



# **Toowoomba Regional Planning Scheme Amendment No. 2**





# Toowoomba Planning Scheme Amendment No. 2

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## **Part 1 Preliminary**

### **Clause 1 Short title**

This amendment may be cited as Toowoomba Regional Planning Scheme—Amendment No. 2.

### **Clause 2 Adoption**

Toowoomba Regional Council adopted this planning scheme amendment on the **21 October 2014**.

### **Clause 3 Commencement**

This amendment took effect on the **3 November 2014**.

## **Part 2 Amendment of the Planning Scheme**

### **Clause 4 Amendment of the Planning Scheme**

Toowoomba Regional Planning Scheme is amended in the manner set out in this part.

### **Clause 5 Amendment of Part 5 – Tables of assessment**

(1) Part 5.3.1 (8) –

*omit, insert –*

(8) if an overlay applies refer to Section 5.10 Levels of assessment – Overlays, Table 5.10:1 — Overlays which change the level of assessment, to determine if the overlay further changes the level of assessment.

(2) Part 5.5, Table 5.5:1 to Table 5.5:20 –

*omit, insert –* new Table 5.5:1 to Table 5.5:20 as attached in Appendix A.

(3) Part 5.6, Table 5.6:1 – Reconfiguring a lot –

*omit, insert –* new Table 5.6:1 – Reconfiguring a lot as attached in Appendix A.

(4) Part 5.7, Table 5.7:1 – Building work –

*omit, insert –* new Table 5.7:1 – Building work as attached in Appendix A.

(5) Part 5.8, Table 5.8:1 – Operational work –

*omit, insert –* new Table 5.8:1 – Operational work as attached in Appendix A.

(6) Part 5.9, Table 5.9:1 – Highfields District Local Plan: material change of use –

*omit, insert* – new Table 5.9:1 Highfields District Local Plan: material change of use as attached in Appendix A.

(7) Part 5.9, Table 5.9:3 – Charlton Wellcamp Enterprise Local Plan: material change of use –

*omit, insert* – new Table 5.9:3 Charlton Wellcamp Enterprise Local Plan: material change of use as attached in Appendix A.

(8) Part 5.10, Table 5.10:1 – Assessment criteria for overlays

*omit, insert* – new Table 5.10:1 – Assessment criteria for overlays as attached in Appendix A.

## **Clause 6 Amendment of Part 6 – Zone Codes**

(9) Part 6.2, 6.2.1 to 6.2.2 –

*omit, insert* – new 6.2.1 to 6.2.2 as attached in Appendix B.

(10) Part 6.3, 6.3.1 to 6.3.4 –

*omit, insert* – new 6.3.1 to 6.3.4 as attached in Appendix B.

(11) Part 6.4, 6.4.1 to 6.4.2 –

*omit, insert* – new 6.4.1 to 6.4.2 as attached in Appendix B.

(12) Part 6.5, 6.5.1 to 6.5.3 –

*omit, insert* – new 6.5.1 to 6.5.3 as attached in Appendix B.

(13) Part 6.6, 6.6.1 to 6.6.9 –

*omit, insert* – new 6.6.1 to 6.6.9 as attached in Appendix B.

## **Clause 7 Amendment of Part 7 – Local Plans**

(14) Part 7.1 – 7.1(7)(c)

*insert* – new 7.1(7)(c)(iii) and renumber the following points:

(iii) Wellcamp Low Impact Industry Precinct

(15) Part 7.2, 7.2.3 –

*omit, insert* – new 7.2.3 – Charlton Wellcamp Enterprise Area local plan code as attached in Appendix C.

## **Clause 8 Amendment of Part 8 – Overlays**

(16) Part 8.2, 8.2.2, AO3.1(a) –

*omit* – the term “and” after “minimum”.

(17) Part 8.3, 8.3.3, Diagram 8.3.3:2 –

*omit, insert* – new Diagram 8.3.3:2 – Toowoomba Regional Council Scenic Amenity – Visual Exposure as attached in Appendix D

(18) Part 8.4, 8.4.1 –

*omit, insert* – new 8.4.1 – Regional infrastructure corridors and substation overlay code as attached in Appendix D

**Clause 9 Amendment of Part 9 – Other Codes**

(19) Part 9.3, 9.3.1, 9.3.1.3 – Centre Activities Code, footnote (9) –

*Omit, insert* – the term “short term” to “Short-term”.

(20) Part 9.3, 9.3.4, 9.3.4.3, Table 9.3:4 – Home Based Business – for self and assessable development, cell corresponding to AO7.1 to AO7.6 –

*omit, insert* – new AO7.1 to AO7.8 as attached in Appendix E

(21) Part 9.3, 9.3.7 – Medium Density Residential Code –

*omit, insert* – new 9.3.7 – Medium Density Residential Code as attached in Appendix E

(22) Part 9.3, 9.3.8, 9.3.8.2(1)(d) –

*insert* – “For intensive horticulture, applicants should have regard to the Section 3 of the SPP1/92 – Planning Guidelines – Separating agricultural and residential land uses. For other uses Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 1997 or Environmental Protection (Noise) Policy 1997” as new footnote after Intensive Horticulture in 9.3.8.2(1)(d).

(23) Part 9.3, 9.3.10 – Telecommunications Facility Code –

*omit, insert* – new 9.3.10 – Telecommunications Facility Code as attached in Appendix E

(24) Part 9.4, 9.4.1, 9.4.1.3, Table 9.4.1:2 – Signage Information –

*omit, insert* – new Table 9.4.1:2 – Signage Information as attached in Appendix E.

(25) Part 9.4, 9.4.5, – Reconfiguring a Lot Code

*omit, insert* – new 9.4.5 – Reconfiguring a Lot Code as attached in Appendix E

(26) Part 9.4, 9.4.6, 9.4.6.3, Table 9.4.6:2 – Transport, Access and Parking Code –

*omit, insert* – new Table 9.4.6:2 – Transport, Access and Parking Code for self assessable and assessable development as attached in Appendix E.

(27) Part 9.4, 9.4.7, 9.4.7.2 (1) –

*Omit, insert* – the term “heath” to “health” in 9.4.7.1(1). .

**Clause 10 Amendment of Schedule 2 – Mapping**

(28) Land Use Zones: Clifton 01, Crows Nest 02 to 03, Goombungee 01, Millmerran 01 to 04, Oakey 05 and 08, Pittsworth 01 to 02, T19, T20, T27, T28, T29, T46, T47, T51, T54, T56, T62, T63, T67, T68, T70 and Yarraman 01 to 02 –

omit, insert –

as attached in Appendix F.

(29) Flood Harzard Overlay: FH12 –

omit, insert –

as attached in Appendix F.

# Appendix A



## 5.5 Levels of assessment – Material change of use

The following tables identify the levels of assessment for development in a zone.

**Table 5.5:1 – Low Density Residential Zone<sup>3</sup>**

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

<sup>3</sup> Amended on 3 November 2014

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Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Density Residential Zone 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 District Local Plan Code (where in the Highfields district 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> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:1 – Low Density Residential Zone

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5.5 – Levels of assessment – Material change of use

| Use               | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                   | If located on a Sub-Arterial or Distributor Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Low Density Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club              | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                   | If <u>all of the below are satisfied</u> :<br>(i) the reuse of an existing building used for a business or community activity, <u>excluding Sales Office</u> ;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) the use is not a licensed premises.                                                                                                                                                                                                                                                              | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                   | If located on a Regional Arterial, Sub-Arterial or Distributor Road <u>and not a licensed premises, and</u> :<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;<br><b>AND</b><br><del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del> | Low Density Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Care Centre | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building <u>used for a business or community activity, excluding sales office; and;</u></li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; <b>and</b></li> <li><del>(iii) not located in the Clifford Park Stables Precinct.</del></li> </ul>                                                                                                                                                                                                                                | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment; <b>AND</b></li> <li><del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del></li> </ul> | Low Density Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:1 – Low Density Residential Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of assessment                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use  | <b>Self-assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | If:                                                                                                                                                                                                                                           | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | (i) the reuse of an existing building <u>used for a business or community activity, excluding Sales Office; and;</u>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; <u>and</u>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <del>(iii) not located in the Clifford Park Stables Precinct.</del>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <b>Code assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | If:                                                                                                                                                                                                                                           | Low Density Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                | (i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | (ii) <u>meeting the description listed in the level of assessment column for self-assessment</u> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment; <u>AND</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del>                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Dual Occupancy | <b>Exempt</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | If <u>both dwellings are attached and:</u>                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | (i) not on land located in the Clifford Park Stables Precinct; <u>and/or</u>                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | (ii) not on land located in the Park Residential Precinct.                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <b>Self-assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | If both dwellings are <del>attached</del> <u>detached</u> <u>and:</u>                                                                                                                                                                         | <u>Medium Density Residential Code</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                | (i) <u>not on land located in the Clifford Park Stables Precinct; or</u>                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | (i) <u>not on land located in the Park Residential Precinct.</u>                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <u>OR</u>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <del>both dwellings are detached.</del>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                | <b>Code assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Density Residential Zone Code</p> <p>Medium Density Residential 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 District Local Plan Code (where in the Highfields district 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> |
| Dwelling House | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Dwelling Unit  | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | <p>If:</p> <p>(i) the reuse of an existing building used for a business or community activity, <u>excluding Sales Office</u>; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                               | <p>Low Density Residential Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p>                                                                                          | <p>Low Density Residential Zone 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 District Local Plan Code (where in the Highfields district 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>                                        |
| Food and Drink | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:1 – Low Density Residential Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outlet               | If:<br>(i) located on a Regional Arterial, Sub-Arterial or Distributor Road; and<br>(ii) the reuse of an existing building used for a business activity; and<br>(iii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                           | Low Density Residential Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Health Care Services | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      | If:<br>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office; and</u><br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; <u>and</u><br>(iii) <u>not located in the Clifford Park Stables Precinct.</u>                                                                                                                                                                                                                                             | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      | If:<br>(i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment; <u>and</u><br>(iii) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road.</u> | Low Density Residential Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Home Based Business  | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Density Residential Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                 |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:1 – Low Density Residential Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple Dwelling | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   | If: <ul style="list-style-type: none"> <li>(i) not located in the Clifford Park Stables Precinct <u>or Park Residential Precinct</u>; and</li> <li>(ii) the number of dwellings does not exceed one (1) per 500m<sup>2</sup> of the lot area.</li> </ul>                                                                                                                                           | Low Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Office            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   | If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u>; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; <u>and</u></li> <li><del>(iii) not located in the Clifford Park Stables Precinct.</del></li> </ul>                                                           | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   | <b>Impact assessment</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   | If: <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Park              | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Place of Worship          | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                           | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business or community activity, <u>excluding Sales Office; and</u></li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; <b>and</b></li> <li><del>(iii) not located in the Clifford Park Stables Precinct.</del></li> </ul>                                                                                                                                                                                                                                                                                 | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                           | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment</u> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;</li> </ul> <p><b>AND</b></p> <ul style="list-style-type: none"> <li><del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del></li> </ul> | <p>Low Density Residential Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del></p> |
| Residential Care Facility | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Low Density Residential Zone Code<br/>Medium Density Residential Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>               |
| Retirement Facility       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

Table 5.5:1 – Low Density Residential Zone  
5.5 – Levels of assessment – Material change of use

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use          | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                                                                                                                                  | Low Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Sales Office | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|              |                                                                                                                                  | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|              | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|              | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Density Residential Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)               |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use        | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop       | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|            | <p>If <u>all of the below are satisfied</u>:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u>;</li> <li>(ii) any food preparation area does not exceed 30m<sup>2</sup>;</li> <li>(iii) any additional gross floor area does not exceed 250m<sup>2</sup>; and</li> <li>(iv) <u>the site is</u> located on a Regional Arterial, Sub-Arterial or Distributor Road.</li> </ul>                                                                                                                                                                                                                                                                                                                                     | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Substation | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>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:</u> <ul style="list-style-type: none"> <li><u>(a) the gross floor area exceeds 250m<sup>2</sup>, or</u></li> <li><u>(b) any food preparation area exceeds 30m<sup>2</sup>.</u></li> </ul> </li> <li><u>OR not meeting the description listed in the level of assessment column for self-assessment; or</u></li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></li> </ul> | <p>Low Density Residential Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
|            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.5 – Levels of assessment – Material change of use

Table 5.5.1 – Low Density Residential Zone

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Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

| Use | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Telecommunications Facility | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |
|                             | <u>If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
|                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |
|                             | <p><u>If:</u></p> <p>(i) <u>not increasing the number of Telecommunications facilities on the site, and:</u></p> <p>(a) <u>increasing the height of an existing Telecommunications facility by no more than 5m, or</u></p> <p>(b) <u>replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</u></p> <p><b>OR</b></p> <p>(ii) <u>not meeting the description listed in the level of assessment column for exempt.:</u></p> <p><del>(i) co-located with an existing telecommunications facility; and</del></p> <p><del>(ii) Building height does not exceed the height of the existing structure or 10m above ground level (whichever is greater).</del></p> | Telecommunications Facility Code  |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |
|                             | <b>If:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Low Density Residential Zone Code |

Table 5.5:1 – Low Density Residential Zone  
5.5 – Levels of assessment – Material change of use

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>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</u></p> <p>ii) <u>where the existing Telecommunications facility has a height less-no more than 10m, the new Telecommunications facility has a height less-no more than 10m;</u></p> <p>OR</p> <p><u>if co-located with an existing telecommunication facility and building height exceeds the height of the existing structure or 10m (whichever is greater); or</u></p> <p><u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> <p>(ii)</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 District Local Plan Code (where in the Highfields district 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 | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <u>transmission</u>, storage, generation and/or treatment.</p> <p><b>Code-Impact assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>If:</p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;</u></p> <p><del>(i) not for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</del></p> <p><del>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> | <p>Low-Density Residential Zone 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 District Local Plan Code (where in the Highfields district 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> <p><u>The planning scheme</u></p> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:1 – Low Density Residential Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Veterinary Services                                                                                                                                                           | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                               | If:<br>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                                                                                 | Low Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                               | If:<br>(i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;<br><b>AND</b><br><del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del> | Low Density Residential Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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**Table 5.5:2 – Low-medium Density Residential Zone<sup>4</sup>**

| Use                       | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If:<br>(i) the reuse of an existing building used for a non-residential use of the land, <a href="#">excluding Sales Office</a> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                   | Low-medium Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Child Care Centre         | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low-medium Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

<sup>4</sup> Amended on 3 November 2014

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| Use  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Club | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|      | <p>If <u>all of the below are satisfied</u>:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business or community activity, <u>excluding Sales Office</u>;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) the use is not a licensed premises.</li> </ul>                                                                                                                                                                                                                                                             | Low-medium Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|      | <p>If <u>located on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises, and</u>:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> <p>AND</p> <p><del>(iii) – located on a Regional Arterial, Sub-Arterial or Distributor Road.</del></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 District Local Plan Code (where in the Highfields district 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> |

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

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential

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

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <p><del>If both dwellings are attached and:</del></p> <p><del>(i) not meeting the description listed in the level of assessment column for self-assessment; or</del></p> <p><del>(ii) meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> <p><del>if:</del></p> <p><del>(i) not meeting the description listed in the level of assessment column for self-assessment; or</del></p> <p><del>(ii) meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> | <p><a href="#">Low-medium Density Residential Zone Code</a></p> <p><a href="#">Medium Density Residential Code</a></p> <p><a href="#">Environmental Standards Code</a></p> <p><a href="#">Integrated Water Cycle Management Code</a></p> <p><a href="#">Landscaping Code</a></p> <p><a href="#">Transport, Access and Parking Code</a></p> <p><a href="#">Works and Services Code</a></p> <p><a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a></p> <p><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a></p> <p><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a></p> <p><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Dwelling House | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential

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Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Unit         | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | If:<br>(i) the reuse of an existing building used for a business or community activity, <a href="#">excluding Sales Office</a> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                               | Low-medium Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                            | Low-medium Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)              |
| Food and Drink Outlet | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | If:<br>(i) located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or<br>(ii) both of the following:<br>(a) located on a Regional Arterial, Sub-Arterial or Distributor Road; and<br>(b) involves the reuse of an existing building used for a business activity and no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. | Low-medium Density Residential Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health Care Services | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      | If:<br>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Low-medium Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      | If:<br>(i) <u>located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or</u><br>(ii) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road and not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(iii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u> If:<br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(ii) <u>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u><br>AND<br>(iii) <u>located in the Hospital Support Precinct and building height does not exceed four storeys above ground level; or</u><br>(iv) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road.</u> | Low-medium Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Table 5.5:2 – Low-medium Density Residential

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| Use                              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Home Based Business              | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  |                                                                                                                                  | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low-medium Density Residential Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low-medium Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                 |

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| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple Dwelling | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <p>If:</p> <ul style="list-style-type: none"> <li>(i) in the Regional Residential Precinct and the development does not exceed two storeys above ground level;</li> <li>(ii) in the Urban Consolidation Precinct and the development does not exceed six storeys above ground level;</li> <li>(iii) in the Hospital Support Precinct and the development does not exceed four storeys above ground level; <del>or</del></li> <li>(iv) in the Urban Residential Precinct and the development does not exceed three storeys above ground level; <u>or</u></li> <li>(v) <u>in the Office Residential Precinct and the development does not exceed three storeys above ground level.</u></li> </ul>                                                           | <p>Low-medium Density Residential Zone Code<br/>Medium Density Residential Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Office            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u>; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Low-medium Density Residential Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <p>If <u>in the Office Residential Precinct and:</u></p> <ul style="list-style-type: none"> <li>(i) <del>in the Office Residential Precinct, and not</del> meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <del>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></li> </ul> <p>AND</p> <ul style="list-style-type: none"> <li>(iii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment in the Office Residential Precinct.</u></li> </ul> | <p>Low-medium Density Residential Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>          |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential

