net density of not less than 40 dwellings per hectare and not more than 60 dwellings per hectare.</p>

<u>Non-residential uses – Scale & Function (except where in the Hospital Support Precinct or Office Residential Precinct)</u>	
<p>PO <u>Non-residential uses establish only where they:</u></p> <ul style="list-style-type: none"> a) <u>except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community;</u> b) <u>do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function of the centres network;</u> c) <u>do not contribute to strip development or expansion of an existing centre;</u> d) <u>are a of a small scale and have low intensity operation and employment;</u> e) <u>are highly accessible to the immediate local community it serves</u> f) <u>have direct vehicle access to a distributor distributor, sub-arterial and regional arterial and does not introduce non-local traffic into a local street;</u> g) <u>are in buildings, including extensions and alterations to an existing building, that have a bulk and scale compatible with the intended built form of the precinct in which it is located, existing streetscape character and residential appearance of the locality;</u> h) <u>do not unduly detract from or/or adversely impact the amenity, safety or privacy of nearby residences.</u> 	<p><u>No acceptable outcome is nominated.</u></p>
<u>Non-residential uses – Scale and Function where in the Urban Consolidation Precinct</u>	
<p>PO <u>Non-residential uses are located:</u></p> <ul style="list-style-type: none"> (i) <u>within a mixed use development on the site that is predominately residential;</u> (ii) <u>on the ground floor, addressing and overlooking the street to create an active frontage.</u> 	<p><u>No acceptable outcome is nominated.</u></p>
<u>Non residential uses – Scale and Function where in the Hospital Support Precinct</u>	
<p>PO <u>Non-residential uses establish in the Hospital Support Precinct only where:</u></p> <ul style="list-style-type: none"> (i) <u>it is a health care service;</u> (ii) <u>it is a community or recreation use allied and related to the existing hospital;</u> (iii) <u>provide a local convenience service and/or accommodation for workers and visitors to the precinct.</u> 	<p><u>No acceptable outcome is nominated.</u></p>

<u>Non-residential uses – Scale and Function where in the Office Residential Precinct</u>	
<p>PO Non-residential uses establish in the Office Precinct only where they:</p> <p><u>do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function of the centres network;</u></p> <p><u>are of a small scale and have low intensity operation and employment;</u></p> <p><u>have a low rise bulk and scale building form compatible with a dwelling house and is accommodated by:</u></p> <p><u>the conversion of the existing residential dwellings; or</u></p> <p><u>buildings, including extensions and alterations to an existing building, that are consistent with streetscape character and residential appearance of the locality, and overlay area in which it is located;</u></p> <p><u>do not unduly detract from or adversely impact the amenity, safety or privacy of nearby residences.</u></p>	<p>No acceptable outcome is nominated.</p>
Built Form	
<p>PO₅ Buildings are of a height which is consistent with the intended character of the precinct in which the site is located (as expressed in the overall outcomes), and which do not unduly reduce privacy or access to sunlight on adjoining land.</p>	<p>AO_{5.1} Buildings have a maximum height of:</p> <ul style="list-style-type: none"> (a) two (2) storeys or 8.5m above ground level in the Regional Residential Precinct; (b) three (3) storeys or 12.5m above ground level in the Urban Residential Precinct and Office Residential Precinct (c) four (4) storeys in the Hospital Support Precinct; or (d) where in the Urban Consolidation Precinct: <ul style="list-style-type: none"> (i) six (6) storeys where fronting a distributordistributor, sub-arterial and regional arterial level road, or a public transport route or public open space; or (ii) three (3) storeys otherwise.

<p>PO₆ Where buildings are not over 3 storeys in height or located in the Hospital Support Precinct, the front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO_{6.1} Where the site has frontage to a collector or local road, and buildings are not over 3 storeys in height or located in the Hospital Support Precinct, buildings are set back from that frontage:</p> <p>(a) within 20% of the average front setback of adjoining buildings; or</p> <p>(b) where there are no adjoining buildings, 4m.</p> <p>AO_{6.2} Where the site has frontage to road other than a collector or local road, and buildings are not over 3 storeys in height or located in the Hospital Support Precinct:</p> <p>(a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code.</p> <p><u>AO</u> <u>Where involving a non-residential use,</u> non-residential buildings are set back <u>a minimum 6m</u> from the <u>road</u> frontage by 6m.</p>
<p>PO₇ Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to built form, open space, landscaping and the public realm.</p>	<p>No acceptable outcome is nominated.</p>
<p><u>PO</u> <u>Non-residential use buildings, including extensions or additions, exhibit design elements that are compatible with the scale and bulk intended for the precinct in which it is located and that complements the existing streetscape including:-</u></p> <p><u>(a) buildings orient to and addresses the street frontage;</u></p> <p><u>(b)</u> <u>the main building entry faces the street at ground level;</u></p> <p><u>(c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ;</u></p> <p><u>(d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours</u></p> <p><u>Editor's note – examples of façade treatment to avoid expanses of blank wall may include (but is not limited to)</u></p> <ul style="list-style-type: none"> <u>• windows are provided in any building façade facing the street or other public and communal space;</u> <u>• awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.</u> 	<p><u>No acceptable outcome is nominated.</u></p>
<p>PO₈ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO₉ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>
Amenity and Safety	
<p>PO₁₀ 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.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₁ 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 and sightlines including to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation that s which-promotes 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>No acceptable outcome is nominated.</p>
<p>PO₁₂ Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO_{12.1} 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.¹⁶

¹⁶ Amended on 27 April 2018

<p>PO₁₃ 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 industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>AO_{13.1} The use is designed to ensure that:</p> <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met. <p><i>Note: Design measures that may assist in achieving the acceptable outcome may include:</i></p> <ul style="list-style-type: none"> (a) <i>landscaping;</i> (b) <i>setbacks;</i> (c) <i>the orientation of buildings away from the industrial area;</i> (d) <i>barriers, mounds and fencing; and/or screening.</i>
<p>PO₁₄ 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 nominated.</p>
<p>PO₁₅ Large trees are provided and maintained in building setback and open space areas to:</p> <ul style="list-style-type: none"> (a) establish a garden setting for the building and the local area; (b) contribute to the protection of privacy and amenity for adjoining premises; (c) provide a soft edge to the boundaries of development and driveways which run along a side boundary; and (d) provide shade over western walls and windows into habitable spaces. 	<p>AO_{15.1} The setback to front and side boundaries of a site contains trees of a species capable of reaching a height at maturity of at least 10m, planted at the rate of one (1) tree per 20m of boundary length.</p>
<p>Non-residential uses - Landscaping</p>	
<p>PO Development for non-residential uses provides landscaping that:</p> <ul style="list-style-type: none"> is consistent with the dominant landscape appearance of the streetscape and character of the precinct and overlay in which the site is located; is an attractive interface between the use, the streetscape and adjoining residential uses maintains: <ul style="list-style-type: none"> the privacy and amenity for adjoining residential uses; sight lines and overlooking to public spaces and the street to enable casual surveillance; a clear pedestrian entry point for staff, visitors and customers that is separated from the driveway; established trees (including street trees) and other significant existing vegetation. 	<p>AO Where not involving the reuse of premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</p>

<u>Non-residential uses – Car Parking</u>	
<p>PO Development for non-residential uses provide car parking and loading and servicing areas that:</p> <ul style="list-style-type: none"> (a) are located to minimise impact on any adjoining residential premises and; (b) are located behind the building, and hardstand areas do not dominate the streetscape; (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; (d) are integrated into the building design and/or include screening and buffering to reduce negative impact on adjoining residential uses 	<u>No acceptable outcome is nominated.</u>
Development Up to 3 Storeys Height in all Precincts	
<p>PO₁₆¹⁷ Where a building of three (3) storeys or less, site coverage:</p> <ul style="list-style-type: none"> (a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; (b) minimises the impact of hard surface areas; and (c) respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>AO_{16.1}¹⁸ Site cover does not exceed 50% of the site area.</p>

¹⁷ Amended on 30 October 2015

¹⁸ Amended on 30 October 2015

<p>PO₁₇ 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 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; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p><i>For accommodation activities (other than dwelling house and dual occupancy):</i></p> <p>AO_{17.1} Buildings are built to side boundaries where:</p> <ul style="list-style-type: none"> (a) a maximum height of 3m; and (b) a maximum length of 9m. <p>OR</p> <p>AO_{17.2} Buildings are set back from a side boundary in accordance with Table 6.2.2:3.</p> <p>AO_{17.3} Buildings are set back a minimum of 1m from a rear boundary.</p> <p><i>For other non-residential development:</i></p> <p>No acceptable outcome is nominated.</p> <p>AO Buildings are set back from a side boundary <u>whichever the greater:</u></p> <ul style="list-style-type: none"> <u>a minimum 2.5m where building height is one storey with maximum height 8.5m; or</u> <u>half the height of the building.</u> <p>AO <u>Buildings are set back from a rear boundary whichever is the greater:</u></p> <ul style="list-style-type: none"> <u>(a) a minimum of 3m; or</u> <u>(b) the distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary (Figure ###). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall</u>
Development Exceeding 3 Storeys	
<p>PO₁₈ Where a building of over three (3) storeys, the area of the site is sufficient to:</p> <ul style="list-style-type: none"> (a) accommodate buildings in a garden setting; (b) provide for adequate separation to adjoining premises to protect privacy and amenity and minimise overshadowing; (c) provide for the provision of private open space area; and (d) accommodate adequate areas for car parking and circulation. 	<p>AO_{18.1} The site has a minimum area of 2,400m² and with a minimum frontage of 40m or greater.</p>
<p>PO₁₉ Where a building of over three (3), site coverage:</p> <ul style="list-style-type: none"> (a) contributes to the garden setting of the development; (b) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; and (c) reduces the visual impact of additional hard surface areas. 	<p>AO_{19.1} Site cover does not exceed 40% of the site area.</p>

<p>PO₂₀ Where a building of over three (3) storeys:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) provide for deep planting on all sides of the building; (c) are appropriate to the scale of the development; (d) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (e) are sufficient to minimise overshadowing and overlooking of adjoining premises. 	<p>Where a building of over three (3) storeys:</p> <p>AO_{20.1} Buildings are setback at least 12m from the front boundary.</p> <p>AO_{20.2} Buildings are setback a minimum of 4m from side boundaries for the extent of the building(s) within 10m of the front boundary.</p> <p>AO_{20.3} Buildings are set back at least 6m from the rear boundary.</p> <p>AO_{20.4} A building involving residential purposes and of a height of four (4) storeys or more is separated by a minimum distance of 15m from another building involving residential purposes on the same site.</p>
Other Requirements for the Urban Consolidation Precinct	
<p>PO₂₁ Redevelopment of the Orfords Refrigeration site (256-264 Herries Street) provides for:</p> <ul style="list-style-type: none"> (a) active uses along the major road frontages of Vacy and Herries Street; (b) a new pedestrian link through the site providing an efficient connection between Clifford Gardens Major Centre and the Newtown District Centre; and (c) sensitive treatment of buildings facing east to protect the amenity and privacy of The Glennie School. 	<p>No acceptable outcome is nominated.</p>
<p>PO₂₂ Development does not prejudice the continued operation of established community facilities, including The Glennie School and the O'Quinn Street Defence Force Facility (including the Milne Bay Military Museum and Defence Community Organisation Centre).</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₂₃ Development facilitates convenient pedestrian, cyclist and public transport linkages to nearby centres, community facilities and the open space network.</p>	<p>No acceptable outcome is nominated.</p>
Non-residential Development within the Office Residential Precinct	
<p>PO₂₄ Non-residential development exhibits design elements that are characteristic of, or compatible with, Dwelling Houses in the surrounding area.</p>	<p>AO_{24.1} Windows and/or doors are provided in any building facade facing any public or communal space.</p> <p>AO_{24.2} Awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.</p> <p>AO_{24.3} Walls of more than 6 m in length, particularly the facade, are broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank wall.</p>
<p>PO₂₅ The development addresses, and provides for surveillance of, the street.</p>	<p>AO_{25.1} Buildings:</p> <ul style="list-style-type: none"> (a) is oriented to the street frontage rather than a side or rear boundary; and (b) has the main entry, and windows at Ground Level, on the principal street or street corner facade.