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| Use              | Level of Assessment                                                                                                                                                                                                                | Assessment criteria                                                                                                                                                                                                                             |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Park             | <b>Exempt</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                 |
| Place of Worship | <b>Self-assessment</b>                                                                                                                                                                                                             |                                                                                                                                                                                                                                                 |
|                  | If:                                                                                                                                                                                                                                | Low-medium Density Residential Zone Code                                                                                                                                                                                                        |
|                  | (i) the reuse of an existing building used for a business or community activity, <u>excluding Sales Office</u> ; and                                                                                                               |                                                                                                                                                                                                                                                 |
|                  | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                        |                                                                                                                                                                                                                                                 |
|                  | <b>Code assessment</b>                                                                                                                                                                                                             |                                                                                                                                                                                                                                                 |
|                  | If:                                                                                                                                                                                                                                | Low-medium Density Residential Zone Code                                                                                                                                                                                                        |
|                  | (i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or                                                       | Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code                                                                                                                |
|                  | (ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area) |
|                  | <b>AND</b>                                                                                                                                                                                                                         | Glenvale Local Plan Code (where in the Glenvale local plan area).                                                                                                                                                                               |
|                  | <del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del>                                                                                                                                                 | Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                              |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relocatable Home Park     | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                           |                        | Low-medium Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Residential Care Facility | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                           |                        | Low-medium Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retirement Facility   | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                       |                        | Low-medium Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rooming Accommodation | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                       |                        | Low-medium Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Sales Office          | <b>Self-assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                       |                        | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low-medium Density Residential Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|      | <p>If <u>all of the below are satisfied</u>:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u>;</li> <li>(ii) any food preparation area does not exceed 30m<sup>2</sup>;</li> <li>(iii) the gross floor area does not exceed 250m<sup>2</sup>; and</li> <li>(iv) <u>the site is</u> located on a Regional Arterial, Sub-Arterial or Distributor Road <del>or located in the Hospital Support Precinct.</del></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Low-medium Density Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|      | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>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:</u> <ul style="list-style-type: none"> <li>(a) <u>any food preparation area exceeds 30m<sup>2</sup>, or</u></li> <li>(b) <u>the gross floor area exceeds 250m<sup>2</sup>;</u></li> </ul> </li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment, if:</u> <ul style="list-style-type: none"> <li>(i) <del>not meeting the description listed in the level of assessment column for self-assessment; or</del></li> <li>(ii) <del>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></li> </ul> </li> </ul> | <p>Low-medium Density Residential Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                      | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Short-term Accommodation | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          |                                                                                                                                  | Low-medium Density Residential Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation               | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                          | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low-medium Density Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                    |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                 |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m, or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a>    |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <a href="#">Low-medium Density Residential Zone</a> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <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 level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</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 District Local Plan Code (where in the Highfields district 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 | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <u>transmission</u>, storage, generation and/or treatment.</p> <p><b>Code <u>Impact</u> assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Table 5.5:2 – Low-medium Density Residential  
5.5 – Levels of assessment – Material change of use

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>If:</p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</u> If:</p> <p><del>(i) not for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</del></p> <p><del>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> | <p><del>The planning scheme</del> Low-medium Density Residential Zone 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 District Local Plan Code (where in the Highfields district 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> |
| Veterinary Services | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u>; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Low-medium Density Residential Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     | <p><b>Code assessment</b></p> <p>If:</p> <p>(i) <u>located on a Regional Arterial, Sub-Arterial or Distributor Road</u> and not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> <p>AND</p> <p><del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.</del></p>                                                                                     | <p>Low-medium Density Residential Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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>  |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                     | The planning scheme |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:2 – Low-medium Density Residential

**Table 5.5:3 – Principal Centre Zone<sup>5</sup>**

| Use         | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|             | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|             | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |

<sup>5</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bar                          | <b>Exempt</b>                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                                                                                                                                                                                    | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)                                                                                                                                |
| Caretaker's<br>Accommodation | <b>Self-assessment</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              |                                                                                                                                                                                                                                                                                              | Principal Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | If:<br>(i) <del>not meeting the description listed<br/>in the level of assessment<br/>column for self-assessment; or</del><br>(ii) <del>not complying with one or more<br/>self-assessable acceptable<br/>outcomes in the assessment<br/>criteria identified for self-<br/>assessment.</del> | Principal Centre Zone Code<br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management<br/>Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">'State Planning Policy 4/10 Healthy<br/>Waters — Appendix 1 Development<br/>Assessment Code'</a><br><a href="#">Highfields District Local Plan Code<br/>(where in the Highfields district local<br/>plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the<br/>Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area<br/>Local Plan Code (where in the Charlton<br/>Wellcamp Enterprise Area local plan<br/>area)</a> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

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Toowoomba Regional Planning Scheme  
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| Use | Level of Assessment | Assessment criteria |
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|                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                   |                        | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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| Use  | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Club | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | If not meeting the description listed in the level of assessment column for exempt.                                                    | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Care Centre | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                       | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                       | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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| Use           | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | If not meeting the description listed in the level of assessment column for exempt.                                                    | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Unit | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) not located at ground floor.</li> </ul>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>not the reuse of an existing building and not at ground floor level; or</u></li> <li>(ii) <u>all of the below are satisfied:</u> <ul style="list-style-type: none"> <li>(a) <u>the reuse of an existing building; and</u></li> <li>(b) <u>more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</u></li> <li>(c) <u>the use is not at Ground Floor Level. If not meeting the description listed in the level of assessment column for exempt.</u></li> </ul> </li> </ul> | <p>Principal Centre Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Educational Establishment | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Emergency Services        | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           |                                                                                                                                  | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
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| Use                   | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Food and Drink Outlet | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | If not meeting the description listed in the level of assessment column for exempt.                                                    | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Function Facility | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                   | If not meeting the description listed in the level of assessment column for exempt.                                                    | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Funeral Parlour | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                 | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                 | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                 | If not meeting the description listed in the level of assessment column for exempt.                                                    | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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| Use                         | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hardware and Trade Supplies | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                             | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                             | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                             | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone



Toowoomba Regional Planning Scheme  
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| Use                  | Level of Assessment                                                                                                                                                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health Care Services | <b>Exempt</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                                 | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                                                                                   |
| Home Based Business  | <b>Self-assessment</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      |                                                                                                                                                                                                                                                                     | Home Based Business Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | If:<br>(i) <del>not meeting the description listed in the level of assessment column for self-assessment; or</del><br>(ii) <del>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del> | <a href="#">Principal Centre Zone Code</a><br><a href="#">Home Based Business Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</a><br><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> |

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Toowoomba Regional Planning Scheme  
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| Use      | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hospital | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |                                                                                                                                  | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hotel    | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor Sport and Recreation | <b>Exempt</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If not meeting the description listed in the level of assessment column for exempt.                                                 | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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| Use                                 | Level of Assessment                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low Impact Industry                 | <b>Exempt</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     | <b>Code assessment</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                                   | Principal Centre Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |
| Major Electricity<br>Infrastructure | <b>Self-assessment</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                                                                                                                                             | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     | <b>Code assessment</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     | If not complying with one or more self-<br>assessable acceptable outcomes in the<br>assessment criteria identified for self-<br>assessment. | Principal Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)                       |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
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| Use                                                | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major Sport, Recreation and Entertainment Facility | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                    | <b>If <del>not</del> the reuse of an existing building.</b>                                                                      | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Market                                             | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                    | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                    | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                    | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Market Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                        |

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Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple Dwelling                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  |                                                                                                                                  | Principal Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Nightclub Entertainment Facility | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Office          | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |
| Park            | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Parking Station | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 |                                                                                                                                        | Principal Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)                           |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Place of Worship             | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                              | Principal Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |
| Residential Care<br>Facility | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              |                                                                                                                                        | Principal Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)    |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retirement Facility   | <b>Code assessment</b>                                                      | Principal Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rooming Accommodation | <b>Code assessment</b>                                                      | Principal Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Service Industry      | <b>Exempt</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                       | If:                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                       | (i) the reuse of an existing building; and                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                       | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Shop | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | If not meeting the description listed in the level of assessment column for exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shopping Centre             | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                             | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                             | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)          |
| Short-term<br>Accommodation | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                             |                                                                                                                                        | Principal Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use        | Level of Assessment                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showroom   | <b>Exempt</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|            | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|            | <b>Code assessment</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|            | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                                   | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br><a href="#">Works and Services Code</a><br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |
| Substation | <b>Self-assessment</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|            |                                                                                                                                             | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|            | <b>Code assessment</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|            | If not complying with one or more self-<br>assessable acceptable outcomes in the<br>assessment criteria identified for self-<br>assessment. | Principal Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)                                           |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                              |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | If:<br>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a><br>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br><a href="#">or</a><br>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a><br><br>OR<br>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | (i) <a href="#">If:</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <a href="#">Principal Centre Zone Code</a>       |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m; or</u></p> <p><del>OR where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</del></p> <p><del>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</del></p> <p><b>OR</b></p> <p>(ii) <u>If <del>if</del> the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p><b>OR</b></p> <p>(iii) <u>If <del>if</del> meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p>Telecommunications Facility Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |

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Table 5.5:3 – Principal Centre Zone  
5.5 – Levels of assessment – Material change of use

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use     | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Theatre | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|         | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|         | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|         | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tourist Attraction | <b>Exempt</b>                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                    | If:                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                    | (i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                    | <b>Code assessment</b>                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                    | If:                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                    | (i) not the reuse of an existing building; or<br>(ii) <del>both of the following:</del><br><del>(a) the reuse of an existing building and more than 25m<sup>2</sup> additional Gross Floor Area is proposed;</del><br><del>and</del><br><del>(b) the use is wholly contained within the building.</del> | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ◆ Table 5.5:3 Principal Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utility Installation | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      | If:<br>(i) for distribution of local utility services; and<br>(ii) does not involve bulk <u>transmission</u> , storage, generation and/or treatment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | <b><del>Code</del> Impact assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      | If:<br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</u> If:<br><del>(i) not for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</del><br><del>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del> | <del>The planning scheme</del> <del>Principal Centre Zone Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Veterinary Services | <b>Exempt</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | If not meeting the description listed in<br>the level of assessment column for<br>exempt.                                              | Principal Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |
| Warehouse           | <b>Code assessment</b>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | If <del>not</del> the reuse of an existing building.                                                                                   | Principal Centre Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area)     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:3 – Principal Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                     | The planning scheme |

**Table 5.5:4 – Major Centre Zone<sup>6</sup>**

| Use                         | Level of Assessment                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store                 | <b>Exempt</b>                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If:                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | (i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | <b>Code assessment</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If not meeting the description listed in the level of assessment column for exempt.                                          | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Agricultural Supplies Store | <b>Exempt</b>                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If:                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | (i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

<sup>6</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If not meeting the description listed in the level of assessment column for exempt.                                                 | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Bar                       | <b>Exempt</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If not meeting the description listed in the level of assessment column for exempt.                                                 | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Caretaker's Accommodation | <b>Self-assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           |                                                                                                                                     | Major Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Major Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Child Care Centre | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   |                                                                                                                                  | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club              | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Care Centre | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Use         | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | <b>Code assessment</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | If not meeting the description listed in the level of assessment column for exempt.                                                                                       | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Dwelling Unit | <b>Exempt</b>                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed;<br>and<br>(iii) not located at ground floor. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Educational Establishment | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                           |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Emergency Services        | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       |                                                                                                                           | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Food and Drink Outlet | <b>Exempt</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If:                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | <b>Code assessment</b>                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If not meeting the description listed in the level of assessment column for exempt.                                       | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |
| Function Facility     | <b>Exempt</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) the site is not adjoining or located opposite land in the Low Density Residential Zone or Low-medium Density Residential Zone |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                                     | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Funeral Parlour | <b>Exempt</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                    | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Garden Centre      | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                    | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                    | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                    | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hardware and Trade | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Supplies             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | If not meeting the description listed in the level of assessment column for exempt.                                                 | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Health Care Services | <b>Exempt</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                     | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                            |
| Home Based Business | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                     |                                                                                                                                  | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | <a href="#">Major Centre Zone Code</a><br>Home Based Business Use Code<br><del>Major Centre Zone Code</del><br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hospital            | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

| Use              | Level of Assessment                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                                                                                                                                                                                                                                             | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hotel            | <b>Exempt</b>                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If:<br><br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) the site is not adjoining or located opposite land in the Low Density Residential Zone or Low-medium Density Residential Zone |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                                         | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |
| Indoor Sport and | <b>Exempt</b>                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Recreation                       | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Low Impact Industry              | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If a vehicle repair workshop                                                                                                     | Major Centre Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.         | Major Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                |
| Market            | <b>Exempt</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | If:<br><br>(i) the reuse of an existing building; and<br><br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | If not meeting the description listed in the level of assessment column for exempt.                                                      | Major Centre Zone Code<br>Market Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Multiple Dwelling | <b>Code assessment</b>                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  |                                                                                                                                                                                                                                                                         | Major Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Nightclub Entertainment Facility | <b>Exempt</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) the site is not adjoining or located opposite land in the Low Density Residential Zone or Low-medium Density Residential Zone |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                                     | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |
| Office                           | <b>Exempt</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | If not meeting the description listed in the level of assessment column for exempt.                                                 | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park             | <b>Exempt</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Parking Station  | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  |                                                                                                                                     | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Place of Worship | <b>Exempt</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                           | <b>Code assessment</b>                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                           | If not meeting the description listed in the level of assessment column for exempt.                                                                                                         | <p>Major Centre Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Residential Care Facility | <b>Code assessment</b>                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                           |                                                                                                                                                                                             | <p>Major Centre Zone Code<br/>Medium Density Residential Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>    |
| Retirement Facility       | <b>Code assessment</b>                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       |                        | Major Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rooming Accommodation | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       |                        | Major Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Sales Office          | <b>Self-assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       |                        | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Major Centre Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)      |
| Service Industry | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | If not meeting the description listed in the level of assessment column for exempt.                                              | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Service Station  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                                                                                                                                         | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                          |
| Shop | <b>Exempt</b>                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|      | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) it is not a Department Store. | <del>Major Centre Zone Code</del><br><del>Centre Activities Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <b>Code assessment</b>                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | If:                                                                                                               | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                 | (i) not the reuse of an existing building; or                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (ii) both of the following:                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (a) the reuse of an existing building and more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (b) it is not a Department Store.                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Shopping Centre | <b>Exempt</b>                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | If:                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (i) the reuse of an existing building;                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (iii) it is not a Department Store.                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | <b>Code assessment</b>                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | If:                                                                                                               | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                 | (i) not the reuse of an existing building; or                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (ii) both of the following:                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (a) the reuse of an existing building and more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | (b) it is not a Department Store.                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Short-term      | <b>Code assessment</b>                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone



| Use           | Level of Assessment                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accommodation |                                                                                                                                                                                                                                                         | Major Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Showroom      | <b>Exempt</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | If:<br>(i) not the reuse of an existing building; or<br>(ii) both of the following:<br>(a) the reuse of an existing building and more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(b) not located in Clifford Gardens Centre. | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |
| Substation    | <b>Self-assessment</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               |                                                                                                                                                                                                                                                         | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Major Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | If:<br>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a><br>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br>or<br>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a><br><br>OR<br>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | (i) If:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <a href="#">Major Centre Zone Code</a>           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use     | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p><u>OR</u></p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p><u>OR</u></p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Theatre | Exempt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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Table 5.5:4 – Major Centre Zone  
5.5 – Levels of assessment – Material change of use

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment                                                                                                                                                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) the site is not adjoining or located opposite land in the Low Density Residential Zone or Low-medium Density Residential Zone. | <del>Major Centre Zone Code</del><br><del>Centre Activities Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del> |
|                    | <b>Code assessment</b>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                    | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                                      | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                          |
| Tourist Attraction | <b>Code assessment</b>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | If all activities are carried out indoors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)      |
| Utility Installation | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | If:<br><br>(i) for distribution of local utility services; and<br><br>(ii) does not involve bulk <u>transmission</u> , storage, generation or treatment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | <b>Code Impact assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | If:<br><br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</u><br><br><del>(i) not for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</del><br><br><del>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del> | <del>The planning scheme</del> Major-Centre-Zone Code<br>Environmental-Standards-Code<br>Integrated-Water-Cycle-Management Code<br>Landscaping-Code<br>Transport, Access and Parking-Code<br>Works and Services-Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields-District-Local-Plan-Code (where in the Highfields district local plan area)<br>Glenvale-Local-Plan-Code (where in the Glenvale local plan area)<br>Charlton-Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Veterinary Services  | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:4 – Major Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                               | <b>Code assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                               | If not meeting the description listed in the level of assessment column for exempt.                                                 | Major Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                                                                                                                                                                               | <b>Impact Assessment</b>                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                     | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Table 5.5:5 – District Centre Zone<sup>7</sup>

| Use         | Level of Assessment                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|             | If:                                                                                                                                                                                                                                                                                                                                             | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|             | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|             | If:                                                                                                                                                                                                                                                                                                                                             | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|             | (i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

<sup>7</sup> Amended on 3 November 2014



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Supplies Store | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | If the reuse of an existing building.                                                                                                                                                                                                                                                                                                                  | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Bar                         | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             |                                                                                                                                                                                                                                                                                                                                                        | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretakers<br>Accommodation | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             |                                                                                                                                  | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
| Car Wash                    | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             |                                                                                                                                  | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club              | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                   | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                   | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Care    | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use    | Level of Assessment                                                                                                                                                                                                                                                                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Centre | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                 | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|        | <b>Code assessment</b><br>If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | If:                                                                                                                                                                                                                                         | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | (i) the reuse of an existing building; and                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | If:                                                                                                                                                                                                                                         | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|               | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Unit | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed and it is not at Ground Floor Level.                                                                                                                                                                                   | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Educational Establishment | <b>Self-assessment</b>                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | If:                                                                                                                       | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | <b>Code assessment</b>                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | If:                                                                                                                       | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Emergency Services        | <b>Code assessment</b>                                                                                                    | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Food and Drink Outlet | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                       | If:                                                                                                                                                                                                                                                                                                                                             | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                       | If:                                                                                                                                                                                                                                                                                                                                             | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                       | (i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone



Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Funeral Parlour | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | If:                                                                                                                                                                                                                                         | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                 | (i) the reuse of an existing building; and                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | If:                                                                                                                                                                                                                                         | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                 | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            | Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code                                                                                                                                                                                                                                                                                                                                                              |
|                 | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garden Centre | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|               | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hardware and Trade Supplies | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | If:                                                                                                                                                                                                                                                                                                                                             | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                             | If:                                                                                                                                                                                                                                                                                                                                             | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                             | (i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health Care Services | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      | If:                                                                                                                              | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      | If:                                                                                                                              | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)       |
| Home Based Business  | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      |                                                                                                                                  | Home Based Business Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use      | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hospital | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|          |                        | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hotel    | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|          |                        | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor Sport and Recreation      | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a> | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Low Impact Industry              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  | If a vehicle repair workshop.                                                                                                                                                                                                                                                                                                                          | District Centre Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  |                                                                                                                                                                                                                                                                                                                                                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | District Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Market            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                   | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Markets Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                   | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Multiple Dwelling | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                                                                                                                                                                                                                        | District Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Office          | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                 | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                 | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |
| Park            | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Parking Station | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                                                                                                                                                                                                                                                                                                                        | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |
| Place of Worship | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Residential Care | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Facility            |                        | District Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Retirement Facility | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                     |                        | District Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rooming             | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accommodation    |                                                                                                                                  | District Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Sales Office     | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  |                                                                                                                                  | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)               |
| Service Industry | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                 | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Service Station | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                 |                                                                                                                                                                                                                                                                                                                                                    | District Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Shop            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                 | If not a Department Store or Discount Department Store and:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                           | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                 | <p>If not a Department Store or Discount Department Store and:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>District Centre Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Shopping Centre | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                 | <p>If not a Department Store or Discount Department Store and:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                        | District Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                 | <p>If not a Department Store or Discount Department Store and:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>District Centre Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Short-Term      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accommodation |                                                                                                                                  | District Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation    | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|               | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | District Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                    |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:5 – District Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                              |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m, or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | (i) <a href="#">If:</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <a href="#">District Centre Zone Code</a>        |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p>OR</p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p>OR</p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) for the distribution of local utility services; and</p> <p>(ii) <u>does not involve bulk transmission, storage, generation and/or treatment</u></p> <p><b>Code <u>Impact</u> assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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Table 5.5:5 – District Centre Zone  
5.5 – Levels of assessment – Material change of use



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>If:</p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</u>†:</p> <p>†(i) <u>not for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</u></p> <p>†(ii) <u>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><u>The planning scheme</u> District Centre Zone Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                   |
| Veterinary Services | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m² additional Gross Floor Area is proposed.</p> <p><b>Code assessment</b></p> <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p>                                                                                            | <p>District Centre Zone Code</p> <p>District Centre Zone Code<br/> Centre Activities Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. | The planning scheme |                     |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5.5 – District Centre Zone

Table 5.5:6 – Local Centre Zone<sup>8</sup>

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Agricultural Supplies Store | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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<sup>8</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bar                       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           |                                                                                                                                  | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Caretaker's Accommodation | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           |                                                                                                                                  | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use      | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Car Wash | Code assessment     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |                     | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club              | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Care Centre | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If:                                                                                                                                                                                                                                                                                                                                             | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If:                                                                                                                                                                                                                                                                                                                                             | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                       | (i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                        | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|               | If:                                                                                                                                                                                                                                                                                                                                                                        | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|               | (i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|               | If:                                                                                                                                                                                                                                                                                                                                                                        | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |
|               | (i) not meeting the description listed<br>in the level of assessment<br>column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in<br/>the level of assessment column<br/>for self-assessment and</a> not<br>complying with one or more self-<br>assessable acceptable outcomes<br>in the assessment criteria<br>identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Educational Establishment | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emergency Services    | <b>Code assessment</b> | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Food and Drink Outlet | <b>Self-assessment</b> | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                       | <b>Code assessment</b> | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                  |
|                       |                        | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Garden Centre | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|               | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.                                                                                                                                                                                                                                            | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|               | If:<br>(i) not meeting the description listed<br>in the level of assessment<br>column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in<br/>the level of assessment column<br/>for self-assessment and</a> not<br>complying with one or more self-<br>assessable acceptable outcomes<br>in the assessment criteria<br>identified for self-assessment. | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hardware and Trade Supplies | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                             | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health Care Services | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | If:                                                                                                                                                                                                                                         | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | (i) the reuse of an existing building; and                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | If:                                                                                                                                                                                                                                         | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            | Centre Activities Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                           |
| Home Based Business  | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      |                                                                                                                                                                                                                                             | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                            | Local Centre Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use      | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hospital | Code assessment     | <p>Local Centre Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Hotel    | Code assessment     | <p>Local Centre Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor Sport and Recreation      | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  |                                                                                                                                                                                                                                                                                                                                                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Local Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use    | Level of Assessment                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Market | <b>Self-assessment</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|        | If:                                                                                                                             | Markets Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|        | (i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|        | <b>Code assessment</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|        | If:                                                                                                                             | Local Centre Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple Dwelling | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                   |                                                                                                                                                                                                                                                                                                                                                        | Local Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Office            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                   | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                   | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Park             | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Parking Station  | <b>Code assessment</b> | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |
| Place of Worship | <b>Self-assessment</b> | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                  | <b>Code assessment</b> | Local Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Care Facility | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           |                        | Local Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Retirement Facility       | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           |                        | Local Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rooming Accommodation | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       |                                                                                                                                  | Local Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Sales Office          | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       |                                                                                                                                  | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)               |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Industry | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                  | Service Industry<br>If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional<br>Gross Floor Area is proposed.                                                                                                                                                                                                                        | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                  | If:<br>(i) not meeting the description listed<br>in the level of assessment<br>column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in<br/>the level of assessment column<br/>for self-assessment and</a> not<br>complying with one or more self-<br>assessable acceptable outcomes<br>in the assessment criteria<br>identified for self-assessment. | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code'<br>Highfields District Local Plan Code<br>(where in the Highfields district local<br>plan area)<br>Glenvale Local Plan Code (where in the<br>Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area<br>Local Plan Code (where in the Charlton<br>Wellcamp Enterprise Area local plan<br>area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | If not a Department Store or Discount Department Store and:                                                                                                                                                                                 | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|      | (i) the reuse of an existing building; and                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | If not a Department Store or Discount Department Store and:                                                                                                                                                                                 | Local Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|      | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|      | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                      | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shopping Centre          | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          | <p>If not a Department Store or Discount Department Store and:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>                                                                                                                                                                                                                        | Local Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                          | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          | <p>If not a Department Store or Discount Department Store and:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | <p>Local Centre Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>          |
| Short-Term Accommodation | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Local Centre Zone Code<br/>Medium Density Residential Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Substation               | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Local Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | If:<br>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a><br>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br>or<br>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a><br><br>OR<br>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | (i) If:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <a href="#">Local Centre Zone Code</a>           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p><u>OR</u></p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p><u>OR</u></p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <a href="#">transmission</a>, storage, generation and/or treatment.</p> <p><b>Code <a href="#">Impact</a> assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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Table 5.5:6 – Local Centre Zone  
5.5 – Levels of assessment – Material change of use

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>If:</p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</u> If:</p> <p>(i) <u>not for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</u></p> <p>(ii) <u>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><u>The planning scheme</u> Local Centre Zone Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                |
| Veterinary Services | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p> <p><b>Code assessment</b></p> <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p>                                                                                 | <p>Local Centre Zone Code</p> <p>Local Centre Zone Code<br/> Centre Activities Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. | The planning scheme |                     |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:6 – Local Centre Zone

**Table 5.5:7 - Specialised Centre Zone<sup>9</sup>**

| Use         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                 | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|             | If in the Specialist Retail Centre Precinct and:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

<sup>9</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Services     | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If in the Toowoomba Airport Precinct or Defence Facilities Precinct.                                                                                                                                                                        | Specialised Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Animal Husbandry | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If in the Queensland Government Research Facility Precinct and associated with research purposes.                                                                                                                                           | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If in the Queensland Government Research Facility Precinct and:                                                                                                                                                                             | Specialised Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                  | (i) not associated with research purposes; or                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Animal Keeping | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If a kennel in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                                                                                      | Specialised Centre Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Aquaculture    | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If in the Queensland Government Research Facility Precinct and associated with research purposes.                                                                                                                                                                                                                                                                                                                    | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If in the Queensland Government Research Facility Precinct and: <ul style="list-style-type: none"> <li>(i) not associated with research purposes; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | Specialised Centre Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           |                                                                                                                                  | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Car Wash          | <b>Code assessment</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   |                                                                                                                                               | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |
| Child Care Centre | <b>Code assessment</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   |                                                                                                                                               | Specialised Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club              | <b>Self-assessment</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   | If:<br>(i) in the Toowoomba Airport Precinct and associated with a general aviation operation; or<br>(ii) in the Defence Facilities Precinct. | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Specialised Centre 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 District Local Plan Code (where in the Highfields district 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> |
| Community Use | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|               | <p>If in the Defence Facilities Precinct.</p>                                                                                                                                                                                                                                                                                                                         | <p>Specialised Centre 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 District Local Plan Code (where in the Highfields district 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> |
| Cropping      | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                                                                                                                                                                                                                                                                            | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If in the Queensland Government Research Facility Precinct and associated with research purposes.                                                                                                                                                                                                                                                                              | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|     | <p>If in the Queensland Government Research Facility Precinct and:</p> <p>(i) not associated with research purposes; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Specialised Centre Zone 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 District Local Plan Code (where in the Highfields district 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> |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dual Occupancy | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If:<br>(i) <u>in the Defence Facilities Precinct;</u><br><u>and</u><br>(ii) <u>both dwellings are attached.</u>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If:<br>(i) <u>in the Defence Facilities Precinct;</u><br><u>and</u><br>(ii) <u>both dwellings are detached.</u>                                                                                                                                                                                                                                      | <a href="#">Medium Density Residential Code</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If:<br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u> | <a href="#">Specialised Centre Zone Code</a><br><a href="#">Medium Density Residential Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</a><br><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> |
| Dwelling House | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Dwelling Unit  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5.7 - Specialised Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | If in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                                 | Specialised Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Educational Establishment | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | If in the Queensland Government Research Facility Precinct or Defence Facilities Precinct.                                                                                                                                                                                                                                                             | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Emergency Services        | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | If:<br>(i) associated with a general aviation operation in the Toowoomba Airport Precinct; or<br>(ii) in the Defence Facilities Precinct.                                                                                                                                                                                                              | Specialised Centre Zone Code<br>Community and Recreation Uses<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Food and Drink Outlet | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                       | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                       | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)        |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Function Facility | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                   | If in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                                                                                 | Specialised Centre Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Garden Centre     | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                   | If in the Specialist Retail Centre Precinct and if:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                   | If in the Specialist Retail Centre Precinct and if:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hardware and Trade Supplies | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                             | If in the Specialist Retail Centre Precinct and if:                                                                                                                                                                                                                                                                                             | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | (i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                             | If in the Specialist Retail Centre Precinct and if:                                                                                                                                                                                                                                                                                             | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                             | (i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health Care Services        | <b>Code assessment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | If in the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)            |
| Indoor Sport and Recreation | <b>Code assessment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | If in the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Intensive Horticulture           | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  | If in the Queensland Government Research Facility Precinct and associated with research purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  | <p><del>If in the Queensland Government Research Facility Precinct and:</del></p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> <p><del>not associated with research purposes; or</del></p> <p><del>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> | <p>Specialised Centre Zone Code</p> <p>Rural 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 District Local Plan Code (where in the Highfields district 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>    |
| Low Impact Industry              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  | If in the Toowoomba Airport Precinct and associated with a general aviation operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Specialised Centre Zone Code</p> <p>Industry 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 District Local Plan Code (where in the Highfields district 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> |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5.7 - Specialised Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use    | Level of Assessment                                                                                                                                                                                                                                                                                                                                            | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                               | Specialised Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                |
| Market | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|        | If:<br><br>(i) the reuse of an existing building and no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; or<br><br>(ii) in the Queensland Government Research Facility Precinct or Specialist Retail Centre Precinct.                                                                                                                       | Markets Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|        | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|        | If:<br><br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br><br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Market Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple Dwelling                | <b>Code assessment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  | If in the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Nightclub Entertainment Facility | <b>Code assessment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  | If in the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use    | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Office | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|        | If:<br>(i) the reuse of an existing building and no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; or<br>(ii) in the Queensland Government Research Facility Precinct, Toowoomba Airport Precinct or Defence Facility Precinct and directly associated with those operations.                                                                                                                                                                                                                                                                                                                               | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|        | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|        | If:<br>(i) in the Toowoomba Airport Precinct and associated with a general aviation operation; or<br>(ii) in the Queensland Government Research Facility Precinct and associated with research purposes; or<br>(iii) in the Defence Facilities Precinct and for defence operations; or<br>(iv) not meeting the description listed in the level of assessment column for self-assessment; or<br>(v) <u>meeting the description listed in the level of assessment column for self-assessment and not</u> complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sport and Recreation | <b>Code assessment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                              | If in the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park                         | <b>Exempt</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Station       | <b>Code assessment</b><br><br>If:<br>(i) in a Specialist Retail Centre Precinct ; or<br>(ii) in the Toowoomba Airport Precinct and for general airport parking or in the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |
| Rooming Accommodation | <b>Code assessment</b><br><br>If in the Defence Facilities Precinct.                                                                                                                                  | Specialised Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Industry | <b>Code assessment</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                  | If:<br>(i) associated with a general aviation operation in the Toowoomba Airport Precinct; or<br>(ii) within the Defence Facilities Precinct. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Station | Code assessment     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 |                     | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|      | If located in the Specialist Retail Centre Precinct and if:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|      | (i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) it is not a Department Store, Discount Department Store or Supermarket.                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|      | If:<br>(i) located in the Toowoomba Airport Precinct and associated with a general aviation operation; or<br>(ii) located in the Defence Facilities Precinct; or<br>(iii) located in the Specialist Retail Centre Precinct and:<br>(a) not meeting the description listed in the level of assessment column for self-assessment; or<br>(b) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5.7 - Specialised Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shopping Centre | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 | If located in the Specialist Retail Centre Precinct and if:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                 | (i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) it is not a Department Store, Discount Department Store or Supermarket.                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 | If:<br>(i) located in the Toowoomba Airport Precinct and associated with a general aviation operation; or<br>(ii) located in the Defence Facilities Precinct; or<br>(iii) located in the Specialist Retail Centre Precinct and:<br>(a) not meeting the description listed in the level of assessment column for self-assessment; or<br>(b) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                      | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Short-Term Accommodation | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          | If in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                                                                                      | Specialised Centre Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Showroom                 | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          | If located in the Specialist Retail Centre Precinct and if:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                        | Specialised Centre Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                          | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          | If located in the Specialist Retail Centre Precinct and:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |
| Substation               | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          |                                                                                                                                                                                                                                                                                                                                                                                                             | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                          | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Specialised Centre Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                              |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | <a href="#">If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <p><a href="#">If:</a></p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p>OR</p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p>OR</p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Specialised Centre Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Theatre              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      | If in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Specialised Centre Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                               |
| Utility Installation | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      | If:<br>(i) for distribution of local utility services; and<br>(ii) does not involve bulk <u>transmission</u> , storage, generation and/or treatment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                      | <b>Code <u>Impact</u> assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      | If:<br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</u> If:<br>▲ (i) <u>for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</u><br>▲ (ii) <u>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u> | <u>The planning scheme</u> <del>Specialised Centre Zone Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Veterinary Services | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     | If in the Queensland Government Research Facility Precinct and associated with research purposes or in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                      | Specialised Centre Zone Code<br>Transport, Access and Parking Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     | <p>If:</p> <p>(i) in the Queensland Government Research Facility Precinct and not associated with research purposes; or</p> <p>(ii) <del>not in the Defence Facilities Precinct; or</del></p> <p><del>(iii) meeting the description listed in the level of assessment column for self-assessment and</del> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Specialised Centre Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use       | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Warehouse | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | If in the Defence Facilities Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Specialised Centre Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Winery    | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | If in the Queensland Government Research Facility Precinct and associated with research purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Specialised Centre Zone Code<br>Transport, Access and Parking Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|           | <p><del>If in the Queensland Government Research Facility Precinct and:</del></p> <p><del>(i) — not associated with research purposes; or</del></p> <p><del>(ii) — not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> <p><u>If:</u></p> <p><u>(i) not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p><u>(ii) meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | Specialised Centre Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)    |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:7 - Specialised Centre Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                     | The planning scheme |

**Table 5.5:8 – Low Impact Industry Zone<sup>10</sup>**

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store                 | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                             | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Agricultural Supplies Store | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>10</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                           | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Impact Industry Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Bulk Landscape Supplies   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                           |                                                                                                                                                                                                                                                                                                                                                                       | <p>Low Impact Industry Zone 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 District Local Plan Code (where in the Highfields district 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>                               |
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                           |                                                                                                                                                                                                                                                                                                                                                                       | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use      | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|          | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
| Car Wash | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|          |                                                                                                                                  | Low Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre | <b>Code assessment</b> | Low Impact Industry Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club              | <b>Self assessment</b> | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   | <b>Code assessment</b> | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                         |
|                   |                        | Low Impact Industry Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Crematorium        | Code assessment     | <p>Low Impact Industry Zone Code<br/> Industry Uses Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Emergency Services | Code assessment     | <p>Low Impact Industry Zone Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Food and Drink Outlet | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Funeral Parlour       | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                       | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Impact Industry Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Garden Centre | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                        | <p>Low Impact Industry Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Impact Industry Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hardware and Trade Supplies | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                        | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Impact Industry Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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>             |
| Indoor Sport and Recreation | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                             |                                                                                                                                                                                                                                                                                                                                                                       | <p>Low Impact Industry 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 District Local Plan Code (where in the Highfields district 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> |

Toowoomba Regional Planning Scheme  
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| Use                              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low Impact Industry              | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                  |                                                                                                                                                                                                                                                                                                                                                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Low Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                       |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                    | Level of Assessment                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medium Impact Industry | <b>Code assessment</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        |                                     | Low Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Motor Sport Facility   | <b>Code assessment</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        | If use is conducted wholly indoors. | Low Impact Industry Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sales        | Code assessment        | Low Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <a href="#">Park</a> | <a href="#">Exempt</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Parking Station      | Code assessment        | Low Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rural Industry   | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | If packaging only.                                                                                                               | Low Impact Industry Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)   |
| Sales Office     | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  |                                                                                                                                  | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Service Industry | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Low Impact Industry Zone Code</p> <p>Industry 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 District Local Plan Code (where in the Highfields district 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>     |
| Service Station | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 |                                                                                                                                                                                                                                                                                                                                                                       | <p>Low Impact Industry Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Substation      | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                 |                                                                                                                                                                                                                                                                                                                                                                       | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                       |
| Transport Depot | <b>Code assessment</b>                                                                                                           | Low Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                              |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p>OR</p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p>OR</p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Low Impact Industry Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Telecommunications Facility | <p><b>Self-assessment</b></p> <p>If:</p> <p>▲ (i) <del>co-located with an existing telecommunication facility; and</del></p> <p>▲ (ii) <del>building height does not exceed the height of the existing structure or 30m above ground level (whichever is greater);</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Telecommunications Facility Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                | Assessment criteria                                                                                                                                                                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <b>Code assessment</b>                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                      |
|                      | If:                                                                                                                                                                                                                                | Low Impact Industry Zone Code<br>Telecommunications Facility Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code                                                     |
|                      | (i) <del>co-located with an existing telecommunication facility and building height exceeds the height of the existing structure or 30m above ground level (whichever is greater); or</del>                                        | 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'                                                                                                                                                                                                 |
|                      | (ii) <del>not co-located with an existing telecommunication facility and building height exceeds 30m above ground level; or</del>                                                                                                  | Highfields District Local Plan Code (where in the Highfields district local plan area)                                                                                                                                                                                               |
|                      | (iii) <del>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del>                                                                                     | Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                               |
| Utility Installation | <b>Self assessment</b>                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                      |
|                      | If:                                                                                                                                                                                                                                | Works and Services Code                                                                                                                                                                                                                                                              |
|                      | (i) for distribution of local utility services; and                                                                                                                                                                                |                                                                                                                                                                                                                                                                                      |
|                      | (ii) does not involve bulk <u>transmission</u> , storage, generation and/or treatment.                                                                                                                                             |                                                                                                                                                                                                                                                                                      |
|                      | <b>Code <u>Impact</u> assessment</b>                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                      |
|                      | If:                                                                                                                                                                                                                                | Low Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' |
|                      | (i) <u>not meeting the description listed in the level of assessment column for self-assessment</u> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or                      | Highfields District Local Plan Code (where in the Highfields district local plan area)                                                                                                                                                                                               |
|                      | (ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)<br><u>The planning scheme</u>                                                                 |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Veterinary Services | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                     |                                                                                                                                                                                                                                                                                                                                                        | Low Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Warehouse           | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                     | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Low Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                     | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Low Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) '   |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wholesale Nursery                                                                                                                                                             | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                               |                        | Low Impact Industry Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Winery                                                                                                                                                                        | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                               |                        | Low Impact Industry Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <b>Impact Assessment</b>                                                                                                                                                      |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                        | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:8 – Low Impact Industry Zone

**Table 5.5:9 – Medium Impact Industry Zone<sup>11</sup>**

| Use                         | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Supplies Store | <b>Code assessment</b> | <p>Medium Impact Industry Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Bulk Landscape Supplies     | <b>Code assessment</b> | <p>Medium Impact Industry Zone 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 District Local Plan Code (where in the Highfields district 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>                               |

<sup>11</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           |                                                                                                                                  | Medium Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Medium Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone



Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                           | Level of Assessment             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emergency Services            | <b>Code assessment</b>          | <p>Medium Impact Industry Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Food and Drink Outlet         | <b>Code assessment</b>          | <p>Medium Impact Industry Zone Code<br/>Centres Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>            |
| <a href="#">Garden Centre</a> | <a href="#">Code assessment</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             |                                 | <a href="#">Medium Impact Industry Zone Code</a><br><a href="#">Centre Activities Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</a><br><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> |
| <a href="#">Hardware and Trade Supplies</a> | <a href="#">Code assessment</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                             |                                 | <a href="#">Medium Impact Industry Zone Code</a><br><a href="#">Centre Activities Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</a><br><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low Impact Industry              | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                  | If:<br>(i) the reuse of an existing building used for a Service or Medium Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                  | If:<br>(i) <u>not the reuse of an existing building used for a Service, Low and Medium Impact Industry; or</u><br>(ii) <u>the reuse of an existing building used for a Service, Low and Medium Impact Industry and more than 25m<sup>2</sup> additional Gross Floor Area is proposed; or</u><br>(iii) <u>if not meeting the description listed in the level of assessment column for exempt.</u> | Medium Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                  |                                                                                                                                                                                                                                                                                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                                 | Medium Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                       |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                           | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medium Impact Industry        | <b>Code assessment</b> | <p>Medium Impact Industry Zone Code</p> <p>Industry 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 District Local Plan Code (where in the Highfields district 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>                                                                                                                                                                                     |
| <a href="#">Outdoor Sales</a> | <b>Code assessment</b> | <p><a href="#">Medium Impact Industry Zone Code</a></p> <p><a href="#">Centre Activities Code</a></p> <p><a href="#">Environmental Standards Code</a></p> <p><a href="#">Integrated Water Cycle Management Code</a></p> <p><a href="#">Landscaping Code</a></p> <p><a href="#">Transport, Access and Parking Code</a></p> <p><a href="#">Works and Services Code</a></p> <p><a href="#">'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</a></p> <p><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a></p> <p><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a></p> <p><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone

Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Park            | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                 |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Parking Station | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                 |                        | Medium Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rural Industry | <b>Code assessment</b> | <p>Medium Impact Industry Zone Code<br/>Rural Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                                                                                                                           |
|                | <b>Self assessment</b> | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Sales Office   | <b>Code assessment</b> | <p>If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> <p>Medium Impact Industry Zone Code<br/>Sales Office Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
|                |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Industry | <b>Exempt</b>                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  | If:<br>(i) the reuse of an existing building used for a Low or Medium Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  | <b>Code assessment</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  | If not meeting the description listed in the level of assessment column for exempt.                                                                                       | Medium Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Shop             | <b>Code assessment</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  | If:<br>(i) a food preparation area does not exceed 30m <sup>2</sup> ; and<br>(ii) if the gross floor area does not exceed 250m <sup>2</sup> .                             | Medium Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation       | <b>Self-assessment</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  |                                                                                                                                                                           | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | <b>Code assessment</b>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | <p>Medium Impact Industry Zone 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 District Local Plan Code (where in the Highfields district 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> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br/>or</p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p>OR</p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p>OR</p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Medium Impact Industry Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Transport Depot | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Medium Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                                |
| Utility Installation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | If:<br>(i) for distribution of local utility services; and<br>(ii) does not involve bulk <a href="#">transmission</a> , storage, generation or treatment.                                                                                                                                                                                                                                                                                                                    | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | <b><del>Code</del> <a href="#">Impact</a> assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | If:<br>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> not and complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | <del>Medium Impact Industry Zone Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del><br><a href="#">The planning scheme</a> |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                               | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Warehouse                         | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                   | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                   | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                   | If not meeting the description listed in the level of assessment column for exempt.                                              | Medium Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                                                                              |
| <a href="#">Wholesale Nursery</a> | <a href="#">Code assessment</a>                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                   |                                                                                                                                  | <a href="#">Medium Impact Industry Zone Code</a><br><a href="#">Rural Uses Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</a><br><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:9 – Medium Impact Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                     | The planning scheme |

**Table 5.5:10 – High Impact Industry Zone<sup>12</sup>**

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                           |                                                                                                                                  | High Impact Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | High Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:10 – High Impact Industry Zone

<sup>12</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emergency Services    | Code assessment     | <p>High Impact Industry 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 District Local Plan Code (where in the Highfields district 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> |
| Food and Drink Outlet | Code assessment     | <p>High Impact Industry Zone Code</p> <p>Centres Activities 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 District Local Plan Code (where in the Highfields district 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>            |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High Impact Industry             | <b>Code assessment</b> | High Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                                  | <b>Self-assessment</b> | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Major Electricity Infrastructure | <b>Code assessment</b> | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                  |                        | High Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                       |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:10 – High Impact Industry Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                    | Level of Assessment                                                                                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medium Impact Industry | <b>Code assessment</b>                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                        | If:<br>(i) not the reuse of existing building; and<br>(ii) established on the same site as a High Impact Industry. | High Impact Industry Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park                   | <b>Exempt</b>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                        |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rural Industry | <b>Exempt</b>                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | If:<br>(i) the reuse of an existing building used for a Low, Medium or High Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | <b>Code assessment</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | If:<br>(i) not meeting the description listed in the level of assessment column for exempt; <b>and/or</b><br>(ii) not in the Extractive and Heavy Industry Precinct.            | High Impact Industry Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)   |
| Sales Office   | <b>Self assessment</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                |                                                                                                                                                                                 | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                | <b>Code assessment</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                | High Impact Industry Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:10 – High Impact Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Station | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                 |                                                                                                                                  | High Impact Industry Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation      | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                 |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                 | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                 | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | High Impact Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <a href="#">If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |
|                                             | <p><a href="#">If:</a></p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p><b>OR</b></p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:10 – High Impact Industry Zone

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p><u>OR</u></p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p><u>OR</u></p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">High Impact Industry Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      | <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve the bulk <u>transmission</u>, storage, generation or treatment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                      | <b>Code <u>Impact</u> assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>High Impact Industry Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)<br/><a href="#">The planning scheme</a></p> |
| Warehouse                                                                                                                                                                     | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                               | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                               | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                                                                                                                                                                                                                                                         | <p>High Impact Industry Zone Code<br/>Industry Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                  |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:10 – High Impact Industry Zone

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Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

**Table 5.5:11 – Extractive Industry Zone<sup>13</sup>**

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                           |                                                                                                                                  | Extractive Industry Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Extractive Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

<sup>13</sup> [Amended on 3 November 2014](#)

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Extractive Industry              | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  |                        | Extractive Industry Zone Code<br>Extractive Industry Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)     |
| Home Based Business              | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  |                        | Extractive Industry Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  |                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:11 – Extractive Industry Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use        | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Extractive Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Extractive Industry Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <a href="#">If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |
|                                             | <p><a href="#">If:</a></p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p><b>OR</b></p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:11 – Extractive Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p><u>OR</u></p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p><u>OR</u></p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Extractive Industry Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <a href="#">transmission</a> storage, generation or treatment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                      | <b>Code <a href="#">Impact</a> assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; -or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Extractive Industry Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters—Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton-Wellcamp Enterprise Area Local Plan Code (where in the Charlton-Wellcamp Enterprise Area local plan area)<br/><a href="#">The planning scheme</a></p> |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:11 – Extractive Industry Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

**Table 5.5:12 – Sport and Recreation Zone<sup>14</sup>**

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           |                                                                                                                                  | Sport and Recreation Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Sport and Recreation Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Child Care Centre         | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If associated with recreation activities on the same land.                                                                       | Sport and Recreation Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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<sup>14</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Club | <b>Self assessment</b>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | If:                                                                                                                                                                                                                                                                           | Sport and Recreation Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|      | <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business or community activity;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) the use is not a licensed premises.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|      | If:                                                                                                                                                                                                                                                                           | Sport and Recreation Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|      | AND<br>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road <a href="#">and not a licensed premises.</a>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:12 – Sport and Recreation Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                         |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                             |
|               | If:                                                                                                                                                                                                                                         | Sport and Recreation Zone Code                                                                                                                                                                                                                                                                                              |
|               | (i) the reuse of an existing building used for a business or community activity; and                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                             |
|               | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                             |
|               | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                             |
|               | If:                                                                                                                                                                                                                                         | Sport and Recreation Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|               | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            | Highfields District Local Plan Code (where in the Highfields district local plan area)                                                                                                                                                                                                                                      |
|               | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                                      |
|               | AND                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                             |
|               | (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                             |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Food and Drink Outlet | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                       | If:<br>(i) associated with an Indoor Sport and Recreation Use; or<br>(ii) Outdoor Sport and Recreation Use on the same land.     | Sport and Recreation Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)       |
| Home Based Business   | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                       |                                                                                                                                  | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                       | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Sport and Recreation Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:12 – Sport and Recreation Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                    |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Indoor Sport and Recreation      | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                        |
|                                  | If:                                                                                                                                                                                                                                         | Sport and Recreation Zone Code                                                         |
|                                  | (i) the reuse of an existing building used for a business or community activity;                                                                                                                                                            |                                                                                        |
|                                  | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and                                                                                                                                                             |                                                                                        |
|                                  | (iii) the use is not a licensed premises.                                                                                                                                                                                                   |                                                                                        |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                        |
|                                  | If:                                                                                                                                                                                                                                         | Sport and Recreation Zone Code                                                         |
|                                  | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            | Community and Recreation Uses Code                                                     |
|                                  | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Environmental Standards Code                                                           |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                        |
|                                  |                                                                                                                                                                                                                                             | Integrated Water Cycle Management Code                                                 |
|                                  |                                                                                                                                                                                                                                             | Landscaping Code                                                                       |
|                                  |                                                                                                                                                                                                                                             | Transport, Access and Parking Code                                                     |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                        |
|                                  |                                                                                                                                                                                                                                             | Works and Services Code                                                                |
|                                  |                                                                                                                                                                                                                                             | 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'   |
|                                  |                                                                                                                                                                                                                                             | Highfields District Local Plan Code (where in the Highfields district local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use    | Level of Assessment                                                                                                                                                                                                                                                                                                                                            | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                               | Sport and Recreation Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Market | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|        | If:<br><br>(i) the reuse of an existing building used for a business or community activity; and<br><br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                             | Market Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|        | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|        | If:<br><br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br><br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Sport and Recreation Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:12 – Sport and Recreation Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sport and Recreation | <b>Code assessment</b> | Sport and Recreation Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park                         | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Place of Worship             | <b>Code assessment</b> | If:<br>(i) located on a Regional Arterial, Sub-Arterial or Distributor Road;<br>(ii) the reuse of an existing building used for a business or community activity; and<br>(iii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                                                                                                                                           |
|                              |                        | Sport and Recreation Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation                   | <b>Self-assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                              |                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                              | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | <p>Sport and Recreation Zone 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 District Local Plan Code (where in the Highfields district 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> |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:12 – Sport and Recreation Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |
|                                             | If:<br>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a><br>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br>or<br>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a><br><br>OR<br>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                  |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(i) If:</p> <p>(a) <a href="#">the site contains one existing Telecommunications facility, and</a></p> <p>(b) <a href="#">no more than one additional Telecommunications facility is proposed, and</a></p> <p>(c) <a href="#">one of the following applies:</a></p> <p>i) <a href="#">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</a></p> <p>ii) <a href="#">where the existing Telecommunications facility has a height no more than 10m, the new Telecommunications facility has a height no more than 10m;</a></p> <p>OR</p> <p>(ii) <a href="#">If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a></p> | <p><a href="#">Sport and Recreation Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <a href="#">transmission</a>, storage, generation and/or treatment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                      | <p><b>Code <a href="#">Impact</a> assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:12 – Sport and Recreation Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | If:<br>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Sport and Recreation Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)<br><a href="#">The planning scheme</a> |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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**Table 5.5:13 – Open Space Zone<sup>15</sup>**

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                                                                                                  | Open Space Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Open Space Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan) |

<sup>15</sup> Amended on 3 November 2014



| Use  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Club | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|      | <p>If: <u>all of the below are satisfied:</u></p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business or community activity;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) the use is not a licensed premises.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Open Space Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|      | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;</u></li> </ul> <p><b>AND</b></p> <ul style="list-style-type: none"> <li><del>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises, located on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises; or</del></li> <li><del>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></li> </ul> | <p>Open Space Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan)<br/>Glenvale Local Plan Code (where in the Glenvale district local plan)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan)</p> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|               | If:<br>(i) the reuse of an existing building used for a business or community activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor area is proposed.                                                                                                                                                                                                                                                                      | Open Space Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;<br><b>AND</b><br>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road. | Open Space Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:13 – Open Space Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Food and Drink Outlet            | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  |                                                                                                                                  | Open Space Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan) |
| Home Based Business              | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  |                                                                                                                                  | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Open Space Zone Code<br>Home Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use    | Level of Assessment                                                                                                                                                                                                                                                                                                                                            | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                               | Open Space Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                    |
| Market | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|        | If:<br><br>(i) the reuse of an existing building used for a business or community activity; and<br><br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                             | Markets Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|        | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|        | If:<br><br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br><br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Open Space Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:13 – Open Space Zone

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5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sport and Recreation | <b>Code assessment</b> | Open Space Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan)                                                                                                                                                                                                                                   |
| Park                         | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Place of Worship             | <b>Code assessment</b> | If:<br>(i) located on a Regional Arterial, Sub-Arterial or Distributor Road;<br>(ii) the reuse of existing building used for a community activity; and<br>(iii) no more than 25m <sup>2</sup> additional Gross Floor Area.<br><br>Open Space Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan)<br>Glenvale Local Plan Code (where in the Glenvale district local plan)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan) |
| Substation                   | <b>Self-assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                              |                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                              | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Open Space Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:13 – Open Space Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                              |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p>or</p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>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</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 10m, the new Telecommunications facility has a height no more than 10m;</u></p> <p>OR</p> <p>(ii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Open Space Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <u>transmission</u>, storage, generation and/or treatment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                      | <p><b>Code <u>Impact</u> assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:13 – Open Space Zone



Toowoomba Regional Planning Scheme  
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| Use                                                                                                                                                                           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Open Space Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters—Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan)<br/>Glenvale Local Plan Code (where in the Glenvale district local plan)<br/>Charlton-Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area district local plan)<br/><a href="#">The planning scheme</a></p> |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 5.5:14 – Community Facilities Zone<sup>16</sup>**

| Use                       | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           |                                                                                                                                                                                                                                                                                                                                                        | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Cemetery                  | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If in the Government Precinct or Other Community <del>Facilities</del> <a href="#">Purposes</a> Precinct.                                                                                                                                                                                                                                              | Community Facilities Zone Code<br>Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

<sup>16</sup> Amended on 3 November 2014

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| Use               | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre | Code assessment     | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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| Use  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Club | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|      | <p>If <a href="#">all the below are satisfied</a>:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business or community activity;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) the use is not a licensed premises.</li> </ul>                                                                                                                                                                                                                                                                | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|      | <p>If:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment</a>;</li> </ul> <p>AND</p> <ul style="list-style-type: none"> <li>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road <a href="#">and not a licensed premises</a>.</li> </ul> | <p>Community Facilities Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Care Centre | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | If:<br>(i) the reuse of an existing building used for a business or community activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                             | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | If:<br>(i) <a href="#">the reuse of an existing building used for a business or community activity; and</a><br>(ii) <a href="#">no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</a>                                                                                                                                              | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Crematorium   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|               | If in the Government Precinct or Other Community <del>Facilities</del> <a href="#">Purposes</a> Precinct.                                                                                                                                                                                                                                              | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

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| Use            | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dual Occupancy | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                |                                                                                                                                  | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Dwelling House | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                |                                                                                                                                  | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Unit             | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                                                                                  | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Educational Establishment | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If in the Education Precinct or Higher Education Precinct <u>and</u> :<br><br>(i) <u>the reuse of an existing building; and</u><br><br>(ii) <u>no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</u>                                                                                                                                                                                                                          | Community Facilities Zone Code<br>Transport, Access and Parking Code<br>Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                           | If:<br><br>(i) in the Education Precinct, Higher Education or Government Precinct; and<br><br>(ii) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br><br>(iii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emergency Services    | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | If in the Government Precinct, Hospital Precinct or Other Community <b>Facilities Purposes</b> Precinct.                                                                                                                                                                                                                                               | Community Facilities Zone Code<br>Transport, Access and Parking Code<br>Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Food and Drink Outlet | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                       |                                                                                                                                                                                                                                                                                                                                                        | Community Facilities Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Funeral Parlour      | <b>Code assessment</b>                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      | If in the Government Precinct or Other Community <del>Facilities</del> <u>Purposes</u> Precinct. | Community Facilities Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Health Care Services | <b>Code assessment</b>                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      |                                                                                                  | Community Facilities Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Home Based Business | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                     |                                                                                                                                                                                                                                                                                                                                                        | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Community Facilities Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)       |
| Hospital            | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                     | If:<br>(i) in the Hospital Precinct;<br>(ii) the reuse of an existing building; and<br>(iii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                    | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                     | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor Sport and Recreation      | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | If not in the Hospital Precinct.                                                                                                 | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Market                           | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                  | Market <sup>s</sup> Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Market <sup>s</sup> Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple Dwelling | <b>Code assessment</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                   | If in the Education, Higher Education or Hospital Precinct and for student or staff accommodation. | Community Facilities Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Office            | <b>Self assessment</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                                                           | Assessment criteria            |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
|     | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. | Community Facilities Zone Code |
|     | <b>Code assessment</b>                                                                                                                                        |                                |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p><u>If:</u></p> <p>(i) <del>if in the Education or Higher Education Precinct and if:</del></p> <p>(a) <del>not the reuse of an existing building used for a business activity; or</del></p> <p>(b) <del>the reuse of an existing building used for a business activity and more than 25m<sup>2</sup> additional Gross Floor Area is proposed;</del></p> <p><u>OR</u></p> <p><del>(i) not the reuse of an existing building used for a business activity; or</del></p> <p><del>(ii) the reuse of an existing building used for a business activity and more than 25m<sup>2</sup> additional Gross Floor Area is proposed; or</del></p> <p><del>(iii) it does not meet the relevant assessment criteria for self assessment; or</del></p> <p><del>(iv)(ii) in Government or Hospital Precinct and more than 25m<sup>2</sup> additional Gross Floor Area is proposed;</del></p> <p><u>OR of:</u></p> <p><del>(v)(iii) in the Other Community Facilities Purposes Precinct.</del></p> <p><u>OR</u></p> <p><u>If:</u></p> <p><del>not meeting the description listed in the level of assessment column for self-assessment; or</del></p> <p>(iv) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> <p><del>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p> | <p>Community Facilities Zone Code</p> <p>Centres Activities 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 District Local Plan Code (where in the Highfields district 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> |