Development in the Hospital Support Precinct	
<p>PO₂₆ Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) provide for deep planting on all sides of the building; (c) are appropriate to the scale of the development; (d) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and (e) are sufficient to minimise overshadowing and overlooking of adjoining premises. 	<p>AO_{26.1} Buildings are setback at least 6m from the front boundary.</p> <p>AO_{26.2} Buildings are setback a minimum of 4m from side boundaries for the extent of the building(s) within 10m of the front boundary.</p> <p>AO_{26.3} Buildings are setback at least 6m from the rear boundary.</p> <p>AO_{26.4} A building involving residential purposes and of a height of four (4) storeys is separated by a minimum distance of 15m from another building involving residential purposes on the same site.</p>
<p>PO₂₇ The development addresses, and provides for surveillance of the street.</p>	<p>AO_{27.1} The building:</p> <ul style="list-style-type: none"> (a) is oriented to the street, except in relation to premises fronting Prosser Street in which case the building is oriented to the alternative street frontage with Holberton or Pioneer Streets; and (b) has the main entry, and windows at Ground Level, to the principal street (not being Prosser Street).
<p>PO₂₈ Parking and vehicular access is located to minimise the impact on any adjoining residential premises not in the Precinct.</p>	<p>AO_{28.1} Vehicular access point and car parking is setback a minimum of 3m with any residential premises not in the Precinct.</p> <p>AO_{28.2} In respect to lots fronting Prosser Street between Herman and Holberton Streets, development for non-residential purposes is only carried out if the lot is amalgamated with land fronting Pioneer or Holberton Street and all access, including pedestrian access, to the development is provided via Pioneer or Holberton Street.</p>

Table 6.2.2:42 – Side Boundary Setbacks

Width of lot frontage								
10.0m - 12.4m		12.5m – 14.9m		15.0m -19.9m		20m +		All lots
Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Second floor (above 7.5m)
0.9m	0.9m	1m	1m	1m	1.5m	1.2m	2m	2m

8.3 Character overlay codes category

8.3.1 Heritage Overlay Code

8.3.1.1 Application

This code applies to assessable development:-

- (1) subject to the Heritage Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Heritage Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

8.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Heritage Overlay Code is to conserve and enhance heritage places, those elements that contribute to the place's significance and ensure that development on or adjoining a heritage place (as identified in Planning Scheme Policy No. 6 - Heritage Places) protects its cultural heritage significance.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not result in the demolition or removal of the heritage place as identified in the Heritage Overlay Maps Planning Scheme Policy (PSP) No. 6 - Heritage Places unless it is structurally unsound and uneconomically repairable or is of no cultural heritage significance;
 - (b) development retains and does not detract from the features and values of the heritage place identified in Schedule 6 PSP No. 6 - Heritage Places that contribute to its cultural heritage significance;
 - (c) development is compatible with the cultural heritage significance of the place as identified in Schedule 6 PSP No. 6 - Heritage Places; and
 - (d) the adaptive reuse of buildings is encouraged so that the heritage values are retained.

8.3.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 8.3.1:1 – Heritage Overlay Code – requirements for accepted development and assessment benchmarks for assessable development¹

Performance outcomes		Acceptable outcomes	
Carpports and Garages			
PO ₁	When viewed from a public place ancillary buildings such as garages and carports: <ol style="list-style-type: none"> (a) are subservient to existing buildings on the site; (b) do not detract from the heritage values or appearance of existing buildings; and (c) are consistent with the heritage values of the building and its surrounds. 	AO _{1.1}	New garages, carports or outbuildings are: <ol style="list-style-type: none"> (a) set back equal to or behind the alignment 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. The diagrams at the end of this code illustrate the acceptable outcome.

¹ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Reconfiguring a Lot	
<p>PO₂ <u>Reconfiguring a lot, including boundary rearrangements, retains cultural heritage values through:</u></p> <ul style="list-style-type: none"> (a) <u>retention of existing Heritage Places;</u> (b) <u>maintaining prevailing subdivision patterns and arrangements that contribute to the existing streetscape character.</u> <p>Editor's note – <u>Consideration of prevailing subdivision patterns and arrangements includes, but is not limited to:</u></p> <ul style="list-style-type: none"> • <u>grain of subdivision established by combination of street/block patter, orientation, spacing and alignment of surrounding streets and laneways;</u> • <u>regular shaped lots and dimensions;</u> • <u>frontage width that enables resultant development to maintain a consistent repetition (rhythm) in the streetscape including setbacks, spacings and orientation of buildings.</u> • <u></u> 	<p>AO_{2.1} <u>Existing Heritage Places are retained wholly within a single lot facing the street.</u></p> <p>AO_{2.2} <u>Where in a residential zone lots have sufficient area and dimensions for a rectangular shaped building envelope -with dimensions for:</u></p> <ul style="list-style-type: none"> (a) <u>a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots;</u> (b) <u>ancillary buildings and structures, including garages, covered carports and decks, setback equal to or behind the front building line of the proposed dwelling house;</u> (c) <u>private open space and recreation area;</u> (d) <u>vehicle access and on-site car parking in accordance with the Transport , Access and Parking Code.</u>

Table 8.3.1:2 – Heritage Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Development on a Heritage Place (as identified in Schedule 6 PSP No. 6 - Heritage Places)	
PO ₁ A Heritage Place is retained unless it is structurally unsound and uneconomically repairable or is of no cultural heritage significance.	AO _{1.1} The heritage place is retained.
PO ₂ The development is compatible with the conservation and management of the cultural heritage significance and values of the heritage place.	AO _{2.1} Development is in accordance with an approved conservation management plan applying to the place.
PO ₃ Development does not alter, remove or conceal the features and values of the heritage place that contribute to its cultural heritage significance.	AO _{3.1} Development is in accordance with an approved conservation management plan applying to the place.
PO ₄ Any changes made to a heritage place are: (a) minor or superficial; (b) sympathetic to features and values of the place; and (c) reversible.	No acceptable outcome is nominated.
PO ₅ The form, scale and design of the development are consistent with, and sympathetic to the setting of the heritage place, having regard to: (a) bulk; (b) height; (c) setbacks and siting; (d) horizontal and vertical articulation; (e) roof lines; (f) building openings; (g) orientation; (h) materials, footings and architectural detailing; (i) eaves; and (j) access and on-site parking.	No acceptable outcome is nominated.
PO ₆ Elements within the road reserve that make a positive contribution to the setting of the heritage place are retained.	In partial compliance with the performance outcome: AO _{6.1} Existing bluestone kerbing and channelling is retained. AO _{6.2} Existing street trees and street furniture are retained and are not adversely affected.

Performance outcomes	Acceptable outcomes
Development on Land adjoining a Heritage Place	
PO ₇ The proposal is sympathetic to and consistent with the features and values of the heritage place, having regard to: <ul style="list-style-type: none"> (a) maintaining views from public spaces to and from the heritage place; (b) consistency of built form, scale and setbacks; (c) potential for overshadowing; (d) consistency with open space and landscaping features; and (e) any other relevant matter. 	No acceptable outcome is nominated.
Reconfiguring a Lot on or adjoining a Heritage Place	
PO ₈ Reconfiguring a lot does not: <ul style="list-style-type: none"> (a) reduce public access to the heritage place; (b) create the potential to adversely affect views to and from the place; or (c) obscure or destroy any pattern of historic subdivisions, the historical context, the landscape settings or the scale and consistency of urban precincts relating to the place. 	AO _{8.1} Where on a heritage place, the reconfiguring a lot is in accordance with an approved conservation management plan applying to the place.

8.3.2 Neighbourhood Character Overlay Code

8.3.2.1 Application

This code applies to assessable development:-

- (1) subject to the Neighbourhood Character Overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Neighbourhood Character Overlay Code by the tables of assessment in Part 5 (Tables of assessment).

8.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Neighbourhood Character Overlay Code is to conserve and enhance buildings and streetscapes which contribute to the character of the local area and to ensure new development is sympathetic to the nature and character of those areas.²
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) buildings and features which contribute to the established local streetscape character are retained;
 - (b) other characteristics which contribute to the local character are protected;³
 - (c) the character, appearance, location, form, height and bulk of new development is compatible with those aspects of existing premises on the site or in the local streetscape; and
 - (d) extensions or modifications to existing buildings do not detract from the particular character values of the premises or the local streetscape.

8.3.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 8.3.2:1 – Neighbourhood Character Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Carpports and Garages	
PO ₁ When viewed from a public place ancillary buildings such as garages and carports: <ol 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: <ol style="list-style-type: none"> (a) set back equal to or behind the front building line⁴ 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. The diagrams at the end of this code illustrate the acceptable outcome.

² In residential areas, important local character values vary between areas included in the overlay, but may include the predominantly low set, often pre World War II detached timber housing, mature street trees and trees and garden settings within lots, bluestone kerbing and grid street pattern. In town character areas important local character values may include street alignment, awnings, masonry or timber construction, parapets and the like.

³ Such features may include, but are not limited to, lot sizes, topography, views, vegetation and landscaping and street formation and pattern.

⁴ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Reconfiguring a lot	
<p><u>PO₂</u> <u>Reconfiguring a lot, including boundary rearrangements, retains neighbourhood character values through:</u></p> <p>(a) <u>retention of existing Neighbourhood Character Places;</u></p> <p>(b) <u>maintaining prevailing subdivision patterns and arrangements that contribute to the existing streetscape character.</u></p> <p><u>Editor's note –</u> <u>Consideration of subdivision patterns and arrangements includes, but is not limited to:</u></p> <ul style="list-style-type: none"> <u>grain of subdivision established by combination of street/block pattern, orientation, spacing and alignment of surrounding streets and laneways;</u> <u>regular shaped lots and dimensions;</u> <u>frontage width that enables resultant development to maintain a consistent repetition (rhythm) in the streetscape including setbacks, spacings and orientation of buildings</u> 	<p><u>AO_{2.1}</u> <u>Existing Neighbourhood Character Places are retained wholly within a single lot facing the street.</u></p> <p><u>AO_{2.2}</u> <u>Where in a residential zone lots have sufficient area and dimensions for a rectangular shaped building envelope -with dimensions for:</u></p> <p>(a) <u>a dwelling house that faces the street setback from the road equal to or greater distance than existing houses on adjoining lots;</u></p> <p>(c) <u>ancillary buildings and structures, including garages, covered carports and decks, setback equal to or behind the front building line of the proposed dwelling house;</u></p> <p>(d) <u>private open space and recreation area</u></p> <p>(e) <u>vehicle access and on-site car parking, in accordance with the Transport Access and Parking Code.</u></p>

Diagram 8.3.2:1: Carport/garage location and roof pitch



Table 8.3.2:2 – Neighbourhood Character Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
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.⁵	
<p>PO₁ The Neighbourhood Character Place is retained unless:</p> <ul style="list-style-type: none"> (a) it is structurally unsound and uneconomically repairable; or (b) does not make a positive contribution to the character of the local streetscape. <p>Note: See the Neighbourhood Character Assessment within Appendix 2 of Planning Scheme Policy No.1 – Development Application Requirements for further guidance.⁶</p>	<p>AO1 The Neighbourhood Character Place is retained.</p>
<p>PO₂ The relocation of a neighbourhood character place within a site is consistent with the local streetscape pattern and does not otherwise detract from the character or amenity of the local area.</p>	<p>No acceptable outcome is nominated.</p>
Extensions or Alterations	
<p>PO₃ A neighbourhood character place is not raised or enclosed underneath.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₄ Development, including extensions or alterations and ancillary buildings such as garages and carports, when viewed from a public place :</p> <ul style="list-style-type: none"> (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. 	<p>No acceptable outcome is nominated.</p> <p><i>Note: The diagrams at the end of this code include examples of how this may be achieved.</i></p>
<p>PO₅ New buildings and extensions incorporate siting and setbacks which are consistent with the local streetscape pattern.</p>	<p>AO_{5.1} New buildings and extensions are:</p> <ul style="list-style-type: none"> (a) setback from any adjoining public place: <ul style="list-style-type: none"> (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.