Table 5.5:14 – Community Facilities Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sport and Recreation | <b>Code assessment</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                              | If not in the Hospital Precinct. | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park                         | <b>Exempt</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Parking Station              | <b>Code assessment</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                              |                                  | Community Facilities Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Place of Worship          | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | If:                                                                                                                                                                                                                                         | Community Facilities Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | (i) the reuse of an existing building used for a community activity; and                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | If:                                                                                                                                                                                                                                         | Community Facilities Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            | Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                           | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment; | Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                                                                                                                                                                                                                             |
| Residential Care Facility | AND                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | If in the Government, Hospital or Other Community <del>Facilities</del> <a href="#">Purposes</a> Precinct.                                                                                                                                  | Community Facilities Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                      | Level of Assessment                                                                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rooming Accommodation    | <b>Code assessment</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                          | If in the Education, Higher Education or Hospital Precinct and for student or staff accommodation. | Community Facilities Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Short-Term Accommodation | <b>Code assessment</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                          | If in the Higher Education Precinct or Hospital Precinct.                                          | Community Facilities Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation               | <b>Self-assessment</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                          |                                                                                                    | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                          | <b>Code assessment</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment criteria                              |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br/><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>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</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 10m, the new Telecommunications facility has a height no more than 10m;</u></p> <p>OR</p> <p>(ii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><u>Community Facilities Zone Code</u><br/> <u>Telecommunications Facility Code</u><br/> <u>Environmental Standards Code</u><br/> <u>Integrated Water Cycle Management Code</u><br/> <u>Landscaping Code</u><br/> <u>Transport, Access and Parking Code</u><br/> <u>Works and Services Code</u><br/> <u>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</u><br/> <u>Highfields District Local Plan Code (where in the Highfields district local plan area)</u><br/> <u>Glenvale Local Plan Code (where in the Glenvale local plan area)</u><br/> <u>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</u></p> |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:14 – Community Facilities Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utility Installation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                      | If:<br>(i) for distribution of local utility services; and<br>(ii) does not involve bulk <u>transmission</u> , storage, generation or treatment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                      | If:<br><del>(i) it does not involve generation or treatment within 500m of a residentially zoned area for distribution of local utility services and does involve bulk storage, generation and/or treatment; and or</del><br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u><br><del>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del> | Community Facilities Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Veterinary Services  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | If in the Higher Education or Government Precinct. | Community Facilities Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                    | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

**Table 5.5:15 – Emerging Community Zone<sup>17</sup>**

| Use                       | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Animal Husbandry          | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           |                                                                                                                                  | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Emerging Community Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           |                                                                                                                                  | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Emerging Community Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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<sup>17</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use  | Level of Assessment                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Club | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|      | If:                                                                                                                                                                                                                                                                                                                                             | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|      | (i) the reuse of an existing building used for a business or community activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|      | If:                                                                                                                                                                                                                                                                                                                                             | Emerging Community Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|      | (i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:15 – Emerging Community Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use  | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | If:                                                                                                                                                                                                                                         | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | (i) the reuse of an existing building used for a business or community activity; and                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | If:                                                                                                                                                                                                                                         | Emerging Community Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Cropping       | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                |                                                                                                                                                                                                                                             | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                            | Emerging Community Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Dwelling House | <b>Exempt</b>                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Home Based Business              | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  |                                                                                                                                  | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Emerging Community Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Emerging Community Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                 |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:15 – Emerging Community Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Market                       | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                              |                        | Emerging Community Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                       |
| Outdoor Sport and Recreation | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                              |                        | Emerging Community Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park                         | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                              |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Place of Worship | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | If:                                                                                                                                                                                                                                         | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                  | (i) the reuse of an existing building used for a community activity; and                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | If:                                                                                                                                                                                                                                         | Emerging Community Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|                  | (i) not meeting the description listed in the level of assessment column for self-assessment; or                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | (ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Roadside Stalls  | AND                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road.                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | <b>Self assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  |                                                                                                                                                                                                                                             | Emerging Community Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                            | Emerging Community Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
|                  | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                  |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Substation       | <b>Self-assessment</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:15 – Emerging Community Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Emerging Community Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <a href="#">If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |
|                                             | <p><a href="#">If:</a></p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p><b>OR</b></p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:15 – Emerging Community Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <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 30m, 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 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p><a href="#">Emerging Community Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <a href="#">transmission</a>, storage, generation or treatment.</p> <p><b>Code <a href="#">Impact</a> assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Emerging Community Zone 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 District Local Plan Code (where in the Highfields district 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> <p><a href="#">The planning scheme</a></p> |
| Wholesale Nursery                                                                                                                                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Emerging Community Zone Code</p> <p>Rural 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 District Local Plan Code (where in the Highfields district 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>                     |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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5.5 – Levels of assessment – Material change of use

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

Table 5.5:16 – Limited Development (Constrained Land) Zone<sup>18</sup>

| Use              | Level of Assessment                                                                                                                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Animal Husbandry | <b>Self assessment</b>                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | If not in a Landslide Hazard area.                                                                                                                                                                                                                | Limited Development (Constrained Land) Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | If:<br>(i) — not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) — not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Limited Development (Constrained Land) Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Cropping         | <b>Exempt</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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<sup>18</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                               | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>If:</p> <p><del>(i) not in a Landslide Hazard area; and</del></p> <p><del>(ii) not for involving forestry or plantations activities.</del></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | <b>Code assessment</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | If not meeting the description listed in the level of assessment column for exempt:                                                               | <p>Limited Development (Constrained Land) Zone 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 District Local Plan Code (where in the Highfields district 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>                                      |
| Home Based Business | <b>Self assessment</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     |                                                                                                                                                   | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     | <b>Code assessment</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                  | <p>Limited Development (Constrained Land) Zone Code</p> <p>Home Based Business Use 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 District Local Plan Code (where in the Highfields district 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> |
| Major Electricity   | <b>Self-assessment</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:16 – Limited Development (Constrained

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Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Infrastructure |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Limited Development (Constrained Land) Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sport and Recreation | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                              |                                                                                                                                  | Limited Development (Constrained Land) Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Park                         | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                              |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Roadside Stalls              | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                              |                                                                                                                                  | Limited Development (Constrained Land) Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                              | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                              | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Limited Development (Constrained Land) Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Substation                   | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                              |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:16 – Limited Development (Constrained

Toowoomba Regional Planning Scheme  
 Part 5 – Tables of assessment  
 5.5 – Levels of assessment – Material change of use

| Use | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Limited Development (Constrained Land) Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <a href="#">If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |
|                                             | <p><a href="#">If:</a></p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p><b>OR</b></p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:16 – Limited Development (Constrained)



| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <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 30m, 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 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p><a href="#">Limited Development (Constrained Land) Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <a href="#">transmission</a>, storage, generation or treatment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                      | <b>Code <a href="#">Impact</a> assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Limited Development (Constrained Land) Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)<br/><a href="#">The planning scheme</a></p> |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:16 – Limited Development (Constrained

**Table 5.5:17 – Township Zone<sup>19</sup>**

| Use                   | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store           | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                       | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Agricultural Supplies | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

<sup>19</sup> [Amended on 3 November 2014](#)

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                     | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                         | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Bulk Landscape Supplies | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                         |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
| Caretaker's             | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Table 5.5:17 – Township Zone  
5.5 – Levels of assessment – Material change of use

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |                                                                                                                                  | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                   | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
| Car Wash          | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                   |                                                                                                                                  | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Child Care Centre | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club           | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                | <p>If <a href="#">the use is not a licensed premises and all of the below are satisfied</a>:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building used for a business or community activity; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>                                                                                                                                                                                                  | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                | <p>If <a href="#">on a Regional Arterial, Sub Arterial or Distributor Road and not a licensed premises; and</a>:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Care | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use           | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | If:<br>(i) the reuse of an existing building used for a existing business or community activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                    | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Use | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | If:<br>(i) the reuse of an existing building used for a business or community activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                             | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Dual Occupancy | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | If:<br>(i) <u>in a sewerred area, and</u><br>(ii) <u>both dwellings are attached.</u>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                | <b>Self assessment</b>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                | If:<br>(i) <u>in a sewerred area, and</u><br>(ii) <u>both dwellings are detached.</u>                                                                                                                                                                                                                                | <u>Medium Density Residential Code</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                | If: <del>not in a sewerred area</del><br>(i) <u>not in a sewerred area; or</u><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u> | Township Zone Code<br><u>Medium Density Residential Code</u><br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Dwelling House | <b>Exempt</b>                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Educational    | <b>Code assessment</b>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    |                        | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Emergency Services | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                    |                        | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Food and Drink     | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)  |
| Garden Centre      | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                    | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                    | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hardware and Trade | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use         | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|             | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Health Care | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)      |
| Home Based Business | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     |                                                                                                                                                                                                                                                                                                                                                        | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Township Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Indoor Sport and    | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Low Impact Industry              | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | If:<br>(i) the reuse of an existing building used for a Service, Low Impact or Medium Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                              | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  |                                                                                                                                                                                                                                                                                                                                                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Market            | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   |                                                                                                                                  | Markets Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Multiple Dwelling | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                        | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Nature-based Tourism | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      |                        | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Office               | <b>Self assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                   | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)  |
| Outdoor Sales     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                   |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Outdoor Sport and | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                        | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Outstation      | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                 |                        | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)    |
| Park            | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Parking Station | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)             |
| Place of Worship | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                  | If:<br>(i) the reuse of an existing building used for a business or community activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                             | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Residential Care | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of Assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     |                        | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Retirement Facility | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                     |                        | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Roadside Stalls     | <b>Self assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Township Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                    |
| Rural Industry | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | If:<br>(i) the reuse of an existing building used for a Service, <a href="#">Low Impact</a> or Medium Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                              | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rural Worker's | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use              | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accommodation    |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
| Sales Office     | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  |                                                                                                                                                                                                                                                                                                                                                        | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Service Industry | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If:<br>(i) the reuse of an existing building used for a business activity, Low Impact or Medium Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                    | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Service Station  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use             | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Shop            | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                 | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                 | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Shopping Centre | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                      | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                          | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                          | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)          |
| Short-Term Accommodation | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                          |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Showroom                 | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use        | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|            | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
|            | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Substation |                                                                                                                                                                                                                                                                                                                                                        | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|            | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Township Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
|            |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                              |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a></p> <p><a href="#">or</a></p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <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 level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p><a href="#">Limited Development (Constrained Land) Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Tourist Attraction | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Township Zone Code<br/> Centre Activities Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                                                                                                                                                                                                         |
| Tourist Park       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Township Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                           |
| Utility Installation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | If:<br>(i) for distribution of local utility services; and<br>(ii) does not involve bulk <u>transmission</u> , storage, generation or treatment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      | <b>Code-Impact assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                      | If:<br>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u><br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;</u><br>(i) <u>for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</u><br>(ii) <u>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u> | <del>The planning scheme</del> <del>Township Zone Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del> |
| Veterinary Services  | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use       | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | If:<br>(i) the reuse of an existing building used for a business activity; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                          | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Warehouse | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use               | Level of Assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | If:<br>(i) the reuse of an existing building used for a Showroom, Service Industry, Low Impact or Medium Impact Industry; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                           | Township Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                   | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Township Zone Code<br>Industry Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Wholesale Nursery | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                   |                                                                                                                                                                                                                                                                                                                                                        | Township Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)    |
| Winery            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:17 – Township Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of Assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |                     | Township Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <b>Impact Assessment</b>                                                                                                                                                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                     | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**Table 5.5:18 – Rural Residential Zone<sup>20</sup>**

| Use              | Level of assessment                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Animal Husbandry | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  |                                                                                                                                                                                                                                                                                                                                                       | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                      | Rural Residential Zone Code<br><a href="#">Rural Uses Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br><a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br><a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br><a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> |
| Club             | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                  | If <u>all of the below are satisfied</u> :<br>(i) not a licensed premises;<br>(ii) <del>not on a local street</del> ;<br><del>(iii) — the reuse of an existing building used for a business or community activity, excluding Sales Office</del> ; and<br><del>(iv)</del> (iii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:18 – Rural Residential Zone

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<sup>20</sup> Amended on 3 November 2014



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> <del>not the reuse of an existing building used for a business or community activity</del>; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and the reuse of an existing building used for a business or community activity and more than 25m<sup>2</sup> additional Gross Floor Area is proposed</a>; or</p> <p><del>(iii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment;</del></p> <p><a href="#">AND</a></p> <p>(iii) <a href="#">on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises.</a></p> | <p>Rural Residential Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Community Care Centre | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                       | <p>If:</p> <p>(i) the reuse of an existing building used for a business or community activity, <a href="#">excluding Sales Office</a>; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Rural Residential Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use            | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Use  | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                | If:<br>(i) the reuse of an existing building used for a business or community activity, <a href="#">excluding Sales Office</a> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                    | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Cropping       | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                |                                                                                                                                                                                                                                                                                                                                                        | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                       | Rural Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Dwelling House | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:18 – Rural Residential Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of assessment                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                                                                                                                                                                                                        | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | <b>Code assessment</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                       | Rural Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Emergency Services   | <b>Code Assessment</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      |                                                                                                                                                                                                        | Rural Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Health Care Services | <b>Self assessment</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      | If:<br>(i) the reuse of an existing building used for a business activity, <a href="#">excluding Sales Office</a> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed. | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                      | <b>Code assessment</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                              | Level of assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a></p> | <p>Rural Residential Zone Code</p> <p>Centres Activities 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 District Local Plan Code (where in the Highfields district 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>      |
| Home Based Business              | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                  |                                                                                                                                                                                                                                                                                                                                                                       | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                      | <p>Rural Residential Zone Code</p> <p>Home Based Business Use 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 District Local Plan Code (where in the Highfields district 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> |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                  |                                                                                                                                                                                                                                                                                                                                                                       | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:18 – Rural Residential Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use              | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                                                                         | Rural Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Park             | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Place of Worship | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                  | If:<br>(i) the reuse of an existing building used for a community activity, <a href="#">excluding Sales Office</a> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                                  | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                  | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.<br>AND<br>(iii) located on a Regional Arterial, Sub-Arterial or Distributor Road. | Rural Residential Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Roadside Stalls  | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                          | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | If for sale of products from a rural use on or adjacent to the site.                                                                                                                                                                                                                                                                                   | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rural Worker's Accommodation | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              |                                                                                                                                                                                                                                                                                                                                                        | Rural Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Sales Office                 | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              |                                                                                                                                                                                                                                                                                                                                                        | Sales Office Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:18 – Rural Residential Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use        | Level of assessment                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                        | Rural Residential Zone Code<br>Sales Office Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)      |
| Shop       | <b>Code assessment</b>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | If all of the following apply:<br>(i) any food preparation area does not exceed 30m <sup>2</sup> ; and<br>(ii) the gross floor area does not exceed 250m <sup>2</sup> . | Rural Residential Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation | <b>Self-assessment</b>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            |                                                                                                                                                                         | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | <b>Code assessment</b>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
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| Use | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Residential Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:18 – Rural Residential Zone



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| Use                                         | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                              |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |
|                                             | If:<br>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a><br>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br>or<br>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a><br>OR<br>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                  |

Toowoomba Regional Planning Scheme  
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| Use                         | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | <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 level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Limited Development (Constrained Land) Zone 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 District Local Plan Code (where in the Highfields district 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> |
| Telecommunications Facility | <p><b>Self-assessment</b></p> <p>If:</p> <p>(i) co-located with an existing telecommunication facility; and</p> <p>(ii) building height does not exceed the height of the existing structure or 30m above ground level (whichever is greater).</p> <p><b>Code-assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Telecommunications Facility Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:18 – Rural Residential Zone

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Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                  | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>If:</p> <p>(i) <del>co-located with an existing telecommunication facility and building height exceeds the height of the existing structure or 10m (whichever is greater); or</del></p> <p>(ii) <del>not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></p>                                                                                                                                      | <p>Rural Residential Zone Code<br/>Telecommunications Facility Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Utility Installation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <u>transmission</u>, storage, generation or treatment.</p>                                                                                                                                                                                                                                                                                                                       | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                      | <p>If:</p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment</u> <del>for distribution of local utility services and does involve bulk storage, generation and/or treatment;</del> or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not</u> complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Rural Residential Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                      |
| Veterinary Services  | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of assessment                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               | If:<br>(i) the reuse of an existing building used for a business activity, <u>excluding Sales Office</u> ; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                 | Rural Residential Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Code-Impact assessment</b>                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | <del>Rural Residential Zone Code</del><br><del>Centres Activities Code</del><br><del>Environmental Standards Code</del><br><del>Integrated Water Cycle Management Code</del><br><del>Landscaping Code</del><br><del>Transport, Access and Parking Code</del><br><del>Works and Services Code</del><br><del>'State Planning Policy 4/10 Healthy Waters—Appendix 1 Development Assessment Code'</del><br><del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br><del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br><del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del><br><del><u>The planning scheme</u></del> |
| <b>Impact Assessment</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                                                                                                                                                                                                                                                                                                                                               | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

5.5 – Levels of assessment – Material change of use

**Table 5.5:19 – Rural Zone<sup>21</sup>**

| Use                       | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Animal Husbandry          | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Animal Keeping            | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | If not involving catteries or kennels.                                                                                                                                                                                                                                                                                                                 | Rural Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Aquaculture               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           |                                                                                                                                                                                                                                                                                                                                                        | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                           |                                                                                                                                                                                                                                                                                                                                                        | Rural Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

<sup>21</sup> Amended on 3 November 2014

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| Use            | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Cropping       | <b>Exempt</b>                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If not involving forestry or plantations.                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | If involving forestry or plantations.                                                                                            | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                         |
| Dwelling House | <b>Self assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                |                                                                                                                                  | Rural Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone

Toowoomba Regional Planning Scheme  
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| Use                | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                                                                                                               |
| Emergency Services | <b>Code assessment</b>                                                                                                           | Rural Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Food and Drink     | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Toowoomba Regional Planning Scheme  
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| Use                 | Level of assessment                                                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | If:<br>(i) directly associated with a rural use on the site;<br>(ii) catering for no more than 100 persons; and<br>(iii) not including a drive through facility. | Rural Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)  |
| Function Facility   | <b>Code assessment</b>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                     | If:<br>(i) directly associated with a rural use on the site; and<br>(ii) catering for no more than 100 persons.                                                  | Rural Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Home Based Business | <b>Self assessment</b>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                     |                                                                                                                                                                  | Home Based Business Use Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                     | <b>Code assessment</b>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone



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| Use                              | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Home Based Business Use Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Intensive Horticulture           | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  |                                                                                                                                  | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)              |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                  |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                  | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| Use          | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Market       | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|              |                                                                                                                                  | Rural Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Nature-based | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone

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| Use        | Level of assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |                        | Rural Zone Code<br>Medium Density Residential Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Outstation | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|            |                        | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                    |
| Park       | <b>Exempt</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|            |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Permanent  | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| Use             | Level of assessment                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                                                                                                               | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Roadside Stalls | <b>Self assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | If for sale of products from a rural use on or adjacent to the site.                                                                                                                                                                          | Rural Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                 | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                    |
| Rural Industry  | <b>Code assessment</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone

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Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                          | Level of assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |                        | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Rural Worker's Accommodation | <b>Code assessment</b> | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                    |
| Shop                         | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use        | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | If for sale of products from a rural use on or adjacent to the site.                                                             | Rural Zone Code<br>Centres Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Substation | <b>Self-assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|            |                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|            | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|            | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Rural Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                         | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment criteria                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">Telecommunications Facility</a> | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |
|                                             | If a low-impact facility as defined by the <a href="#">Telecommunications (Low Impact Facilities) Determination 1997</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |
|                                             | <p>If:</p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m,</a><br/>or</p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                  | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p>OR</p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p>OR</p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Limited Development (Constrained Land) Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Utility Installation | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk <u>transmission</u>, storage, generation or treatment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                      | <b>ImpactCode assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                 | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>If:</p> <p>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment</a> <del>and for distribution of local utility services and does involve bulk storage, generation and/or treatment;</del> or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p><del>Rural Zone Code</del><br/> <del>Environmental Standards Code</del><br/> <del>Integrated Water Cycle Management Code</del><br/> <del>Landscaping Code</del><br/> <del>Transport, Access and Parking Code</del><br/> <del>Works and Services Code</del><br/> <del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</del><br/> <del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br/> <del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br/> <del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del><br/> <a href="#">The planning scheme</a></p> |
| Veterinary Services | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Rural Zone Code<br/> Centres Activities Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                                                                                                           |
| Wholesale Nursery   | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                                                                                                                                                                           | Level of assessment    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                               |                        | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Winery                                                                                                                                                                        | <b>Code assessment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                               |                        | Rural Zone Code<br>Rural Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <b>Impact Assessment</b>                                                                                                                                                      |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Any other use not listed in this table.<br>Any use listed in this table and not meeting the description listed in the level of assessment column.<br>Any other undefined use. |                        | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:19 – Rural Zone

**Table 5.5:20 – Mixed Use Zone<sup>22</sup>**

| Use                         | Level of assessment                                                                                                                                                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Store                 | <b>Exempt</b>                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                             | If not meeting the description listed in the level of assessment column for exempt.                                                                                                                                                                              | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Agricultural Supplies Store | <b>Self assessment</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                             | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed;<br>and<br>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts. | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

<sup>22</sup> Amended on 3 November 2014

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use                       | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p>                                                                                                                                    | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Bar                       | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) not located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</p>                                                                                                                                                                                                                      | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           | <p>If not located in West Creek Precinct or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct and:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Caretaker's Accommodation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use               | Level of assessment                                                                                                              | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                           |
| Car Wash          | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                   |                                                                                                                                  | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Child Care Centre | <b>Code assessment</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
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| Use            | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | If not located in the West Creek Precinct or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct.                                                                                                                                                                                                                 | Mixed Use Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Club           | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Care | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use           | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Community Use | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|               | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|               | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use            | Level of assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a></p> | <p>Mixed Use 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 District Local Plan Code (where in the Highfields district 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> |
| Dual Occupancy | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                | <p>If on the same premises as non-residential uses.</p>                                                                                                                                                                                                                                                                                                               | <p>Mixed Use Zone 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 District Local Plan Code (where in the Highfields district 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>                                           |
| Dwelling Unit  | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                        | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                       | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                                       |
| Educational Establishment | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Community and Recreation Uses Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Emergency Services        | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                   | Level of assessment                                                                                                                                                                                                                                                                                                                                                   | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use 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 District Local Plan Code (where in the Highfields district 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> |
| Food and Drink Outlet | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                       | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                        | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                       | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                       | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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>             |
| Function Facility     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

| Use             | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                                                                                                                                                                                                                        | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Funeral Parlour | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                 | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed; and<br>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.                                                                                          | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                 | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Garden Centre   | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

| Use                         | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | If:<br>(i) the reuse of an existing building;<br>and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                    | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                             | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Hardware and Trade Supplies | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                             | If:<br>(i) the reuse of an existing building;<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed;<br>and<br>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.                                                                                       | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                             | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

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| Use                                 | Level of assessment                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Health Care Services                | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     | If:<br>(i) the reuse of an existing building; and<br>(ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.                                                                                                                                                                                                                       | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment. | Mixed Use Zone Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| <a href="#">Home Based Business</a> | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                                                                                                                                                                                                                                                                                                                                                        | <a href="#">Home Based Business Use Code</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Toowoomba Regional Planning Scheme  
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|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <p><a href="#">If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a></p>                                                                                                                                                                                                                                                            | <p> <a href="#">Mixed Use Zone Code</a><br/> <a href="#">Home Based Business Use Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a> </p> |
| Hospital | <p><b>Self assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) located in the Health Support Precinct.</li> </ul>                                                                                                                                                                 | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|          | <p><b>Code assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          | <p>If:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | <p>           Mixed Use Zone Code<br/>           Community and Recreation Uses Code<br/>           Environmental Standards Code<br/>           Integrated Water Cycle Management Code<br/>           Landscaping Code<br/>           Transport, Access and Parking Code<br/>           Works and Services Code<br/>           'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>           Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>           Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>           Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)         </p>                                                     |
| Hotel    | <p><b>Self assessment</b></p>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

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|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) not located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</li> </ul>                                                                                                                                                                                                                    | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | <p>If not located in West Creek Precinct or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct and:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | <p>Mixed Use Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Indoor Sports and Recreation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                              | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                           | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Toowoomba Regional Planning Scheme  
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|                                  | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use 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 District Local Plan Code (where in the Highfields district 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> |
| Low Impact Industry              | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</p>                                                                                       | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code</p> <p>Industry 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 District Local Plan Code (where in the Highfields district 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>                 |
| Major Electricity Infrastructure | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  |                                                                                                                                                                                                                                                                                                                                                                       | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone



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|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                 | Mixed Use Zone Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)                 |
| Market            | <b>Self assessment</b>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                   |                                                                                                                                                                                                  | Markets Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                   | <b>Code assessment</b>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                   | If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                 | Mixed Use Zone Code<br>Markets Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br>Highfields District Local Plan Code (where in the Highfields district local plan area)<br>Glenvale Local Plan Code (where in the Glenvale local plan area)<br>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area) |
| Multiple Dwelling | <b>Self assessment</b>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                   | If:<br>(i) <u>the reuse of an existing building;</u><br>and<br>(ii) <u>no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</u> <del># the reuse of an existing building.</del> | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                   | <b>Code assessment</b>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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Toowoomba Regional Planning Scheme  
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|                                  | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and</a> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code</p> <p>Medium Density Residential 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 District Local Plan Code (where in the Highfields district 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> |
| Nightclub Entertainment Facility | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <p>If not located in West Creek Precinct or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct.</p>                                                                                                                                                                                                                             | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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>          |
| Office                           | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                  | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                        | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|                  | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Outdoor Sales    | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</p>                                                                                       | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                  | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                  | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Park             | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Place of Worship | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|                           | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>                                                                                                                                                                                                                        | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                           | <p>If:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | <p>Mixed Use Zone Code<br/>Community and Recreation Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Residential Care Facility | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                           | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) not located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</li> </ul>                                                                                 | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|                     | <p>If not located in West Creek Precinct <a href="#">or</a> the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct and:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code<br/>Medium Density Residential Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Retirement Facility | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                     | <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) not located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</p>                                                                                                                                                                                                                                      | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                     | <p>If not located in West Creek Precinct <a href="#">or</a> the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct and:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code<br/>Medium Density Residential Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Rooming             | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

|                  |                                                                                                                                                                                                                                                                                                                                                                                            |                     |
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|                  | <p><u>If:</u></p> <p>(i) <u>the reuse of an existing building;</u><br/><u>and</u></p> <p>(ii) <u>no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</u><br/><del>if the reuse of an existing building.</del></p>                                                                                                                                                        | Mixed Use Zone Code |
|                  | <p><b>Code assessment</b></p> <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> |                     |
| Service Industry | <p><b>Self assessment</b></p> <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</p>                                                                              |                     |
|                  | <p><b>Code assessment</b></p>                                                                                                                                                                                                                                                                                                                                                              |                     |

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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

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|                 | <p>If <a href="#">located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts</a>:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Service Station | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Mixed Use Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| Shop            | <p><b>Exempt</b></p> <p><b>If:</b></p> <p><del>(i) the reuse of an existing building; and</del></p> <p><del>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</del></p> <p><b>Self assessment</b></p> <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) it is not a Department Store or Discount Department Store.</p>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                 | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|                          | <p>If not a Department Store or Discount Department Store, and:</p> <p>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></p> <p>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> <p><del>not the reuse of an existing building; or</del></p> <p><del>(ii) the reuse of an existing building and more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</del></p> | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Shopping Centre          | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | <p>If not a Department Store or Discount Department Store.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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> |
| Short-Term Accommodation | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | <p>If:</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                          | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|            | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code</p> <p>Medium Density Residential 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 District Local Plan Code (where in the Highfields district 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> |
| Showroom   | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | <p>If:</p> <p>(i) the reuse of an existing building;</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</p> <p>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</p>                                                                                       | <p>Mixed Use Zone Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | <p>If:</p> <p>(i) not meeting the description listed in the level of assessment column for self-assessment; or</p> <p>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code</p> <p>Centre Activities 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 District Local Plan Code (where in the Highfields district 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>          |
| Substation | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            |                                                                                                                                                                                                                                                                                                                                                                       | <p>Works and Services Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|            | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|  | <p>If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</p> | <p>Mixed Use Zone Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
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5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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| <a href="#">Telecommunications Facility</a> | <b><u>Exempt</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |
|                                             | <a href="#">If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                  |
|                                             | <b><u>Self-assessment</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                             | <p><u>If:</u></p> <p>(i) <a href="#">not increasing the number of Telecommunications facilities on the site, and:</a></p> <p>(a) <a href="#">increasing the height of an existing Telecommunications facility by no more than 5m.</a></p> <p>or</p> <p>(b) <a href="#">replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;</a></p> <p>OR</p> <p>(ii) <a href="#">not meeting the description listed in the level of assessment column for exempt.</a></p> | <a href="#">Telecommunications Facility Code</a> |
|                                             | <b><u>Code assessment</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |

Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

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|         | <p>(i) If:</p> <p>(a) <u>the site contains one existing Telecommunications facility, and</u></p> <p>(b) <u>no more than one additional Telecommunications facility is proposed, and</u></p> <p>(c) <u>one of the following applies:</u></p> <p>i) <u>where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</u></p> <p>ii) <u>where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</u></p> <p>OR</p> <p>(ii) <u>If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</u></p> <p>OR</p> <p>(iii) <u>If meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</u></p> | <p><a href="#">Limited Development (Constrained Land) Zone Code</a><br/> <a href="#">Telecommunications Facility Code</a><br/> <a href="#">Environmental Standards Code</a><br/> <a href="#">Integrated Water Cycle Management Code</a><br/> <a href="#">Landscaping Code</a><br/> <a href="#">Transport, Access and Parking Code</a><br/> <a href="#">Works and Services Code</a><br/> <a href="#">State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code</a><br/> <a href="#">Highfields District Local Plan Code (where in the Highfields district local plan area)</a><br/> <a href="#">Glenvale Local Plan Code (where in the Glenvale local plan area)</a><br/> <a href="#">Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</a></p> |
| Theatre | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

Toowoomba Regional Planning Scheme  
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|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | <p>If not located in West Creek Precinct or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Mixed Use Zone Code<br/>Centre Activities Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| <a href="#">Tourist Attraction</a> | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                    | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <a href="#">the reuse of an existing building;</a></li> <li>(ii) <a href="#">no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</a></li> <li>(iii) <a href="#">not located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</a></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><a href="#">Mixed Use Zone Code</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                    | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                    | <p>If <a href="#">not located in the West Creek, or Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct and:</a></p> <ul style="list-style-type: none"> <li>(i) <a href="#">not meeting the description listed in the level of assessment column for self-assessment; or</a></li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a> <del>new Gross Floor Area is proposed and no outdoor use of land; and</del></li> <li><del>(ii) not located in the West Creek, or Bulky Goods/Service Industry and Low Impact Industry area of the City South Precinct.</del></li> </ul> | <p>Mixed Use Zone Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                            |
| Utility Installation               | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.5 – Levels of assessment – Material change of use

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>If:</p> <ul style="list-style-type: none"> <li>(i) for distribution of local utility services; and</li> <li>(ii) does not involve bulk <u>transmission</u>, storage, generation or treatment.</li> </ul>                                                                                                                                                                                                                                                                                                                                              | Works and Services Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                     | <b>Code Impact assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                     | <p>If:</p> <ul style="list-style-type: none"> <li>(i) <u>not meeting the description listed in the level of assessment column for self-assessment; or</u></li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and (i) for distribution of local utility services and does involve bulk storage, generation and/or treatment; or</u></li> <li><del>(iii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del></li> </ul> | <p><del>Mixed Use Zone Code</del><br/> <del>Environmental Standards Code</del><br/> <del>Integrated Water Cycle Management Code</del><br/> <del>Landscaping Code</del><br/> <del>Transport, Access and Parking Code</del><br/> <del>Works and Services Code</del><br/> <del>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</del><br/> <del>Highfields District Local Plan Code (where in the Highfields district local plan area)</del><br/> <del>Glenvale Local Plan Code (where in the Glenvale local plan area)</del><br/> <del>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</del><br/> <del>The planning scheme</del></p> |
| Veterinary Services | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                     | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                              | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                     | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                     | <p>If:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <u>meeting the description listed in the level of assessment column for self-assessment and</u> not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul>                                                                                                                                                | <p>Mixed Use Zone Code<br/> Centre Activities Code<br/> Environmental Standards Code<br/> Integrated Water Cycle Management Code<br/> Landscaping Code<br/> Transport, Access and Parking Code<br/> Works and Services Code<br/> 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/> Highfields District Local Plan Code (where in the Highfields district local plan area)<br/> Glenvale Local Plan Code (where in the Glenvale local plan area)<br/> Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p>                                                                                                                       |
| Warehouse           | <b>Self assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

5.5 – Levels of assessment – Material change of use ♦ Table 5.5:20 – Mixed Use Zone

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Toowoomba Regional Planning Scheme  
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5.5 – Levels of assessment – Material change of use

|                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                        | <p>If:</p> <ul style="list-style-type: none"> <li>(i) the reuse of an existing building;</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and</li> <li>(iii) located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts.</li> </ul>                                                                                     | Mixed Use Zone Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Code assessment</b>                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                        | <p>If:</p> <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the level of assessment column for self-assessment; or</li> <li>(ii) <a href="#">meeting the description listed in the level of assessment column for self-assessment</a> and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</li> </ul> | <p>Mixed Use Zone Code<br/>Industry Uses Code<br/>Environmental Standards Code<br/>Integrated Water Cycle Management Code<br/>Landscaping Code<br/>Transport, Access and Parking Code<br/>Works and Services Code<br/>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'<br/>Highfields District Local Plan Code (where in the Highfields district local plan area)<br/>Glenvale Local Plan Code (where in the Glenvale local plan area)<br/>Charlton Wellcamp Enterprise Area Local Plan Code (where in the Charlton Wellcamp Enterprise Area local plan area)</p> |
| <b>Impact Assessment</b>                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Any other use not listed in this table.                                                                | The planning scheme                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Any use listed in this table and not meeting the description listed in the level of assessment column. |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Any other undefined use.                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## 5.6 Levels of assessment – Reconfiguring a lot

The following table identifies the level of assessment for Reconfiguring a lot.

Table 5.6:1 – Reconfiguring a lot<sup>23</sup>

| Zone      | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| All Zones | <b>Exempt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                  |
|           | If the Sustainable Planning Regulation 2009, schedule 4, table 3 applies.                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                  |
|           | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                  |
|           | If rearranging the boundaries of a lot by registering a plan of subdivision, <del>and both of the below are satisfied:</del>                                                                                                                                                                                                                                                                                                                                                                         | Reconfiguring a Lot Code                                                                                         |
|           | <del>(i) no additional lots are created; and</del><br><del>(ii) the size of all proposed lots is equal to or greater than the relevant minimum lot size for the zone as identified in Table 5.6:2.</del>                                                                                                                                                                                                                                                                                             |                                                                                                                  |
|           | <b>Compliance assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                  |
|           | If the Sustainable Planning Regulation 2009, schedule 18, table 1 applies.                                                                                                                                                                                                                                                                                                                                                                                                                           | As per Sustainable Planning Regulation 2009, schedule 18.                                                        |
|           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                  |
|           | If:<br>(i) <del>creating a lot/s by subdividing another lot and the size of each lot created is equal to or greater than the minimum lot size for the zone as identified in Table 5.8:2; or rearranging the boundaries of a lot by registering a plan of subdivision; and</del><br>(ii) <del>creating an easement giving access to a lot from a constructed road not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</del> | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |

Table 5.6:1 – Reconfiguring a lot

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<sup>23</sup> Amended on 3 November 2014



| Zone                         | Level of assessment                                                                                                                                                                                                                                                                                                       | Assessment criteria                                                                                              |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Emerging Community Zone      | If <a href="#">meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.</a> <del>creating an easement giving access to a lot from a constructed road.</del> | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|                              | <b>Impact assessment</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                  |
|                              | If for a volumetric subdivision.                                                                                                                                                                                                                                                                                          | The Planning Scheme                                                                                              |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                  |
| Low Density Residential Zone | If creating lots by subdivision and the size of any lot created is equal to or greater than 10Ha.                                                                                                                                                                                                                         | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|                              | <b>Impact assessment</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                  |
|                              | If creating lots by subdivision and the size of any lot created is less than 10Ha.                                                                                                                                                                                                                                        | The Planning Scheme                                                                                              |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                  |
| Low Density Residential Zone | If creating lots by subdivision and the size of any lot created is equal to or greater than:<br>(i) 1,200m <sup>2</sup> in the Clifford Park Stables Precinct; or<br>(ii) 2,250m <sup>2</sup> in the Park Residential Precinct; or<br>(iii) 500m <sup>2</sup> otherwise.                                                  | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|                              | <b>Impact assessment</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                  |
|                              | If creating lots by subdivision and the size of any lot created is less than:<br>(i) 1,200m <sup>2</sup> in the Clifford Park Stables Precinct; or<br>(ii) 2,250m <sup>2</sup> in the Park Residential Precinct; or<br>(iii) 500m <sup>2</sup> otherwise.                                                                 | The Planning Scheme                                                                                              |
|                              | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                    |                                                                                                                  |

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5.6 – Levels of assessment – Reconfiguring a lot

| Zone                                                                       | Level of assessment                                                                                                                                                                                                                                | Assessment criteria                                                                                              |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <a href="#">Limited Development (Constrained Land) Zone</a>                | <a href="#">Impact assessment</a>                                                                                                                                                                                                                  |                                                                                                                  |
|                                                                            | <a href="#">If creating lots by subdivision.</a>                                                                                                                                                                                                   | <a href="#">The Planning Scheme</a>                                                                              |
| <a href="#">Medium Impact Industry Zone (Intermodal Facility Precinct)</a> | <a href="#">Impact assessment</a>                                                                                                                                                                                                                  |                                                                                                                  |
|                                                                            | <a href="#">If creating lots by subdivision.</a>                                                                                                                                                                                                   | <a href="#">The Planning Scheme</a>                                                                              |
| Rural Residential Zone                                                     | <b>Code assessment</b>                                                                                                                                                                                                                             |                                                                                                                  |
|                                                                            | If creating lots by subdivision and -the size of any lot created is equal to or greater than:<br>(i) 4,000m <sup>2</sup> in the 4,000m <sup>2</sup> precinct; or<br>(ii) 1ha in the 1 Hectare precinct; or<br>(iii) 2ha in the 2 Hectare precinct. | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|                                                                            | <b>Impact assessment</b>                                                                                                                                                                                                                           |                                                                                                                  |
|                                                                            | If creating lots by subdivision and the size of any lot created is less than:<br>(i) 4,000m <sup>2</sup> in the 4,000m <sup>2</sup> precinct; or<br>(ii) 1ha in the 1 Hectare precinct; or<br>(iii) 2ha in the 2 Hectare precinct.                 | The Planning Scheme                                                                                              |
| Rural Zone                                                                 | <b>Code assessment</b>                                                                                                                                                                                                                             |                                                                                                                  |
|                                                                            | If creating lots by subdivision and the size of any lot created is equal to or greater than:<br>(i) 100ha in the 100 Hectare precinct; or<br>(ii) 200ha in the 200 Hectare precinct.                                                               | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|                                                                            | <b>Impact assessment</b>                                                                                                                                                                                                                           |                                                                                                                  |
|                                                                            | If creating lots by subdivision and the size of any lot created is less than:<br>(i) 100ha in the 100 Hectare precinct; or<br>(ii) 200ha in the 200 Hectare precinct.                                                                              | The planning scheme                                                                                              |

5.6 – Levels of assessment – Reconfiguring a lot ♦ Table 5.6:1 – Reconfiguring a lot

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Toowoomba Regional Planning Scheme  
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5.6 – Levels of assessment – Reconfiguring a lot

| Zone                                                   | Level of assessment                                                                                                                                                                                                 | Assessment criteria                                                                                                              |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Township Zone                                          | <b>Code assessment</b>                                                                                                                                                                                              |                                                                                                                                  |
|                                                        | If creating lots by subdivision and the size of any lot created is equal to or greater than:<br>(i) 500m <sup>2</sup> where reticulated wastewater services are provided; or<br>(ii) 2,000m <sup>2</sup> otherwise. | Reconfiguring a Lot Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'                 |
|                                                        | <b>Impact assessment</b>                                                                                                                                                                                            |                                                                                                                                  |
|                                                        | If creating lots by subdivision and the size of any lot created is less than:<br>(i) 500m <sup>2</sup> where reticulated wastewater services are provided; or<br>(ii) 2,000m <sup>2</sup> otherwise.                | The planning scheme                                                                                                              |
| <b>Level of assessment</b>                             |                                                                                                                                                                                                                     | <b>Assessment criteria</b>                                                                                                       |
| <b>Code assessment</b>                                 |                                                                                                                                                                                                                     |                                                                                                                                  |
| Any other reconfiguring a lot not listed in this table |                                                                                                                                                                                                                     | <a href="#">Reconfiguring a Lot Code</a><br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |

Editor's note—If not in the Low Density Residential Zone, Emerging Community Zone, Rural Residential Zone, Rural Zone or Township Zone, no minimum lot size is nominated.