⁵ Amended on 14 June 2013

⁶ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Design and Form of New Development Generally⁷	
<p>PO₆ The form, scale and design of the development are consistent with, and sympathetic to the local 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.⁸</p>	No acceptable outcome is nominated.
<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. 	No acceptable outcome is nominated.

⁷ Amended on 14 June 2013

⁸ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
<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>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>

SCHEDULE A

EXAMPLES OF DEVELOPMENT THAT DOES AND DOES NOT RESPECT THE SIGNIFICANCE OF THE PLACE AND AREA

(a)(f) SYMPATHETIC INFILL – DETACHED HOUSE

- (a) Carport not dominant.
- (b) Roof Height and pitch compatible with neighbours.
- (c) No use of replicated details.
- (d) Front of House addresses the street.
- (e) Traditional elements such as window hoods, verandahs and roof overhangs reinterpreted on contemporary idiom.



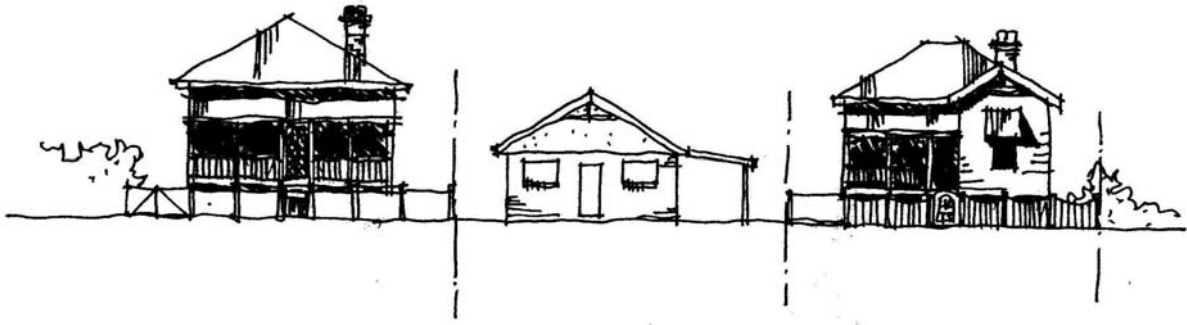
(b)(g) SYMPATHETIC INFILL – 1 TO 2 STOREY APARTMENTS

- (a) Roof pitch and material compatible with neighbours.
- (b) Contemporary use of materials:
 - (i) flat roof to 'verandah';
 - (ii) no face brick; and
 - (iii) range of cladding textures and patterns.
- (c) Car parking not prominent.
- (d) Basic scale and massing compatible with the streetscape.



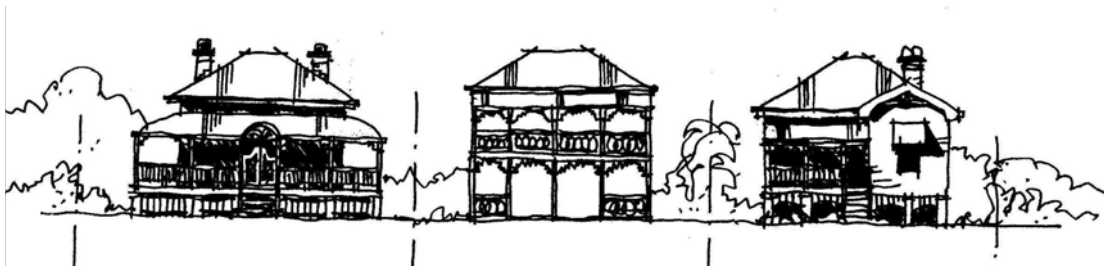
(e)(h) UNSYMPATHETIC INFILL – 1 STOREY DETACHED HOUSE

- (a) Roof and wall Height not compatible with neighbours.
- (b) Window proportions not compatible with neighbours.
- (c) Traditional elements such as verandahs and window hoods not incorporated.
- (d) Carport roof form not sympathetic to neighbours.

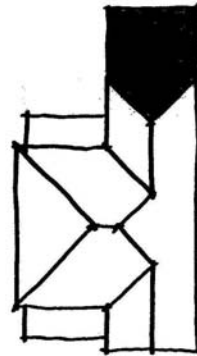
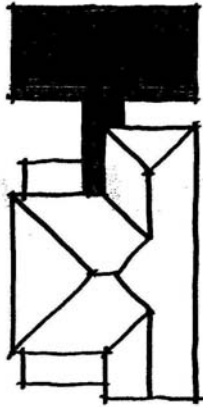


(e)(i) UNSYMPATHETIC INFILL – 2 STOREY DETACHED HOUSE

- (a) Replicated ornamentation not recommended.
- (b) Non-traditional use of traditional elements for example two (2) storey verandahs not common, identical upper and lower verandah treatment not common, elaborateness of decoration not common.
- (c) Lack of overhangs to roof.

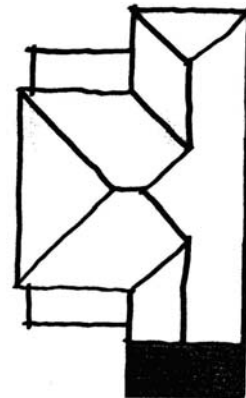


(e)(i) DWELLING ADDITIONS

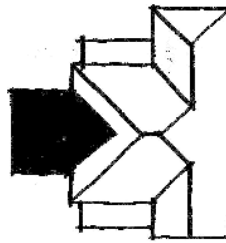
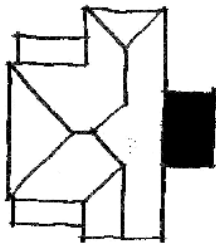


RECOMMENDED
Rear Pavilion Addition

RECOMMENDED
Rear Wing Addition

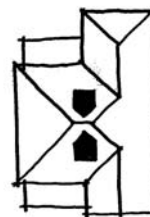
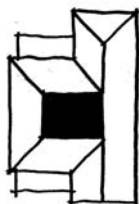