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**Table 5.6:2 – Minimum Lot Sizes**

| <u>Zone (Precinct)</u>                                                                        | <u>Minimum Lot Size</u>   |
|-----------------------------------------------------------------------------------------------|---------------------------|
| <u>Community Facilities Zone – all precincts</u>                                              | <u>None specified</u>     |
| <u>District Centre Zone</u>                                                                   | <u>None specified</u>     |
| <u>Emerging Community Zone</u>                                                                | <u>10 hectares</u>        |
| <u>Extractive Industry Zone</u>                                                               | <u>None specified</u>     |
| <u>High Impact Industry Zone – Heavy Industry Precinct</u>                                    | <u>10 hectares</u>        |
| <u>High Impact Industry Zone – Quarry Precinct</u>                                            | <u>10 hectares</u>        |
| <u>High Impact Industry Zone - otherwise</u>                                                  | <u>None specified</u>     |
| <u>Local Centre Zone – all precincts (except where in Commercial Centre Precinct)</u>         | <u>None specified</u>     |
| <u>Low Impact Industry Zone – Wellcamp Low Impact Industry Precinct</u>                       | <u>2 hectares</u>         |
| <u>Low Impact Industry Zone – Otherwise</u>                                                   | <u>None specified</u>     |
| <u>Major Centre Zone</u>                                                                      | <u>None specified</u>     |
| <u>Medium Impact Industry Zone – General Industry Precinct</u>                                | <u>2 hectares</u>         |
| <u>Medium Impact Industry Zone – Transport and Warehousing Precinct</u>                       | <u>5 hectares</u>         |
| <u>Medium Impact Industry Zone – otherwise (except where in Intermodal Facility Precinct)</u> | <u>None specified</u>     |
| <u>Mixed Use Zone – all precincts</u>                                                         | <u>None specified</u>     |
| <u>Open Space Zone – all precincts (except where in Conservation Precinct)</u>                | <u>None specified</u>     |
| <u>Principal Centre Zone</u>                                                                  | <u>None specified</u>     |
| <u>Low-medium Density Residential Zone – all precincts</u>                                    | <u>None specified</u>     |
| <u>Low Density Residential Zone (Clifford Park Stables Precinct)</u>                          | <u>1,200m<sup>2</sup></u> |
| <u>Low Density Residential Zone (Park Residential Precinct)</u>                               | <u>2,250m<sup>2</sup></u> |
| <u>Low Density Residential Zone - otherwise</u>                                               | <u>500m<sup>2</sup></u>   |
| <u>Rural Residential Zone - 1ha Precinct</u>                                                  | <u>1 hectare</u>          |
| <u>Rural Residential Zone - 2ha Precinct</u>                                                  | <u>2 hectares</u>         |

5.6 – Levels of assessment – Reconfiguring a lot ♦ Table 5.6:2 – Minimum Lot Sizes

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5.6 – Levels of assessment – Reconfiguring a lot

| <u>Zone (Precinct)</u>                                      | <u>Minimum Lot Size</u>   |
|-------------------------------------------------------------|---------------------------|
| <u>Rural Residential Zone - 4,000m<sup>2</sup> Precinct</u> | <u>4,000m<sup>2</sup></u> |
| <u>Rural Residential Zone - Highway Precinct</u>            | <u>4,000m<sup>2</sup></u> |
| <u>Rural Zone - 100ha Precinct</u>                          | <u>100 hectares</u>       |
| <u>Rural Zone - 200ha Precinct</u>                          | <u>200 hectares</u>       |
| <u>Rural Zone - Heinemann Road Transport Precinct</u>       | <u>100 hectares</u>       |
| <u>Specialised Centre Zone – all precincts</u>              | <u>None specified</u>     |
| <u>Sport and Recreation Zone</u>                            | <u>None specified</u>     |
| <u>Township Zone (where within a sewerage area)</u>         | <u>500m<sup>2</sup></u>   |
| <u>Township Zone (where not within a sewerage area)</u>     | <u>2,000m<sup>2</sup></u> |

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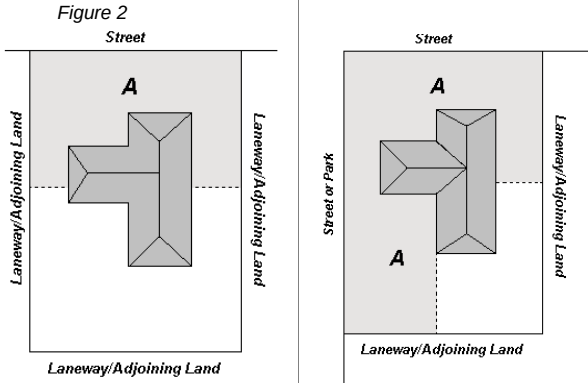
## 5.7 Levels of assessment – Building work

The following table/ identifies the level of assessment for building work regulated under the planning scheme.

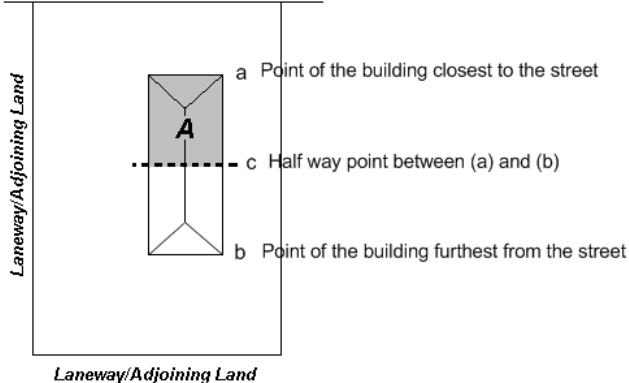
**Table 5.7:1 – Building work<sup>24</sup>**

| Zone      | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                                                                                       |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All Zones | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                           |
|           | Construction of a Class 10a building (as defined by the Building Code of Australia)<br>If:<br>(i) on the same site as a Heritage place identified in SC6.6.2 of Planning Scheme Policy No. 6; or<br>(ii) on the same site as a Neighbourhood character place identified in SC6.7.2 of Planning Scheme Policy No. 7; or<br>(iii) in the Rural Residential Zone and the gross floor area of all Class 10a buildings (both existing and proposed) on the site would be greater than 10% of the site area. | Heritage Overlay Code<br><br>Neighbourhood Character Overlay Code<br><br>Rural Residential Zone Code                                                                                                                      |
|           | <a href="#">All other Building Work (not associated with a Material Change of Use).</a>                                                                                                                                                                                                                                                                                                                                                                                                                | <a href="#">The applicable zone code.</a>                                                                                                                                                                                 |
|           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                           |
|           | If:<br>(i) not meeting the description listed in the level of assessment column for self-assessment; or<br>(ii) not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                          | Heritage Overlay Code (where in the Heritage Overlay)<br><br>Neighbourhood Character Overlay Code (where in the Neighbourhood Character Overlay)<br><br>Rural Residential Zone Code (where in the Rural Residential Zone) |

<sup>24</sup> Amended on 3 November 2014

| Zone | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment criteria                                                      |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|      | <p><a href="#">Additions or extensions to a Heritage place identified in SC6.6.2 of Planning Scheme Policy No. 6.</a></p> <p><a href="#">If not a State heritage place and the Gross Floor Area is increased by more than 25m<sup>2</sup> or 5%, whichever is the lesser.</a></p>                                                                                                                                                                           | <a href="#">Heritage Overlay Code</a>                                    |
|      | <p>Additions or extensions to a Neighbourhood character place identified in SC6.7.2 of Planning Scheme Policy No. 7.</p> <p>If all or part of the work is located at the front half of the existing building (Identified as area 'A' in Figure 2) and the Gross Floor Area is increased by more than 25m<sup>2</sup> or 5%, whichever is the lesser.</p> <p>Figure 2</p>  | Neighbourhood Character Overlay Code                                     |
|      | <p>New buildings (not being a Class 10a building as defined by the <i>Building Code of Australia</i> or an addition or extension to an existing building).</p> <p>If:</p> <ul style="list-style-type: none"> <li>(i) within the Neighbourhood Character Overlay; or</li> <li>(ii) on a site not within the Rural Zone, which adjoins a Heritage place identified in SC6.6.2 of Planning Scheme Policy No. 6.</li> </ul>                                     | <p>Neighbourhood Character Overlay Code</p> <p>Heritage Overlay Code</p> |

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5.7 – Levels of assessment – Building work

| Zone | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment criteria                                                                                      |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|      | <p>Building Work (not being Minor Building Work) involving an increase in Gross Floor Area.</p> <p>If it is in that part of the site affected by the following overlays:</p> <ul style="list-style-type: none"> <li>(i) Scenic Amenity Overlay;</li> <li>(ii) Regional Infrastructure Corridors and Substations Overlay.</li> </ul>                                                                                                                                                                                                                                                             | <p>Scenic Amenity Overlay Code</p> <p>Regional Infrastructure Corridors and Substations Overlay Code</p> |
|      | <p>Excavating and Filling</p> <p>If the height of the excavation and or filling is more than 1m above natural ground level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                          |
|      | <b>Impact assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                          |
|      | <p>Demolition or Removal</p> <p>If a Heritage place identified in SC6.6.2 of Planning Scheme Policy No. 6 and is not a State heritage place;</p> <p>OR</p> <p>If the front half of a Neighbourhood character place identified in SC6.7.2 of Planning Scheme Policy No. 7 (being any of the area identified as 'A' in Figure 1 below) and there is no current approval for the replacement of the building proposed to be demolished or removed.</p> <p style="text-align: center;">Figure 1<br/>Street</p>  | <p>The planning scheme</p>                                                                               |

5.7 – Levels of assessment – Building work ♦ Table 5.7:1 – Building work



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.7 – Levels of assessment – Building work

| Zone                                             | Level of assessment | Assessment criteria |
|--------------------------------------------------|---------------------|---------------------|
| <b>Exempt</b>                                    |                     |                     |
| Any other building work not listed in this table |                     |                     |

## 5.8 Levels of assessment – Operational work

The following table identifies the level of assessment for operational work.

**Table 5.8:1 – Operational work<sup>25</sup>**

| Zone      | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment criteria                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All Zones | <b>Self-assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
|           | Placing an Advertising Device on a premises.                                                                                                                                                                                                                                                                                                                                                                                                           | Advertising Devices Code                                                                                                                                   |
|           | Undertaking roadworks on a Local Government road (being driveway crossovers).                                                                                                                                                                                                                                                                                                                                                                          | Works and Services Code                                                                                                                                    |
|           | <b>Compliance assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                            |
|           | <u>Excavating and filling to which the Sustainable Planning Regulation 2009, schedule 18, table 2 applies.</u><br><del>All Operational Work associated with the Reconfiguring a Lot or a Material Change of Use.</del><br><del>If the Sustainable Planning Regulation 2009, schedule 18, table 2 applies.</del>                                                                                                                                        | <u>The matters stated under the Sustainable Planning Regulation 2009, schedule 18, table 2. As per Sustainable Planning Regulation 2009, schedule 18.</u>  |
|           | <b>Code assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                            |
|           | Placing an Advertising Device on premises.<br><br>If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.                                                                                                                                                                                                                                                                     | <u>Advertising Devices Code</u>                                                                                                                            |
|           | <u>Excavating or filling that materially affects premises or their use, other than exempt development, self assessable development or development requiring compliance assessment.</u> <del>Excavating or filling that materially affects premises or their use.</del><br><del>If for the purposes of an in-ground swimming pool, or an above-ground pool and the excavation is more than 1m, and the site is within the Landslide Overlay Area.</del> | <del>Landslide Hazard Overlay</del> <u>Works and Services</u> Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |

<sup>25</sup> Amended on 3 November 2014

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| Zone | Level of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment criteria                                                                                                             |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|      | Clearing vegetation, including vegetation to which the Vegetation Management Act applies.<br><br>If the vegetation is within the road reserve and the vegetation is being cleared in association with the Material Change of Use of an adjoining site.                                                                                                                                                                                                                               | Works <a href="#">and Services</a> Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|      | Undertaking roadworks on a Local Government road (except driveway crossovers) if:<br><br>(i) associated within the Reconfiguring a Lot or a Material Change of Use; and<br><br>(ii) it does not meet the relevant assessment criteria for self assessment.                                                                                                                                                                                                                           | Works <a href="#">and Services</a> Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|      | <u>All other Operational Work if:</u><br><br>(i) <u>associated with Reconfiguring a Lot or a Material Change of Use; and</u><br><br>(ii) <u>not otherwise exempt development, self assessable development or development requiring compliance assessment</u><br><br><del>All other Operational Work (Associated with the Reconfiguring a Lot or a Material Change of Use).</del><br><br><del>If the Sustainable Planning Regulation 2009, schedule 18, table 2 does not apply.</del> | Works <a href="#">and Services</a> Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |

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Toowoomba Regional Planning Scheme  
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5.8 – Levels of assessment – Operational work

| Zone                                                                                                                                                  | Level of assessment | Assessment criteria |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Exempt</b>                                                                                                                                         |                     |                     |
| <u>Excavating or filling that materially affects premises or their use, other than excavating or filling associated with reconfiguring a lot, if:</u> |                     |                     |
| <u>(a) all of the following apply:</u>                                                                                                                |                     |                     |
| <u>i) the level of any part of the site would change by less than 1m;</u>                                                                             |                     |                     |
| <u>ii) less than 50m<sup>3</sup> of fill is deposited on, or less than 50m<sup>3</sup> of excavated material is removed from the premises;</u>        |                     |                     |
| <u>iii) the development does not occur on a part of the premises to which a Flood Hazard Overlay applies; or</u>                                      |                     |                     |
| <u>(b) all of the following apply:</u>                                                                                                                |                     |                     |
| <u>i) the development is in the rural zone;</u>                                                                                                       |                     |                     |
| <u>ii) the development is for constructing contour banks associated with a rural activity;</u>                                                        |                     |                     |
| <u>iii) the development does not occur on a part of the premises to which a Flood Hazard Overlay applies; or</u>                                      |                     |                     |
| <u>(c) the development is assessable under the Sustainable Planning Regulation 2009, schedule 3, Part 1.</u>                                          |                     |                     |
| Any other operational work not listed in this table                                                                                                   |                     |                     |

5.8 – Levels of assessment – Operational work ♦ Table 5.8.1 – Operational work

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## 5.9 Levels of assessment - Local plans

The following tables identify the levels of assessment for development in the local plan(s).