NOT RECOMMENDED
Front Wing Addition



NOT RECOMMENDED
Lean-To Addition

RECOMMENDED
Side Wing Addition



NOT RECOMMENDED
'Cape Cod' Roof Addition

NOT RECOMMENDED
Front Dormer

SCHEDULE B

EXAMPLES OF APPROPRIATE LOCATIONS FOR ANCILLARY BUILDINGS

(a) GARAGES/CARPORTS

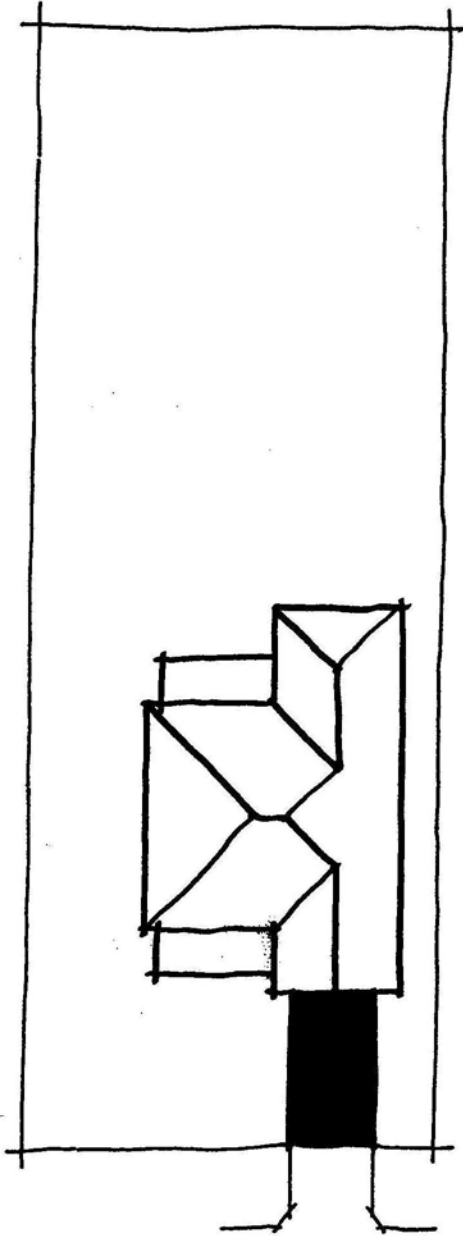


NOT RECOMMENDED
Attached Lean-To

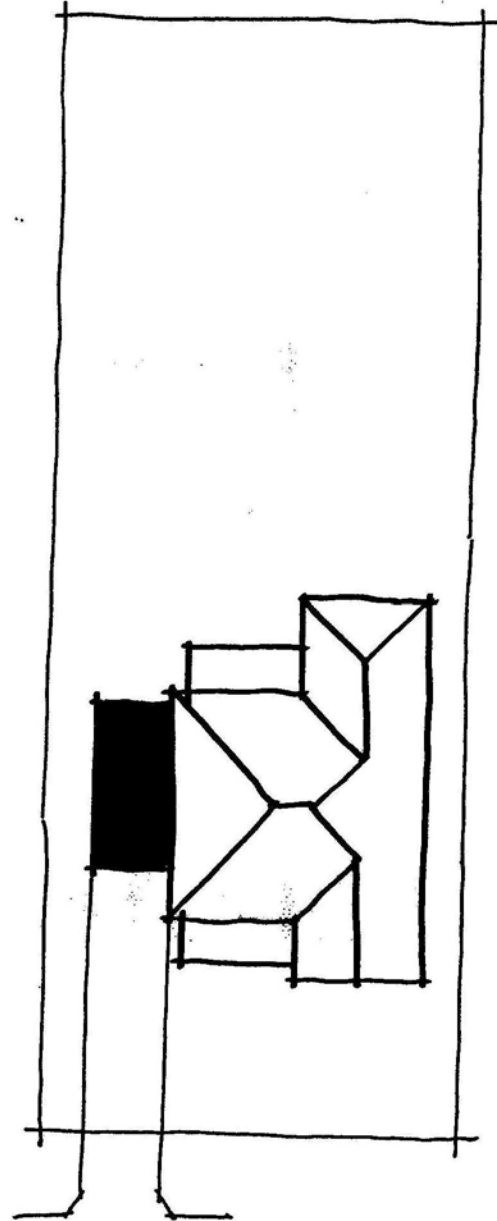


RECOMMENDED
Detached Gable Roof
Car accommodation behind building line

(b) GARAGES/CARPORTS LOCATIONS

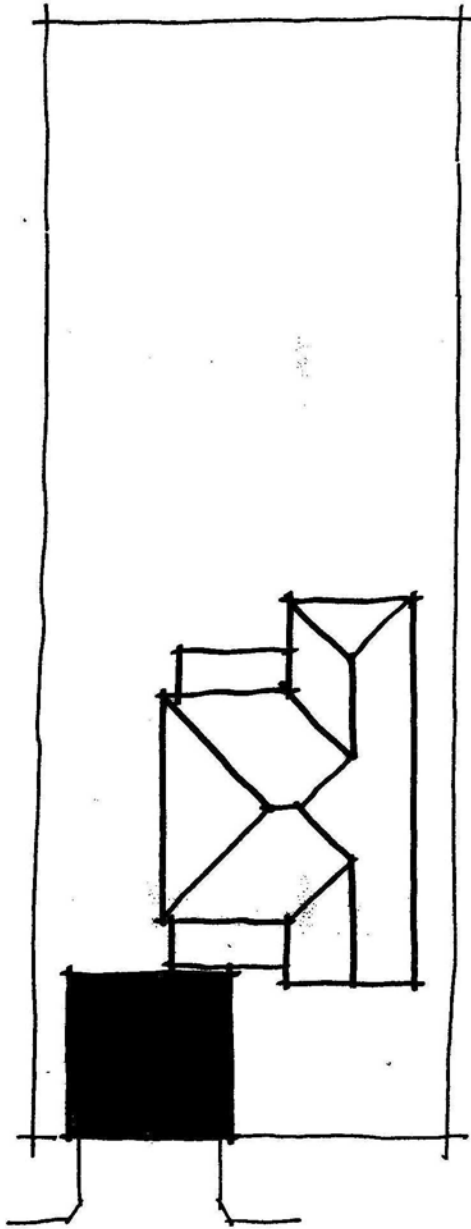


NOT RECOMMENDED
Car accommodation in front
of building line

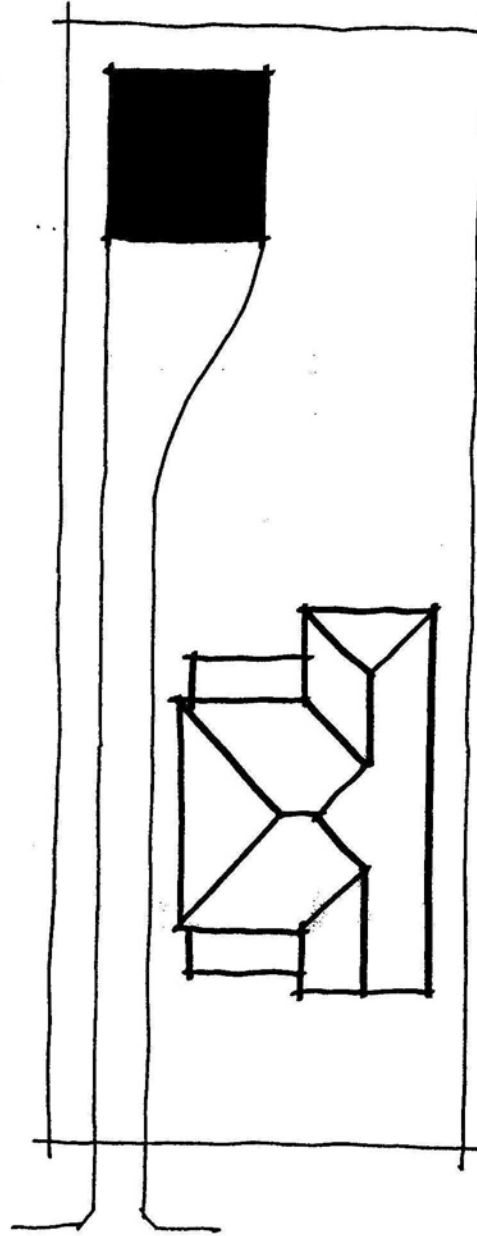


RECOMMENDED
Car accommodation behind
building line

(c) GARAGES/CARPORTS LOCATIONS



NOT RECOMMENDED
Car accommodation in front of
building line



RECOMMENDED
Car accommodation not prominent
from street

9.4.5 Reconfiguring a Lot Code¹

9.4.5.1 Application

This code applies to assessable development identified as requiring assessment against the Reconfiguring a Lot Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

9.4.5.2 Purpose

The purpose of the Reconfiguring a Lot Code is to:

- (a) provide for good neighbourhood design, consistent with the character and environmental values of the [overlay](#), zone and precinct, [and local plan area](#) in which the land is located;
- (b) ensure the creation of a sense of place and distinctive identity;
- (c) protect important natural features and values, economic resources and places of cultural heritage significance;
- (d) ensure lot reconfiguration provides for an efficient and well integrated urban form, and in rural areas provides for sustainable use of land and agricultural resources;
- (e) ensure lot reconfiguration facilitates safe and efficient provision of, and equitable access to, infrastructure and services;
- (f) ensure transport networks provide for appropriate levels of accessibility and accommodate a wide range of travel modes including walking, cycling and the use of public transport;
- (g) encourage development to be resource efficient; and
- (h) provide for neighbourhood design that suits safe and practical connectivity with adjoining similar uses in terms of roads, open space and stormwater drainage layout.²

The purpose of the code will be achieved through the following overall outcomes:

- (i) lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive environments, consistent with the desired character of the zone or precinct in which the site is situated;
 - (j) lot reconfiguration meets the diverse needs of the community for a range of affordable housing types, accessible commercial and community facilities and local employment opportunities;
 - (k) lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
 - (l) lot reconfiguration facilitates the protection and sustainable use of rural land resources;
 - (m) areas containing important ecological values and cultural values are protected from development and the associated impacts caused by development;
 - (n) lot reconfiguration facilitates compatible relationships between different land uses and activities;
 - (o) lot design and sizes are suited to the intended use of the land;
 - (p) lot orientation facilitates the conservation of non-renewable energy sources and the design of buildings that are appropriate for the local climatic conditions;
 - (q) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
 - (r) stormwater drainage systems protect people and the built and natural environments in a cost effective manner;
-

- (s) the street system provides identified functions for each street, provides acceptable levels of access, safety and convenience for all users and provides for a high level of connectivity and permeability;
- (t) lot reconfiguration increases opportunities for walking, cycling and the use of public transport;
- (u) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities; and
- (v) lots facilitate connectivity of roads, open space and stormwater drainage.³

9.4.5.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Rearrangement of Boundaries	
<p>PO₁ The lots resulting from the rearrangement of boundaries does not contribute to:</p> <ul style="list-style-type: none"> (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site. 	<p>AO_{1.1} No additional lots are created by the rearrangement of boundaries.</p> <p>AO_{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.</p>
<p>PO₂ <u>Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.</u> The lots resulting from the rearrangement of boundaries do not require any change to infrastructure or services.</p>	<p>AO_{2.1} All lots retains all existing connections to water, sewer, electricity and other infrastructure and does not require additional infrastructure connections or augmentation. <u>All lots resulting from rearrangement of boundaries:</u></p> <ul style="list-style-type: none"> (a) <u>retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;</u> (b) <u>do not require additional infrastructure connections or augmentation of existing connections;</u> (c) <u>except where in the Rural Zone, have sealed vehicle crossovers;</u> (d) <u>have stormwater drainage for lots 4000m² or less:</u> <ul style="list-style-type: none"> (i) <u>connected to adequately sized inter-allotment drainage; or</u> (ii) <u>that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.</u>
<p>PO₃ The lots resulting from the rearrangement of boundaries have the appropriate size, dimensions and road access to accommodate uses consistent with the zone in which the lots are located.</p>	<p>AO_{3.1} The size of each resulting lot complies with the minimum lot size and frontage prescribed in the planning scheme for the zone in which the lots are located.</p>

Performance outcomes	Acceptable outcomes
<p><u>PO₃</u> <u>Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.</u></p>	<p><u>AO_{3.1}</u> <u>Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.</u></p>
<u>Lot Sizes and Design</u>	
<p><u>PO_{5.4}</u> <u>All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:</u></p> <ul style="list-style-type: none"> <u>(a) dwellings, buildings and/or other structures</u> <u>(b) setbacks ;</u> <u>(c) landscaping;</u> <u>(d) on site car parking and vehicle access;</u> <u>(e) recreation areas (private open space);</u> <u>(f) cultural heritage and character streetscape values;</u> <u>(g) other design criteria.</u> <p><u>Editors note:</u></p> <ul style="list-style-type: none"> <u>i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal.</u> <u>ii. A building envelope may demonstrate suitability to accommodate future development.</u> 	<p><u>AO_{5.4.1}</u> <u>All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.</u></p> <p><u>AO_{5.4.2}</u> <u>Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for:</u></p> <ul style="list-style-type: none"> <u>(i) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations;</u> <u>(ii) private open space and recreation areas;</u> <u>(iii) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.</u>

Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Master Planning	
<p>PO₁ Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development:</p> <ul style="list-style-type: none"> (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; and (f) is provided with all necessary infrastructure networks and is well serviced by community facilities. 	<p>AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.⁴</p>
General	
<p>PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area. 	<p>Where included in a local plan:</p> <p>AO_{2.1} Neighbourhood design and lot layout is consistent with the requirements of any local plan.</p> <p>All other circumstances:</p> <p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by:</p> <ul style="list-style-type: none"> (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and (i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct.⁵ 	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO_{3.1} A lot with an area of less than 450m² intended to be used for a dwelling house has a slope:</p> <ul style="list-style-type: none"> (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.
<p>PO₄ Street blocks and lot types are generally rectilinear and arranged to provide:</p> <ul style="list-style-type: none"> (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety. 	<p><i>In partial fulfilment of the performance outcome</i></p> <p>AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that:</p> <ul style="list-style-type: none"> (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error); <p>AO_{4.2} Subdivision involving the creation of lots for residential use ensures lots with access to a laneway intended to accommodate more than one dwelling have a:</p> <ul style="list-style-type: none"> (a) minimum width of 7.5m; and (b) minimum depth of 30m. <p>AO_{4.3} Street blocks fronting local streets do not exceed 100m in length.</p>
<p>PO₅ Reconfiguration avoids risk to human safety and the environment from natural hazards⁶ and contaminated land.</p>	<p><i>In partial fulfilment of the performance outcome</i></p> <p>AO_{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.</p>

Performance outcomes	Acceptable outcomes
<p>PO₆ The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres. 	<p>No acceptable solution is nominated.</p>
<p>PO₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: <ul style="list-style-type: none"> (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting. 	<p>No acceptable solution is nominated.</p>
<p>PO₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₉ Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types:</p> <ul style="list-style-type: none"> (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses. (b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots contribute significantly to diversity within a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors. (c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m. (d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot. 	<p>AO_{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows:</p> <ul style="list-style-type: none"> (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and (b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.
<p>PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.</p>	<p>AO_{10.1} Reconfigurations achieve a minimum residential density of 15 lots per hectare.</p>
<p>PO₁₁⁷ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Lot Sizes and Design⁸	
<p>PO₁₂ Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose and are of a sufficient size to provide for:</p> <p>(a) adequate usable private open space and landscaping;</p> <p>(b) suitable vehicle access and on-site parking where required; and</p> <p>(c) any required on-site services such as effluent disposal areas.</p>	<p>AO_{12.1} Lots are rectangular and have a maximum width to depth ratio as shown in Table 9.4.5:4.</p> <p>AO_{12.2} Lots have minimum dimensions as shown in Table 9.4.5:4.</p> <p>AO_{12.3} Lots in the Low Density Residential Zone have the following minimum size as shown in Table 9.4.5:4.</p> <p>AO_{12.4} Lots in an industry zone have widths in multiples of 10m, and the minimum area as shown in Table 9.4.5:4.</p> <p>AO_{12.5} Lots in the Township Zone have the minimum area as shown in Table 9.4.5:4.</p>
<p>PO₁₂₃ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.</p>	<p>AO_{13.1} Where facilitating urban residential development, lots are consistent with an approved master plan and comply with AO_{12.12}.</p> <p>AO_{13.12} Otherwise Lots in the Emerging Community Zone have the minimum area <u>and frontage</u> as shown in Table 9.4.5:4.</p>
<p>PO₁₄ In the Rural Residential Zone, lot size is consistent with the intended character of the precinct in which the land is located and is of sufficient size to accommodate on-site effluent disposal.</p>	<p>AO_{14.1} Lots have a minimum area as shown in Table 9.4.5:4.</p>
<p>PO₁₃₅ In the Rural Zone, the productive capacity of rural land resources is protected.</p>	<p>AO_{135.1} Lots have a minimum area as shown in Table 9.4.5:4.</p>
Movement network design⁹	
<p>PO₁₄₆ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to:</p> <p>(a) traffic volumes, vehicle speeds and driver behaviour;</p> <p>(b) on street parking;</p> <p>(c) sight distance;</p> <p>(d) provision for public transport routes and stops;</p> <p>(e) provision for pedestrian and cyclist movement, prioritising these where appropriate;</p> <p>(f) provision for waste collection and emergency vehicles;</p> <p>(g) lot access;</p> <p>(h) convenience;</p> <p>(i) public safety;</p> <p>(j) amenity;</p> <p>(k) the incorporation of public utilities and drainage; and</p> <p>(l) landscaping and street furniture.</p>	<p>AO_{146.1} The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>
<p>PO₁₅₇ The road network provides for convenient and safe movement between local streets and higher order roads.</p>	<p>AO_{157.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>

Performance outcomes	Acceptable outcomes
<p>PO₁₆₈ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₇₉ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.</p>	<p>AO_{179.1} Intersections and pedestrian and cyclist crossings are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₂₀₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p>	<p>AO_{2018.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₂₄₁₉ On-road car parking is provided according to projected needs taking into account:</p> <ul style="list-style-type: none"> (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators. 	<p>AO_{24.19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.</p>
<p>PO₂₀₂ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.</p>	<p>AO_{202.1} Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₂₁₃ Rear lanes are designed to:</p> <ul style="list-style-type: none"> (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas. 	<p>AO_{213.1} Rear lanes are designed in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<p>PO₂₂₄ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.</p>	<p>AO_{224.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.</p>

Performance outcomes	Acceptable outcomes
Road design¹⁰	
<p>PO₂₃₅ The geometric design features of each type of road:</p> <ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles. 	<p>AO_{235.1} Design of the roads comply with the SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
Pedestrian and cyclist facilities	
<p>PO₂₄₆ A network of pedestrian and cycle ways is provided having regard to:</p> <ul style="list-style-type: none"> (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility. 	<p>AO_{246.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.</p> <p>AO_{246.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i>.</p>
<p>PO₂₅₇ The alignment of pedestrian paths and cycleways is designed so that they:</p> <ul style="list-style-type: none"> (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements. 	<p>No acceptable outcome is nominated.</p>
<p>PO₂₆₈ Safe street crossings are provided for pedestrians and cyclists across major roads.</p>	<p>AO_{268.1} Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – <i>Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General</i>.</p>
Public transport	
<p>PO₂₇₉ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₃₀₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	<p>AO_{3028.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.</p>
<p>PO₃₄₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	<p>No acceptable outcome is nominated.</p>
Open Space Network	
<p>PO₃₀₂ Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <ul style="list-style-type: none"> (a) small local parks, which are designed to: <ul style="list-style-type: none"> (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: <ul style="list-style-type: none"> (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: <ul style="list-style-type: none"> (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: <ul style="list-style-type: none"> (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values. 	<p>AO_{302.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan¹¹.</p>

Performance outcomes	Acceptable outcomes
<p>PO₃₁₃ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan¹² the design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity. 	<p>AO_{313.1} The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <p>AO_{3123.4} The public park meets the standards identified in Table 9.4.5:3.</p>
<p>PO₃₂₄ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features. 	<p>No acceptable outcome is nominated.</p>
Amenity	
<p>PO₃₃₅ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.¹³</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₃₄₆ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₃₅₇ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>AO_{357.1} Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet:</p> <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met through the use of measures such as: <ul style="list-style-type: none"> (i) landscaping and open space; (ii) setbacks; (iii) the orientation of lots away from the industrial area; (iv) barriers, mounds and fencing; and/or (v) screening.
Safety and security	
<p>PO₃₆₈ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates:¹⁴</p> <ul style="list-style-type: none"> (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks. 	<p>AO_{368.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.</p>
Natural values	
<p>PO₃₇₉¹⁵ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.</p>	<p>AO_{379.1}¹⁶ Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following:</p> <ul style="list-style-type: none"> (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings.
<p>PO₄₀₃₈ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₄₄₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.</p>	<p>No acceptable outcome is nominated.¹⁷</p>
Climatic response	
<p>PO₄₀₂ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.</p>	<p><i>In partial compliance with the performance outcome:</i> AO_{402.1} Neighbourhoods are generally designed so that:</p> <ul style="list-style-type: none"> (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. <p>AO_{402.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.</p>
Services	
<p>PO₄₁₃ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure. 	<p>No acceptable outcome is nominated.¹⁸</p>
Noise Impacts¹⁹	
<p>PO₄₂₄ Lots are of a suitable size and dimensions to facilitate adequate noise management.</p>	<p>AO_{424.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB <i>L</i>A10(18hr).</p> <p>AO_{424.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.</p>

Performance outcomes	Acceptable outcomes
<p>PO₄₃₆ Noise attenuation measures:</p> <ul style="list-style-type: none"> (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and (c) are designed to discourage crime and anti-social behaviour, having regard to: <ul style="list-style-type: none"> (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance. 	<p>No acceptable outcome is nominated.</p>
Air Quality	
<p>PO₄₄₆ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.²⁰</p>	<p>No acceptable outcome is nominated.</p>
Additional requirements for volumetric subdivision	
<p>PO₄₅₆ The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.</p>	<p>No acceptable outcome is nominated.</p>

Table 9.4.5:3 – Open Space Standards

Land characteristic	Recreation Parks			Sports Parks	
	Local	District	Regional	District	Regional
Shape	Square or rectangular with the sides no greater than 2:1.			Square or rectangular to maximise the area available for playing fields.	
Minimum flood immunity	15% of the total area above Q100 and free of hazards.	25% of the total area above Q50 with the main activity area/s above Q100.	50% of the total area above Q50 with the main activity area/s above Q100 and free of hazards.	Free of hazards with 90% of the land above Q20. All fields/courts above Q50. All facilities above Q100.	Free of hazards with 90% of the land above Q20. All fields/courts above Q50. All built facilities above Q100.
Maximum grade	1:10 for 80% of the area of the park (i.e. a maximum of 20% of the land may have a greater grade than 1:10).	Average grade of 1:10 for 80% of the area of the park. To facilitate wheelchair access to parks, areas with a grade of 1:14 will also be provided, where possible. Variable topography is satisfactory for the remaining area.	Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder.	1:50 for all planning surfaces.	1:50 for all planning surfaces. Laser levelling to a maximum gradient of planning surface 1:100.
Road frontage and visibility	50% of the park perimeter to have frontage to a local road.	50% of the park perimeter to have frontage to a collector road.	50% of the park perimeter to have road frontage.		

Table 9.4.5:4 – Lot Sizes and Dimensions – requirements for accepted development and assessment benchmarks for assessable development²¹

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺	Minimum Frontage/ Width	Max Frontage to Depth Ratio*	
Low Density Residential	Regular and Corner	Clifford Park Stables Precinct	1,200 m ²	20 m.	1:3	
		Park Residential	2,250 m ²	20 m.	1:3	
		All other circumstances	500 m ²	15 m.	1:5	
	Hatchet	Clifford Park Stables	1,200 m ²	6m/20 m.	1:3	
		Park Residential	2,250 m ²	8m/20 m.	1:3	
	Community Title Scheme	Clifford Park Stables	1,200 m ² (except for communal lots).	20 m.	No Acceptable Measure Prescribed	
		All other circumstances	500 m ² (except for communal lots).	15 m.	No Acceptable Measure Prescribed	
	Low – medium Density Residential	Regular and corner	All	No minimum lot size	20 m.	1:3
Slope [#] <6%				300 m ²	10 m.	1:5
Slope [#] 6-8%				800 m ²	25 m.	
Slope [#] >8%				1,000 m ²	30 m.	
Hatchet		All	Slope [#] <6%	500 m ²	6 m/15 m.	1:5
			Slope [#] 6-8%	800 m ²	6 m/25 m.	
			Slope [#] >8%	1,000 m ²	6 m/30 m.	
Community Title Scheme		All	No minimum lot size	20 m.	1:3	
Zone(s)		Lot Type	Precinct(s)	Minimum Lot Area/Max Density⁺	Minimum Frontage/ Width	Max Frontage to Depth Ratio*

Principal Centre	Regular and corner	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Community Title Scheme	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
Major Centre	All	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
District Centre					
Local Centre					
Mixed Use					
Specialised Centre					
Open Space	All	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
Sport and Recreation					
Community Facilities	All	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺	Minimum Frontage/Width	Max Frontage to Depth Ratio*
Low Impact Industry Medium Impact Industry High Impact Industry Extractive Industry	Regular and Corner	Wellcamp Low Impact Industry	2 ha.	No Acceptable Measure Prescribed	1:2
		General Industry	2 ha.	No Acceptable Measure Prescribed	1:2
		Transport and Warehousing	5 ha.	No Acceptable Measure Prescribed	1:2
		Intermodal Facility	2 ha.	No Acceptable Measure Prescribed	1:2
		Heavy Industry	10 ha (except for communal lots).	No Acceptable Measure Prescribed	1:2
		Quarry / Extractive Industry	10 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		All other circumstances	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Zone (s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺	Minimum Frontage/Width	Max Frontage to Depth Ratio*
Rural Residential	Regular and Corner	4000 m ²	4000 m ²	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		1 Hectare	1 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		2 Hectare	2 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet	Hatchet lots do not occur within Rural Residential Zone			
	Community Title Scheme	4,000m ²	4,000 m ²	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		1 hectare	1 ha (except for communal lots).	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		2 hectare	2 ha (except for communal lots).	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Rural	Regular and Corner	100 hectare	100 ha.	125 m.
200 hectare			200 ha.	250 m.	No Acceptable Measure Prescribed
Hatchet		Hatchet lots do not occur within Rural Zone			
Community Title Scheme		100 hectare	100 ha (except for communal lots).	125 m.	No Acceptable Measure Prescribed
		200 hectare	200 ha (except for communal lots).	250 m.	No Acceptable Measure Prescribed

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺		Minimum Frontage/ Width	Max Frontage to Depth Ratio*
Emerging Communities	Regular and Corner	All	10 ha (except for communal lots).		75 m.	No Acceptable Measure Prescribed
	Hatchet	Hatchet lots do not occur within the Emerging Communities Zone				
	Community Title Scheme	All	10 ha (except for communal lots).		75 m.	No Acceptable Measure Prescribed
Limited Development (Constrained Land)	All	No acceptable measure prescribed				
	Hatchet	Hatchet lots do not occur within the Limited Development (Constrained Land) Zone.				
Township	Regular and Corner	All (where reticulated wastewater services are provided)	Slope [#] <6 %	500 m ²	15 m.	1:2
			Slope [#] 6-8 %	800 m ²	25 m.	1:2
			Slope [#] >8 %	1,000 m ²	30 m.	1:2
		All (otherwise)	2,000 m ²		No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet	All (where reticulated wastewater services are provided)	Slope [#] <6 %	500 m ²	6m/15 m.	1:2
			Slope [#] 6-8 %	800 m ²	6m/25 m.	1:2
			Slope [#] >8 %	1,000 m ²	6m/30 m.	1:2
		All (otherwise)	2,000m ²		No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Community Title Scheme	All (where reticulated wastewater services are provided)	500 m ² (except for communal lots).		15 m.	No Acceptable Measure Prescribed
		All (otherwise)	2,000 m ² (except for communal lots).		No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Table Explanations:

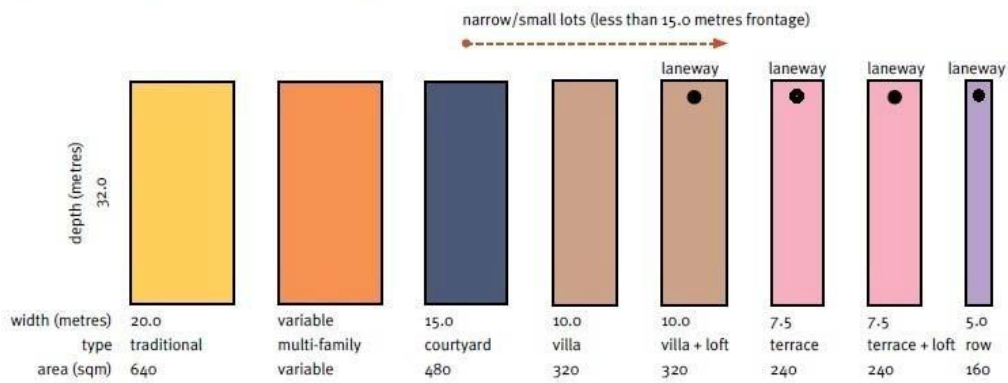
* in the case of Hatchet Lots, the frontage to depth ratio is the width to depth ratio, disregarding the access strip frontage.

across allotment slope.

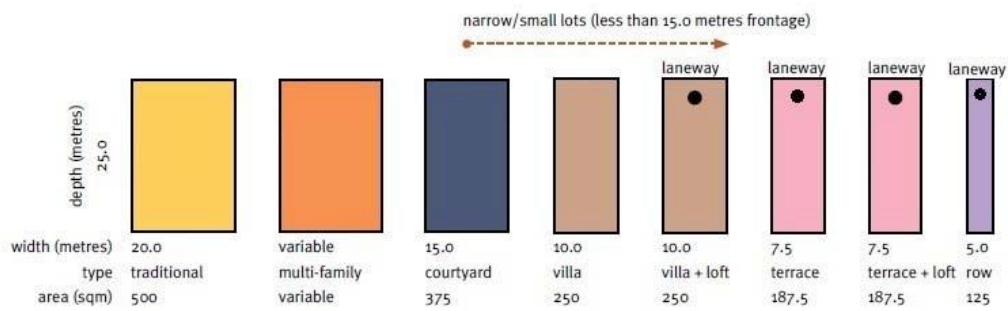
+ for hatchet shaped lots the minimum lot area does not include the access strip.

Examples of Lot Shapes and Dimensions (PO9)

Typical lot shapes and dimensions - 32.0 metres deep



Typical lot shapes and dimensions - 25.0 metres deep



Source: Urban Land Development Authority Guideline No. 1 - Residential 30 (page 15)

9.4.6 Transport, Access and Parking Code

9.4.6.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Transport, Access and Parking Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

9.4.6.2 Purpose

- (1) The purpose of the Transport, Access and Parking Code is to ensure development makes appropriate provision for transport, access, parking, servicing and end of trip facilities to meet the needs of development and facilitate, as far as practicable, an environmentally sustainable transport network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the function, safety and efficiency of the transport network is protected or improved;
 - (b) transport network infrastructure is designed for, in order of priority, pedestrians, cyclists, public transport and private vehicles;
 - (c) pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety and convenience within a development site and on-site facilities are integrated with external walking and cyclist networks and public transport nodes;
 - (d) the use of public transport is facilitated wherever practicable;
 - (e) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and to meet the reasonable demands generated by the development;
 - (f) access, parking, servicing and associated manoeuvring areas do not detract from streetscape character and are designed to discourage crime and anti-social behaviour;
 - (g) adverse impacts on the environment and sensitive receptors are avoided; and
 - (h) road layout provides for safe and practical connectivity with adjoining land.²²

Editor's note: — Vehicular access points to State-controlled roads require approval under the *Transport Infrastructure Act 1994*. Access approvals to the State-controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.

9.4.6.3 Assessment benchmarks for assessable development

Table 9.4.6:1 – Transport, Access and Parking Code – [Requirements for accepted development and assessment benchmarks for assessable development](#)~~assessment benchmarks for assessable development~~

Performance outcomes	Acceptable outcomes
Driveway Crossovers	
<p>PO₁ Vehicular access arrangements:</p> <ul style="list-style-type: none"> (a) are appropriate for: <ul style="list-style-type: none"> (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road; (b) minimise any potentially adverse impact on: <ul style="list-style-type: none"> (i) the safety and efficiency of the road; (ii) the integrity of any infrastructure within the road reserve; and (iii) the safety of access to adjacent properties; and (c) protect the amenity of premises in the vicinity. <p><i>Note: Access to State-controlled Roads requires the approval of the Department of Transport and Main Roads.</i></p>	<p>AO_{1.1} Other than for a Dwelling House, Dual Occupancy, Home-based Business, vehicular access to a Council-controlled road is provided in accordance with Australian Standard AS 2890.1 – <i>Off Street Car Parking</i> (and Australian Standard AS 2890.2 where relevant).</p> <p>AO_{1.2} Where the vehicular access is for a Dwelling House, Dual Occupancy or Home-based Business, the driveway crossover:</p> <ul style="list-style-type: none"> (a) is not: <ul style="list-style-type: none"> (i) a second property access; (ii) located on a bend in the road of more than 45°; or (iii) to a State-controlled Road or a road with bluestone kerbing; (b) is not within: <ul style="list-style-type: none"> (i) 25m of a signalised road intersection; (ii) 20m of an unsignalised road intersection in an industrial or Centre’s zone or 10m otherwise;

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (iii) 2m of any adjoining property access, including shared property accesses, at the property line; (iv) 1m of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset; or (v) the outer canopy of any street tree. <p>(c) does not:</p> <ul style="list-style-type: none"> (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (iii) require removal or modification of any existing bluestone kerbing; (iv) require any change to existing footpath/verge profiles; (v) have access restricted by an access restriction strip or link reserve; or (vi) access an unformed or unkerbed road; <p>(d) is constructed of gravel (but only in a non-urban zone), reinforced concrete, bitumen or pavers; and</p> <p>(e) is provided in accordance with the relevant diagram in SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.</p>
<u>Car Parking Provision</u>	
<p><u>PO₂</u> Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and 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.</p> <p><i>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</i></p>	<p><u>AO_{2.1}</u> Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of:</p> <ul style="list-style-type: none"> (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling. <p><u>AO_{2.2}</u> Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.</p> <p><i>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</i></p> <p><i>Note: If the number of car parking spaces calculated in accordance with AO2.1 and AO2.2 is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</i></p> <p><i>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</i></p>

Table 9.4.6:2 – Transport, Access and Parking Code – assessment benchmarks for assessable development²³

Performance outcomes	Acceptable outcomes
Transport Network²⁴	
<p>PO₁ The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in <i>SC 6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₂ Development does not compromise the orderly provision or upgrading of the transport network.²⁵</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₃ Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land.²⁶</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₄ Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of mid-block connections which are safe, functional and legible for potential users.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₅ Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to:²⁷</p> <ul style="list-style-type: none"> (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings. 	<p>AO_{5.1} Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i>.</p>

Performance outcomes	Acceptable outcomes
PO ₆ Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.	No acceptable outcome is nominated.
Access	
PO ₇ Vehicle access arrangements and queuing areas are appropriate for: <ul style="list-style-type: none"> (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network. 	AO _{7.1} Access driveways and queuing areas are located and designed in accordance with the provisions of Australian Standard AS 2890.1 <i>Part 1: Off Street Carparking</i> .
PO ₈ Access arrangements minimise any adverse impact on: <ul style="list-style-type: none"> (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists; (c) the safety and convenience of access to adjacent properties; (d) the amenity of premises in the vicinity; and (e) street trees in the road reserve. 	No acceptable outcome is nominated.
PO ₉ Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick-up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle.	No acceptable outcome is nominated.
PO Where set-down and pick-up facilities for bus, taxis or private vehicles are provided as part of development they are: <ul style="list-style-type: none"> (a) safe for pedestrians, cyclists and vehicles; (b) conveniently connected to the main component of the development by pedestrian pathway; and (c) designed to provide for pedestrian priority and clear sightlines. 	AO Bus pick-up/set-down areas: <ul style="list-style-type: none"> (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses; (c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained. AO Car and taxi pick-up/set-down areas: <ul style="list-style-type: none"> (a) allow a car to manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting cars; (c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.

Performance outcomes	Acceptable outcomes
Pedestrian and Cycle Facilities	
<p>PO₁₀ Provision is made for the safe and convenient movement of pedestrians on site and external to the site, having regard to desire lines, legibility, weather protection and the needs of people with disabilities.</p>	<p>AO_{10.1} Pedestrian pathways and crossings are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.</p> <p>AO_{10.2} Access for cyclists and pedestrians is clearly distinguished from vehicle access.</p> <p>AO_{10.3} Pedestrian paths of a minimum width of 1.5m are provided through each car parking row and connect to the main entrance(s) to the building(s).</p>
<p>PO₁₁ Provision is made for safe and convenient cycle movement to the site and within the site having regard to desire lines, users' needs and legibility.</p>	<p>AO_{11.1} Shared paths and on-road cycle lane facilities are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards Roads and Drainage Infrastructure</i>.</p>
Parking and Circulation	
<p>PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and 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.</p> <p>Note:—Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</p>	<p>AO_{12.1} Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of:</p> <p>(a) Non Residential Use one (1) parking space per 50m² of GFA; and</p> <p>(b) Residential Use one (1) parking space per dwelling.</p> <p>AO_{12.2} Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.</p> <p>Note:—Where a parking rate for a use is unspecified in Table 9.4.6:3 no acceptable outcome is provided).</p> <p>Note:—Parking requirements must be calculated to one decimal place and rounded up or down to the nearest whole number, i.e. where the total is equal to or greater than 0.5 the number is rounded up and where less than 0.5 the number is rounded down. E.g: Total = 12.5 (round up to 13) Total = 12.4 (round down to 12)</p>

Performance outcomes	Acceptable outcomes
<p>PO₁₃ Car parking areas are designed to be:</p> <ul style="list-style-type: none"> (a) clearly defined, marked and signed; (b) convenient, safe and accessible; and (c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for pedestrians movement within car park areas. 	<p>AO_{13.1} The entry to the car park is clearly signposted.</p> <p>AO_{13.2} Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use.</p> <p>AO_{13.3} Visitor or customer parking spaces are located in the most accessible position to the main entrance of the building and signed as such.</p> <p>AO_{13.4} Unless otherwise specified in another code relevant to the development, 60% of the parking spaces for non-residential development are clearly visible from the street.</p> <p>AO_{13.5} Public Safety:</p> <ul style="list-style-type: none"> (a) The car park is located where it can be monitored by passers-by or the occupiers of the development. (b) Where the car park is open to the public at night, lighting is provided throughout the car park and along pedestrian access paths in compliance with Australian Standard AS 1158.3.1 – <i>Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>. (c) Except in the case of residential development: <ul style="list-style-type: none"> (i) where the car park is not required at night, entry to the car park is physically restricted; and (ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light. (d) Landscaping throughout the car park is provided in a manner, as indicated in the Landscaping Code that allows surveillance and minimises the risk of crime.
<p>PO₁₄ Car parking areas are designed to provide spaces which meet the needs of people with disabilities.</p>	<p>AO_{14.1} Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard AS2890.1 Part 1: <i>Off Street Carparking</i>.</p> <p>AO_{14.2} Car parking spaces for people with disabilities are located as near as possible to the entrance or entrances of the facility or use they serve.</p> <p>AO_{14.3} Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard AS2890.1 Part 1: <i>Off Street Carparking</i>.</p> <p>AO_{14.4} Pathways and ramps between parking areas and the entrances to buildings are designed in accordance with the provisions of Australian Standard AS1428.1: <i>Design for Access and Mobility</i>.</p> <p>AO_{14.5} Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian Standard AS1428.1: <i>Design for Access and Mobility</i>.</p> <p>AO_{14.6} The sign is readily visible from a vehicle at the entrance to the carpark, or guide signs are provided to indicate the direction of the disabled parking spaces.</p>

Performance outcomes	Acceptable outcomes
<p>PO₁₅ Car parking areas for non-residential development on a site in, or adjoining, a residential zone, are designed to minimise any adverse impact on the amenity of premises in the vicinity.</p>	<p>For non-residential development on a site in, or adjoining, a residential zone:</p> <p>AO_{15.1} Car parking and driveway areas are setback a minimum distance of 3m from a side boundary that is common with a residential use in a residential zone.</p> <p>AO_{15.2} Landscape planting is used between the car park and driveway areas and the side boundary to soften the visual impacts of car park areas and to provide shade.</p> <p>AO_{15.3} An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.</p>
<p>PO₁₆ Car parking and associated access arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.</p>	<p>AO_{16.1} Car parking is provided either at the rear of the development or beneath buildings.</p>
<p>PO₁₇ Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.</p>	<p>AO_{17.1} Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.</p>
<p>PO₁₈ Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.</p>	<p>AO_{18.1} Aesthetics, glare, heat absorption and re-radiation.</p> <p>(a) Landscaping is provided throughout the car park in the manner and at the rate indicated in the Landscaping Code; and</p> <p>(b) Unless otherwise specified in a zone, precinct or use code, where the car park adjoins a street frontage, or a boundary with a Residential or other sensitive land use, a landscaped strip of minimum 3 m width is provided along the frontage/boundary.</p>
<p>PO Any parking, access and any other vehicle access/manoeuvring areas incorporate design measures to avoid dust nuisance to surrounding properties.</p>	<p>AO Car parking, access and any other vehicle access/manoeuvring areas vehicle manoeuvring areas are imperviously sealed.</p>
<p>PO Noise impacts from vehicle movement areas on any adjoining residential or other sensitive land use are mitigated.</p>	<p>AO A solid, good quality brick, timber or masonry fence of a minimum 1.8m height is constructed between any vehicle movement areas and a boundary to an adjoining residential or other sensitive land use.</p>
<p>PO₁₉ Any part of the parking area designated as a vehicle cleaning or repair area is designed and constructed to avoid adverse impact on water quality or Council's wastewater or stormwater infrastructure.</p>	<p>AO_{19.1} The development is capable of meeting the requirements of Council's <i>Trade Waste Policy</i> and the Trade Waste Environmental Management Plan.</p>

Performance outcomes	Acceptable outcomes
Servicing	
<p>PO₂₀ Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <p>(a) is adequate to meet the demands generated by the development;</p> <p>(b) is able to accommodate the design service vehicle requirements; and</p> <p>(c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.</p>	<p>AO_{20.1} The service bays provided and access to them, can accommodate, at any one time, the types and numbers of service vehicles detailed in Table 9.4.6:3.</p> <p>AO_{20.2} Service bays provided wholly or partly within a building are physically separated from the rest of the buildings floor space in manner that makes it impractical to use them as storage or work areas.</p> <p>AO_{20.3} The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 – 1989 – <i>Off Street Parking – Commercial Vehicle Facilities</i>.</p> <p>AO_{20.4} Vehicles being loaded or unloaded with goods stand completely on-site and do not impede access to more than 6 parking spaces or 50% of the on-site parking spaces (whichever is the lesser) while doing so.</p> <p>AO_{20.5} Service vehicles can enter and leave the site in a forward gear.</p>
<p>PO₂₁ Refuse collection vehicles are able to access on-site refuse collection facilities.</p>	<p>AO_{21.1} Where an on-site refuse area is provided, access and manoeuvring areas are designed and provided to enable access by refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates.</p>
<p>PO₂₂ Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₂₃ Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.</p>	<p>AO_{23.1} Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape.</p>

Table 9.4.6:3 – ~~Car Parking~~ Vehicle Provision Rates

For the purpose of interpreting Columns 2 and 3 – ~~Service Vehicle Provision Rate~~ – the following definitions apply:

- (1) 'No specific rate' – means the required number of parking spaces (or facilities for service vehicles) will be based on the circumstances of the specific proposal and assessed against the Performance Criteria and information provided with the application.
- (2) Where the calculated number of vehicle parking spaces is not a whole number, the required number of vehicle parking spaces to be provided is rounded-up to the next highest whole number;
- (3) Where development involves two or more uses on the same premises, vehicle parking demand is calculated by totalling the requirements for each use;
- ~~(4)~~(4) When calculating car parking provision rates, 'Practitioner' and 'Staff' should be considered separate to each other – with 'Practitioner' not being included within the parking provision calculation for 'Staff'"
- ~~(2)~~(5) SRV - means Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – *Off Street Parking – Commercial Vehicle Facilities*).
- ~~(3)~~(6) HRV - means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – *Off Street Parking – Commercial Vehicle Facilities*).
- ~~(4)~~(7) AV - means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – *Off Street Parking – Commercial Vehicle Facilities*).

Development	Parking Rates	Service Vehicle Provision Rate
Adult Store	One (1) space per 25m ² GFA.	(1) Less than 500m ² GFA – 1 HRV. (2) 500m ² – 1,999m ² GFA – 1 AV. (3) 2,000m ² GFA plus – No specific rate.
Agricultural Supplies Store	One (1) space per 25m ² GFA.	1 AV.
Air Services	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Animal Husbandry	No Parking Rate Nominated.	No specific rate.
Animal Keeping	One (1) space per employee 'Full Time Equivalent' (FTE) FTE staff plus five (5) spaces.	Nil.
Aquaculture	One (1) space per employee (FTE) FTE staff .	No specific rate.
Bar	One (1) space per 25m ² GFA.	No specific rate.
Bulk Landscape Supplies	One (1) space per 200m ² of total use area with a minimum of four (4) spaces.	1 AV.
Car Wash	One (1) space per 25m ² GFA.	Nil.
Caretaker's Accommodation	Two (2) parking spaces.	Nil.
Cemetery	30 spaces plus one (1) space per two (2) employees (FTE) FTE staff on the premises at any one time.	Nil.
Child Care Centre	One (1) space per five (5) children. <u>One (1) space per seven (7) children enrolled, plus one (1) space per FTE staff.</u>	Nil.
Club	0.3 space per patron.	1 SRV.
Community Care Centre	Applicant to provide parking report justifying proposed provision of parking.	Nil.
Community Residence	Two (2) parking spaces.	Nil.
Community Use	0.4 space per patron.	No specific rate.
Crematorium	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Cropping	No Parking Rate Required.	Nil.
Detention Facility	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Dual Occupancy	Two (2) parking spaces per dwelling.	Nil.
Dwelling House	Two (2) parking spaces.	Nil.

Development	Parking Rates	Service Vehicle Provision Rate
Dwelling Unit	One (1), per one (1) and two (2) bedroom unit plus two (2) for each unit of three (3) or more bedrooms.	Nil.
Educational Establishment	<p><u>Preparatory - One (1) space per seven (7) children enrolled, plus one (1) space per FTE staff.</u></p> <p><u>Primary – One (1) space per ten (10) students plus 1 space per FTE staff. The visitor parking can be provided as a set-down per pick-up area (20% of short term parking);</u></p> <p><u>Secondary – One (1) space per ten (10) year 12 students; plus, a set-down per pick-up area for visitors and one (1) space per FTE staff;</u></p> <p><u>Tertiary – One (1) space per FTE staff; plus, one (1) space per ten (10) students.</u>Primary – one (1) per employee (FTE).</p> <p>Secondary – 1.2 per employee (FTE).</p> <p>Tertiary - 0.5 per employee (FTE) PLUS one (1) space per 10 students (FTE).</p>	1 SRV.
Emergency Services	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Extractive Industry	Applicant to provide parking report justifying proposed provision of parking.	Nil.
Food and Drink Outlet	<u>One (1) space / 20m² GFA; plus queueing area for ten (10) vehicles for any drive-through facility from the collection point.</u> One (1) space per 25m² GFA.	1 SRV.
Function Facility	0.4 space per patron.	No specific rate.
Funeral Parlour	0.3 space per seat or to each square metre of GFA whichever is greater.	1 SRV.
Garden Centre	10% of site area.	1 HRV.
Hardware And Trade Supplies	One (1) space per 40m ² GFA.	<p>(1) Less than 1,000m² GFA – One (1) HRV.</p> <p>(2) 1,000m² – 1,999m² GFA – One (1) AV.</p> <p>(3) 2,000m² GFA plus – No specific rate.</p>
Health Care Services	<u>One (1) space per FTE staff, plus three (3) visitors spaces per FTE practitioner.</u> Five (5) spaces for each practitioner on the premises at any one time.	One (1) ambulance vehicle pick-up and set-down space if more than two (2) practitioners work from the site at any one time.
High Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m ² GFA.	<p>(1) 0 – 999m² GFA: One (1) HRV.</p> <p>(2) 1,000m² – 2000m² GFA: One (1) AV.</p> <p>(3) 2,000m² GFA: No specific rate.</p>

Development	Parking Rates	Service Vehicle Provision Rate
Home Based Business	One (1) space per non-resident employee (FTE) <u>FTE staff</u> .	Nil.
Hospital	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Hotel	0.4 space per patron.	1 AV.
Indoor Sport And Recreation	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Intensive Animal Industries	No Parking Rate Required.	No specific rate.
Intensive Horticulture	One (1) space per employee <u>staff</u> .	No specific rate.
Landing	No Parking Rate Required.	Nil.
Low Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m ² GFA.	(1) 0 – 999m ² GFA: One (1) HRV. (2) 1,000m ² – 2,000m ² GFA: One (1) AV. (3) 2,000m ² GFA: No specific rate.
Major Electricity Infrastructure	No Parking Rate Required.	No specific rate.
Major Sport, Recreation And Entertainment Facility	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Market	Eight (8) spaces per 100m ² of stall area (excluding access paths).	No specific rate.
Medium Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m ² GFA.	(1) 0 – 999m ² GFA: One (1) HRV. (2) 1,000m ² – 2,000m ² GFA: One (1) AV. (3) 2,000m ² GFA: No specific rate.
Motor Sport Facility	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Multiple Dwelling	One (1) space per one (1) and two (2) bedroom dwelling, two (2) spaces for each dwelling with three (3) or more bedrooms and one (1) visitor space for every five (5) dwellings of developments of five (5) or more dwellings.	1 SRV where more than 10 units.
Nature-based Tourism	No Parking Rate Required.	No specific rate.
Nightclub Entertainment Facility	One (1) space per 5m ² GFA; plus 0.5 space per staff member (FTE) <u>FTE</u> .	No specific rate.
Non-resident Workforce Accommodation	No Parking Rate Required.	Nil.

Development	Parking Rates	Service Vehicle Provision Rate
Office	3.5 spaces per 100m ² GFA.	(1) Less than 200m ² GFA – Nil. (2) 200m ² – 999m ² GFA – One (1) AV. (3) 1,000m ² GFA plus – No specific rate.
Outdoor Sales	One (1) space per 150m ² of total use area.	1 AV.
Outdoor Sport And Recreation	Applicant to provide parking report justifying proposed provision of parking.	Nil.
Outstation	No Parking Rate Required.	Not Applicable.
Park	No Parking Rate Required.	Nil.
Parking Station	No Parking Rate Required	Not Applicable.
Permanent Plantations	No Parking Rate Required.	Nil.
Place Of Worship	<u>One (1) space per 10m² GFA, OR one (1) space per ten (10) seats (or part thereof), whichever is the greater.</u> One (1) space per 10m² GFA.	1 SRV.
Relocatable Home Park	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contain five (5) or more dwellings.	No specific rate.
Renewable Energy Facility	No Parking Rate Required.	No specific rate.
Residential Care Facility	0.3 space per lodging room.	No specific rate.
Resort Complex	One (1) space per unit plus 50% of the requirement for each ancillary use.	1 SRV.
Retirement Facility	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where development contains five (5) or more dwellings.	No specific rate.
Roadside Stalls	No Parking Rate Required.	Nil.
Rooming Accommodation	0.5 space per Rooming Unit, plus 0.25 visitor space per Rooming Unit, plus one (1) space for an on-site manager (if applicable).	Nil.
Rural Industry	One (1) space per 100m ² GFA.	(1) 0 – 999m ² GFA: One (1) HRV. (2) 1,000m ² – 2,000m ² GFA: One (1) AV. (3) 2,000m ² GFA: No specific rate.
Rural Worker's Accommodation	No Parking Rate Required.	Nil.
Sales Office	Two (2) spaces per dwelling.	Nil.

Development	Parking Rates	Service Vehicle Provision Rate
Service Industry	One (1) space per 100m ² GFA.	(1) Less than 500m ² GFA – One (1) HRV. (2) 500m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Service Station	One (1) space per 25m ² GFA.	1 AV.
Shop	One (1) space per 25m² GFA. <u>One (1) space per 20m² GFA.</u>	(1) Less than 500m ² GFA – One (1) HRV. (2) 500m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Shopping Centre	3.5 spaces per 100m ² GFA.	No specific rate.
Short-Term Accommodation	One (1) space per unit plus 50% of the requirement for each ancillary use.	1 SRV.
Showroom	One (1) spaces per 40m ² GFA.	(1) Less than 1,000m ² GFA – One (1) HRV. (2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Substation	No Parking Rate Required.	No specific rate.
Telecommunications Facility	No Parking Rate Required.	No specific rate.
Theatre	0.4 spaces per patron.	No specific rate.
Tourist Attraction	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Tourist Park	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contains five (5) or more dwellings.	1 SRV.
Transport Depot	One (1) car space for every truck space; plus one (1) space per every two (2) non-driver employees <u>staff</u> .	No specific rate.
Utility Installation	No Parking Rate Required.	No specific rate.
Veterinary Services	Five (5) spaces for each practitioner (FTE) on the premises at any one time. <u>One (1) space per FTE staff, plus 3 visitors spaces per FTE practitioner.</u>	1 SRV.
Warehouse	1.5 spaces per 100m ² GFA.	(1) 0 – 999m ² GFA: One (1) HRV. (2) 1,000m ² – 2,000m ² GFA: One (1) AV. (3) 2,000m ² GFA: No specific rate.
Wholesale Nursery	One (1) space per 100m ² of total use area.	1 HRV.

Development	Parking Rates	Service Vehicle Provision Rate
Winery	One (1) space per 25m ² of retail GFA plus three (3) spaces per 100m ² of manufacturing GFA.	No specific rate.

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Schedule 1 Definitions^{1,2}

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in Table SC1.2:2 column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2:1—Index of administrative definitions

Index for administrative definitions ³		
<ul style="list-style-type: none"> • Adjoining Premises • Advertising Device • Affordable Housing • All weather access • Average Width • Base Date • Basement • Boundary Clearance • Building Height • Commercial Area • Community Area • Demand Unit • Development Footprint • Domestic Outbuilding • Dwelling • Full Time Equivalent (FTE) 	<ul style="list-style-type: none"> • Gross Floor Area • Ground Level • Household • Industrial Area • Minor Building Work • Minor Electricity Infrastructure • Net Developable Area • Netserv Plan • Non-resident Workers • Other Area • Outermost Projection • Planning Assumptions • Plot Ratio • Practitioner • Projection Area(s) 	<ul style="list-style-type: none"> • Residential Area • Rural Area • Secondary Dwelling • Setback • Service Catchment • Site • Site Cover • Staff • Storey • Temporary Use • Ultimate Development • Urban Purposes

¹ Amended on 3 July 2017

² Amended on 4 August 2014

³ Amended on 27 April 2018

Table SC1.2:2—Administrative definitions⁴

Column 1 Administrative Term	Column 2 Definition
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	advertising device- (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
All weather access	an access remaining trafficable to two wheel drive vehicles in most weather conditions.
Average width	average width, of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	boundary clearance means the distance between a building or structure on premises and the boundary of the premises measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. Examples— 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.

⁴ Amended on 27 April 2018

Building height	<p>building height, of a building, means—</p> <p>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</p> <p>(b) the number of storeys in the building above ground level.</p>
Commercial Area	land, other than a road reserve, within the Principal Centre Zone, Major Centre Zone, District Centre Zone, Local Centre Zone, Mixed Use Zone (all precincts) or Specialised Centre Zone (Specialist Retail Centre Precinct).
Community Area	land, other than a road reserve, within the Community Facilities Zone (all precincts), Open Space Zone (excluding the State Government Conservation and Forestry Precinct) or Sport and Recreation Zone.
Demand unit	demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Development footprint	<p>development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <p>(a) buildings or structures, measured to their outermost projection; or</p> <p>(b) landscaping or open space; or</p> <p>(c) facilities relating to the development; or</p> <p>(d) on-site stormwater drainage or wastewater treatment; or</p> <p>(e) a car park, road, access track or area used for vehicle movement; or</p> <p>(f) another area of disturbance.</p>
Domestic outbuilding	<p>domestic outbuilding means a non-habitable class 10a building that is—</p> <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is.</p>
Dwelling	<p>dwelling means all or part of a building that—</p> <p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <p>(i) food preparation facilities; and</p> <p>(ii) a bath or shower; and</p> <p>(iii) a toilet; and</p> <p>(iv) a wash basin; and</p> <p>(v) facilities for washing clothes.</p>
<u>Full Time Equivalent (FTE)</u>	<p><u>FTE – ‘full time equivalent’ is a measure of the total combined staff resources used. Staff hours are converted to ‘full-time equivalent’ and are calculated based on the equivalent of 1 person working full-time 35hour week.</u></p> <p><u>Example of FTE calculation</u></p> <p><u>Where there are 25 staff employed and</u></p> <ul style="list-style-type: none"> <u>• 15 work full-time – 35 hours or more/week = 15 FTE</u> <u>• 5 work part-time - 25 hours/week = 3.6 FTE [(5x25)/35]</u> <u>• 5 work casual - 10 hours/week = 1.4 FTE [(5x10)/35]</u> <p><u>FTE is 20 (*calculations rounded up to the nearest single decimal place)</u></p>

Gross floor area	gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	ground level means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	household means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Industrial Area	land, other than a road reserve, within the Low Impact Industry Zone, Medium Impact Industry Zone, High Impact Industry Zone, Rural Zone (Heinemann Road Transport Precinct) or Extractive Industry Zone.
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	minor electricity infrastructure means development stated in the Planning Regulation 2017, schedule 6 section 26(5)..
Net developable area	net developable area, for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint including, for example a constraint relating to acid sulfate soils, flooding or slope,
Non-resident worker	non-resident worker means a person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements
Other Area	land, other than a road reserve, not within a Commercial Area, Residential Area, Rural Area or Community Area.
Outermost projection	outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.

Planning assumption	planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
<u>Practitioner</u>	<p>Means a person who uses the skills and knowledge of their profession, as defined and including those listed by the Australian Bureau of Statistics Stand Classification of Occupations, Sub-Major Group 23 – Health Professionals, to administer to or treat customers, clients or patients, whether remunerated or not.</p> <p><i>Note—As defined by the Australian Bureau of Statistics, a practitioner “diagnoses and treats physical and mental illnesses and conditions, and recommends, administers, dispenses and develops medications and treatment to promote or restore good health”. This includes, but is not limited to, the following professions: acupuncturists, audiologists, chiropractors, doctors, dentists, dental nurses, dietitians, masseuse, massage therapist, medical imaging professionals (e.g. radiographers, sonographers), naturopaths, nurses, pharmacists, optometrists, physiotherapists, psychologists, veterinarians and veterinarian nurses.</i></p>
Projection area	projection area means a part of the local government area for which the local government has carried out demand growth projection.
Residential Area	land, other than a road reserve, within the Low Density Residential Zone (all precincts) and Low-Medium Density Residential Zone (all precincts).
Rural Area	land, other than a road reserve, within the Rural Zone (excluding the Heinemann Road Transport Precinct), Open Space Zone (State Government Conservation and Forestry Precinct) or Rural Residential Zone (all precincts).
Secondary dwelling	secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	service catchment means an area serviced by an infrastructure network.
Setback	setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	<p>site, of development, means the land that the development is to be carried out on.</p> <p>Examples—</p> <p>1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.</p> <p>2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</p>

Site cover	<p>site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <p>(a) in a landscaped or open space area, including, for example(a gazebo or shade structure; or</p> <p>(b) a basement that is completely below ground level and used for car parking; or</p> <p>(c) the eaves of a building; or</p> <p>(d) a sun shade.</p>
Staff	<p><u>Staff means any employee (whether full-time, part-time, casual), contractor, contributing family worker, self-employed and volunteer working in a business or organisation including not for profit.</u></p>
Storey	<p>storey—</p> <p>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—</p> <p>(i) a space containing only a lift shaft, stairway or meter room; or</p> <p>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</p> <p>(iii) a space containing only a combination of the things stated in subparagraphs (i) or (ii); or</p> <p>(iv) a basement with a ceiling that is not more than 1m above ground level; and</p> <p>(b) includes—</p> <p>(i) a mezzanine; and</p> <p>(ii) a roofed structured that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</p>
Temporary use	<p>temporary use means a use that—</p> <p>(a) is carried out on a non-permanent basis; and</p> <p>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</p>
Ultimate development	<p>ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purpose	<p>urban purpose means a purpose for which land is used in cities or towns—</p> <p>(a) including residential, industrial, sporting, recreation and commercial purposes; but</p> <p>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</p>
Water netserv plan	<p>water netserv plan means a plan adopted by an SEQ service provider, as defined in the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, under section 99BJ of that Act.</p>