**Table 5.9:1 – Highfields District Local Plan: material change of use<sup>26</sup>**

| Use                                                                                                  | Level of assessment                                              | Assessment criteria                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Highfields District Local Plan</b>                                                                |                                                                  |                                                                                                                                                                                                                                                                               |
| All uses<br>If assessable development not elsewhere listed in this table                             | No Change                                                        | Highfields District Local Plan Code                                                                                                                                                                                                                                           |
| <b>Major Centre Zone (Highfields Town Centre Frame Precinct)</b>                                     |                                                                  |                                                                                                                                                                                                                                                                               |
| Shop                                                                                                 | <b>Impact assessment</b>                                         |                                                                                                                                                                                                                                                                               |
|                                                                                                      | If a Department Store, Discount Department Store or Supermarket. | The planning scheme                                                                                                                                                                                                                                                           |
| <b>Major Centre Zone (Medium Density Residential Precinct)</b>                                       |                                                                  |                                                                                                                                                                                                                                                                               |
| Adult Store                                                                                          | <b>Impact assessment</b>                                         |                                                                                                                                                                                                                                                                               |
|                                                                                                      |                                                                  | The planning scheme                                                                                                                                                                                                                                                           |
| Dual Occupancy                                                                                       | <b>Impact assessment</b>                                         |                                                                                                                                                                                                                                                                               |
|                                                                                                      |                                                                  | The planning scheme                                                                                                                                                                                                                                                           |
| Dwelling House                                                                                       | <b>Impact assessment</b>                                         |                                                                                                                                                                                                                                                                               |
|                                                                                                      |                                                                  | The planning scheme                                                                                                                                                                                                                                                           |
| <b>Low Density Residential Zone (Highway Precinct) and Rural Residential Zone (Highway Precinct)</b> |                                                                  |                                                                                                                                                                                                                                                                               |
| Bar                                                                                                  | <b>Code assessment</b>                                           |                                                                                                                                                                                                                                                                               |
|                                                                                                      |                                                                  | Highfields District Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters – Development Assessment Code |
| Hotel                                                                                                | <b>Code assessment</b>                                           |                                                                                                                                                                                                                                                                               |

<sup>26</sup> Amended on 3 November 2014

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5.9 – Levels of assessment - Local plans

| Use                      | Level of assessment                                                                                                                                                                                                                                      | Assessment criteria                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          |                                                                                                                                                                                                                                                          | Highfields District Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters – Development Assessment Code                                                                                                                                                           |
| Nature-based tourism     | <b>Code assessment</b>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          |                                                                                                                                                                                                                                                          | Highfields District Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters – Development Assessment Code                                                                                                                                                           |
| <a href="#">Office</a>   | <a href="#">Impact assessment</a>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          |                                                                                                                                                                                                                                                          | <a href="#">The planning scheme</a>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <a href="#">Shop</a>     | <a href="#">Code assessment</a>                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | <p>If:</p> <p>(i) <a href="#">reuse of an existing building used for business or community activity and no more than 25m<sup>2</sup> additional gross floor area is proposed; and</a></p> <p>(ii) <a href="#">is for tourism focused activities.</a></p> | <a href="#">Highfields District Local Plan Code</a><br><a href="#">Centre Activities Code</a><br><a href="#">Environmental Standards Code</a><br><a href="#">Integrated Water Cycle Management Code</a><br><a href="#">Landscaping Code</a><br><a href="#">Transport, Access and Parking Code</a><br><a href="#">Works and Services Code</a><br><a href="#">State Planning Policy 4/10 Healthy Waters – Development Assessment Code</a> |
| Short-term Accommodation | <b>Code assessment</b>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          |                                                                                                                                                                                                                                                          | Highfields District Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters – Development Assessment Code                                                                                                                                                           |
| Tourist Park             | <b>Code assessment</b>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                         |

5.9 – Levels of assessment - Local plans ♦ Table 5.9:1 – Highfields District Local Plan: material change of

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| Use    | Level of assessment | Assessment criteria                                                                                                                                                                                                                                                           |
|--------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                     | Highfields District Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters – Development Assessment Code |
| Winery | Code assessment     |                                                                                                                                                                                                                                                                               |
|        |                     | Highfields District Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>State Planning Policy 4/10 Healthy Waters – Development Assessment Code |

**Table 5.9:3 – Charlton Wellcamp Enterprise Area Local Plan: material change of use<sup>27</sup>**

| Use                                                                               | Level of assessment      | Assessment criteria                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Charlton Wellcamp Enterprise Area Local Plan</b>                               |                          |                                                                                                                                                                                                                                                                                                                                                |
| All uses<br>If assessable<br>development not<br>elsewhere listed in<br>this table | No Change                | Charlton Wellcamp Enterprise Area<br>Local Plan                                                                                                                                                                                                                                                                                                |
| <b>Medium Impact Industry Zone (Intermodal Facility Precinct)</b>                 |                          |                                                                                                                                                                                                                                                                                                                                                |
| Agricultural Supplies<br>Store                                                    | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   |                          | The planning scheme                                                                                                                                                                                                                                                                                                                            |
| Animal Husbandry                                                                  | <b>Exempt</b>            |                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   |                          |                                                                                                                                                                                                                                                                                                                                                |
| Bulk Landscape<br>Supplies                                                        | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   |                          | The planning scheme                                                                                                                                                                                                                                                                                                                            |
| Car wash                                                                          | <b>Code assessment</b>   |                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   |                          | Charlton Wellcamp Enterprise Area<br>Local Plan Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management<br>Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy<br>Waters — Appendix 1 Development<br>Assessment Code' |
| Cropping                                                                          | <b>Exempt</b>            |                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   |                          |                                                                                                                                                                                                                                                                                                                                                |
| Food and Drink Outlet                                                             | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   |                          | The planning scheme                                                                                                                                                                                                                                                                                                                            |
| Service Station                                                                   | <b>Code assessment</b>   |                                                                                                                                                                                                                                                                                                                                                |

<sup>27</sup> Amended on 3 November 2014



| Use                                                                     | Level of assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                         |                     | Charlton Wellcamp Enterprise Area Local Plan Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
| Shop                                                                    | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| <b>Medium Impact Industry Zone (Transport and Warehousing Precinct)</b> |                     |                                                                                                                                                                                                                                                                                                                                    |
| Animal Husbandry                                                        | Exempt              |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     |                                                                                                                                                                                                                                                                                                                                    |
| Agricultural Supplies Store                                             | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Bulk Landscape Supplies                                                 | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Cropping                                                                | Exempt              |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     |                                                                                                                                                                                                                                                                                                                                    |
| Food and Drink Outlet                                                   | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Service Station                                                         | Code assessment     |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     | Charlton Wellcamp Enterprise Area Local Plan Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
| Shop                                                                    | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                                         |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
|                                                                         |                     |                                                                                                                                                                                                                                                                                                                                    |

5.9 – Levels of assessment - Local plans ♦ Table 5.9.3 – Charlton Wellcamp Enterprise Area Local Plan:

| Use                                                                     | Level of assessment               | Assessment criteria                 |
|-------------------------------------------------------------------------|-----------------------------------|-------------------------------------|
| <b>Low Impact Industry Zone (Wellcamp Low Impact Industry Precinct)</b> |                                   |                                     |
| <a href="#">Adult Store</a>                                             | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Agricultural Supplies Store</a>                             | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Animal Husbandry</a>                                        | <a href="#">Exempt</a>            |                                     |
| <a href="#">Bulk Landscape Supplies</a>                                 | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Child Care Centre</a>                                       | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Club</a>                                                    | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Crematorium</a>                                             | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Cropping</a>                                                | <a href="#">Exempt</a>            |                                     |
| <a href="#">Funeral Parlour</a>                                         | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Food and Drink Outlet</a>                                   | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Garden Centre</a>                                           | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Hardware and Trade Supplies</a>                             | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Indoor Sport and Recreation</a>                             | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |
| <a href="#">Motor Sport Facility</a>                                    | <a href="#">Impact assessment</a> | <a href="#">The planning scheme</a> |

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| Use                                                            | Level of assessment               | Assessment criteria                 |
|----------------------------------------------------------------|-----------------------------------|-------------------------------------|
| <a href="#">Outdoor Sales</a>                                  | <a href="#">Impact assessment</a> |                                     |
|                                                                |                                   | <a href="#">The planning scheme</a> |
| <a href="#">Parking Station</a>                                | <a href="#">Impact assessment</a> |                                     |
|                                                                |                                   | <a href="#">The planning scheme</a> |
| <a href="#">Shop</a>                                           | <a href="#">Impact assessment</a> |                                     |
|                                                                |                                   | <a href="#">The planning scheme</a> |
| <a href="#">Veterinary Services</a>                            | <a href="#">Impact assessment</a> |                                     |
|                                                                |                                   | <a href="#">The planning scheme</a> |
| <a href="#">Wholesale Nursery</a>                              | <a href="#">Impact assessment</a> |                                     |
|                                                                |                                   | <a href="#">The planning scheme</a> |
| <a href="#">Winery</a>                                         | <a href="#">Impact assessment</a> |                                     |
|                                                                |                                   | <a href="#">The planning scheme</a> |
| <b>Medium Impact Industry Zone (General Industry Precinct)</b> |                                   |                                     |
| Animal Husbandry                                               | <b>Exempt</b>                     |                                     |
|                                                                |                                   |                                     |
| Agricultural Supplies Store                                    | <b>Impact assessment</b>          |                                     |
|                                                                |                                   | The planning scheme                 |
| Bulk Landscape Supplies                                        | <b>Impact assessment</b>          |                                     |
|                                                                |                                   | The planning scheme                 |
| Cropping                                                       | <b>Exempt</b>                     |                                     |
|                                                                |                                   |                                     |
| Food and Drink Outlet                                          | <b>Impact assessment</b>          |                                     |
|                                                                |                                   | The planning scheme                 |
| Service Station                                                | <b>Code assessment</b>            |                                     |

5.9 – Levels of assessment - Local plans ♦ Table 5.9.3 – Charlton Wellcamp Enterprise Area Local Plan:

| Use                                                        | Level of assessment | Assessment criteria                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                            |                     | Charlton Wellcamp Enterprise Area Local Plan Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
| Shop                                                       | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| <b>High Impact Industry Zone (Heavy Industry Precinct)</b> |                     |                                                                                                                                                                                                                                                                                                                                    |
| Animal Husbandry                                           | Exempt              |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     |                                                                                                                                                                                                                                                                                                                                    |
| Cropping                                                   | Exempt              |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     |                                                                                                                                                                                                                                                                                                                                    |
| Food and Drink Outlet                                      | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Parking Station                                            | Code assessment     |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     | Charlton Wellcamp Enterprise Area Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'                           |
| Rural Industry                                             | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Service Station                                            | Impact assessment   |                                                                                                                                                                                                                                                                                                                                    |
|                                                            |                     | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Warehouse                                                  | Code assessment     |                                                                                                                                                                                                                                                                                                                                    |

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5.9 – Levels of assessment - Local plans

| Use                                                | Level of assessment      | Assessment criteria                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |                          | Charlton Wellcamp Enterprise Area Local Plan Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'                             |
| <b>High Impact Industry Zone (Quarry Precinct)</b> |                          |                                                                                                                                                                                                                                                                                                                                      |
| Animal Husbandry                                   | <b>Exempt</b>            |                                                                                                                                                                                                                                                                                                                                      |
| Cropping                                           | <b>Exempt</b>            |                                                                                                                                                                                                                                                                                                                                      |
| Emergency Services                                 | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          | The planning scheme                                                                                                                                                                                                                                                                                                                  |
| Extractive Industry                                | <b>Code assessment</b>   |                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          | Charlton Wellcamp Enterprise Area Local Plan Code<br>Extractive Industry Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
| Food and Drink Outlet                              | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          | The planning scheme                                                                                                                                                                                                                                                                                                                  |
| High Impact Industry                               | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          | The planning scheme                                                                                                                                                                                                                                                                                                                  |
| Medium Impact Industry                             | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          | The planning scheme                                                                                                                                                                                                                                                                                                                  |
| Rural Industry                                     | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          | The planning scheme                                                                                                                                                                                                                                                                                                                  |
| Sales Office                                       | <b>Impact assessment</b> |                                                                                                                                                                                                                                                                                                                                      |

5.9 – Levels of assessment - Local plans ♦ Table 5.9.3 – Charlton Wellcamp Enterprise Area Local Plan:

| Use                                                   | Level of assessment                                         | Assessment criteria                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Service Station                                       | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Warehouse                                             | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| <b>Local Centre Zone (Commercial Centre Precinct)</b> |                                                             |                                                                                                                                                                                                                                                                                                                                    |
| Agricultural Supplies Store                           | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Club                                                  | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Community Care Centre                                 | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Community Use                                         | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Hardware and Trade Supplies                           | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Hospital                                              | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Market                                                | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Multiple Dwelling                                     | Impact assessment                                           |                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                                                             | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Office                                                | Code assessment                                             |                                                                                                                                                                                                                                                                                                                                    |
|                                                       | If the gross floor area does not exceed 250m <sup>2</sup> . | Charlton Wellcamp Enterprise Area Local Plan Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |

| Use                       | Level of assessment                            | Assessment criteria                                                                                                                                                                                                                                                                                                                |
|---------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           | If the gross floor area exceeds 250m².         | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Parking Station           | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Place of Worship          | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Residential Care Facility | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Retirement Facility       | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Rooming Accommodation     | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
| Shop                      | <b>Code assessment</b>                         |                                                                                                                                                                                                                                                                                                                                    |
|                           | If the gross floor area does not exceed 250m². | Charlton Wellcamp Enterprise Area Local Plan Code<br>Centre Activities Code<br>Environmental Standards Code<br>Integrated Water Cycle Management Code<br>Landscaping Code<br>Transport, Access and Parking Code<br>Works and Services Code<br>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code' |
|                           | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
| Showroom                  |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
|                           | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |
|                           |                                                | The planning scheme                                                                                                                                                                                                                                                                                                                |
|                           | <b>Impact assessment</b>                       |                                                                                                                                                                                                                                                                                                                                    |

## 5.10 Levels of assessment - Overlays

The following tables identify where an overlay changes the level of assessment from that identified in a zone or local plan and the relevant assessment criteria.

**Table 5.10:1 – Assessment criteria for overlays** <sup>28</sup>

| Development                                                                                                                                                                                    | Level of assessment | Assessment criteria            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------|
| <b>Agricultural Land Overlay</b>                                                                                                                                                               |                     |                                |
| All assessable development                                                                                                                                                                     | No Change           | Agricultural Land Overlay Code |
| <b>Airport Environs Overlay</b>                                                                                                                                                                |                     |                                |
| All assessable development not elsewhere listed in this table                                                                                                                                  | No Change           | Airport Environs Overlay Code  |
| Caretaker's Accommodation<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone. | Code Assessable     | Airport Environs Overlay Code  |
| Child Care Centre<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone.         | Code Assessable     | Airport Environs Overlay Code  |
| Club<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone.                      | Code Assessable     | Airport Environs Overlay Code  |

<sup>28</sup> [Amended on 3 November 2014](#)



Toowoomba Regional Planning Scheme  
Part 5 – Tables of assessment  
5.10 – Levels of assessment - Overlays

| Development                                                                                                                                                                  | Level of assessment | Assessment criteria           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------|
| Community Residence<br>If:<br>(i) within <a href="#">ANEF contour 20 and above; the 20 to 25 ANEF</a> ; and<br>(ii) exempt or self assessable within the corresponding zone. | Code Assessable     | Airport Environs Overlay Code |
| Community Use<br>If:<br>(i) within <a href="#">ANEF contour 20 and above; the 20 to 25 ANEF</a> ; and<br>(ii) exempt or self assessable within the corresponding zone.       | Code Assessable     | Airport Environs Overlay Code |
| Dual Occupancy<br>If:<br>(i) within <a href="#">ANEF contour 20 and above; the 20 to 25 ANEF</a> ; and<br>(ii) exempt or self assessable within the corresponding zone.      | Code Assessable     | Airport Environs Overlay Code |
| Dwelling House<br>If:<br>(i) within <a href="#">ANEF contour 20 and above; the 20 to 25 ANEF</a> ; and<br>(ii) exempt or self assessable within the corresponding zone.      | Code Assessable     | Airport Environs Overlay Code |
| Dwelling Unit<br>If:<br>(i) within <a href="#">ANEF contour 20 and above; the 20 to 25 ANEF</a> ; and<br>(ii) exempt or self assessable within the corresponding zone.       | Code Assessable     | Airport Environs Overlay Code |

5.10 – Levels of assessment - Overlays ♦ Table 5.10.1 – Assessment criteria for overlays

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| Development                                                                                                                                                                                    | Level of assessment | Assessment criteria           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------|
| Educational Establishment<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone. | Code Assessable     | Airport Environs Overlay Code |
| Hospital<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone.                  | Code Assessable     | Airport Environs Overlay Code |
| Hotel<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone.                     | Code Assessable     | Airport Environs Overlay Code |
| Multiple Dwelling<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone.         | Code Assessable     | Airport Environs Overlay Code |
| Place Of Worship<br>If:<br>(i) within <a href="#">ANEF contour 20 and above</a> ; <del>the 20 to 25 ANEF</del> ; and<br>(ii) exempt or self assessable within the corresponding zone.          | Code Assessable     | Airport Environs Overlay Code |

Toowoomba Regional Planning Scheme  
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| Development                                                                                                                                                                                                                          | Level of assessment | Assessment criteria                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------|
| Relocatable Home Park<br>If:<br>(i) within <u>ANEF contour 20 and above; the 20 to 25 ANEF</u> ; and<br>(ii) exempt or self assessable within the corresponding zone.                                                                | Code Assessable     | Airport Environs Overlay Code           |
| Residential Care Facility<br>If:<br>(i) within <u>ANEF contour 20 and above; the 20 to 25 ANEF</u> ; and<br>(ii) exempt or self assessable within the corresponding zone.                                                            | Code Assessable     | Airport Environs Overlay Code           |
| Rooming Accommodation<br>If:<br>(i) within <u>ANEF contour 20 and above; the 20 to 25 ANEF</u> ; and<br>(ii) exempt or self assessable within the corresponding zone.                                                                | Code Assessable     | Airport Environs Overlay Code           |
| <b>Bushfire Hazard Overlay</b>                                                                                                                                                                                                       |                     |                                         |
| All assessable development                                                                                                                                                                                                           | No Change           | Bushfire Hazard Overlay Code            |
| <b>Environmental Significance Overlay</b>                                                                                                                                                                                            |                     |                                         |
| All assessable development                                                                                                                                                                                                           | No Change           | Environmental Significance Overlay Code |
| <b>Extractive Resources Overlay</b>                                                                                                                                                                                                  |                     |                                         |
| Caretaker's Accommodation<br>If:<br>(i) within <u>the separation area or 100m of a designated Haulage Route</u> <del>100m of a designated Haulage Route</del> ; and<br>(ii) exempt or self assessable within the corresponding zone. | Code Assessable     | Extractive Resources Overlay Code       |

5.10 – Levels of assessment - Overlays ♦ Table 5.10.1 – Assessment criteria for overlays

Toowoomba Regional Planning Scheme  
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| Development                                                                                                                                                                                                                                              | Level of assessment             | Assessment criteria                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------|
| <p>Community Residence</p> <p>If:</p> <p>(i) within <a href="#">the separation area or 100m of a designated Haulage Route</a><del>100m of a designated Haulage Route</del>; and</p> <p>(ii) exempt or self assessable within the corresponding zone.</p> | Code Assessable                 | Extractive Resources Overlay Code                 |
| <p>Dual Occupancy</p> <p>If:</p> <p>(i) within <a href="#">the separation area or 100m of a designated Haulage Route</a><del>100m of a designated Haulage Route</del>; and</p> <p>(ii) exempt or self assessable within the corresponding zone.</p>      | Code Assessable                 | Extractive Resources Overlay Code                 |
| <p>Dwelling House</p> <p>If:</p> <p>(i) within <a href="#">the separation area or 100m of a designated Haulage Route</a><del>100m of a designated Haulage Route</del>; and</p> <p>(ii) exempt or self assessable within the corresponding zone.</p>      | Code Assessable                 | Extractive Resources Overlay Code                 |
| <p><a href="#">Dwelling Unit</a></p> <p>If:</p> <p>(i) <a href="#">within the separation area or 100m of a designated Haulage Route</a>; and</p> <p>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a></p>                    | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a> |

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Toowoomba Regional Planning Scheme  
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| Development                                                                                                                                                                                                                   | Level of assessment             | Assessment criteria                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------|
| <a href="#">Multiple Dwelling</a><br>If:<br>(i) <a href="#">within the separation area or 100m of a designated Haulage Route; and</a><br>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a>        | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a> |
| <a href="#">Relocatable Home Park</a><br>If:<br>(i) <a href="#">within the separation area or 100m of a designated Haulage Route; and</a><br>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a>    | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a> |
| <a href="#">Retirement Facility</a><br>If:<br>(i) <a href="#">within the separation area or 100m of a designated Haulage Route; and</a><br>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a>      | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a> |
| <a href="#">Rooming Accommodation</a><br>If:<br>(i) <a href="#">within the separation area or 100m of a designated Haulage Route; and</a><br>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a>    | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a> |
| <a href="#">Short-term Accommodation</a><br>If:<br>(i) <a href="#">within the separation area or 100m of a designated Haulage Route; and</a><br>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a> | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a> |

5.10 – Levels of assessment - Overlays ♦ Table 5.10:1 – Assessment criteria for overlays

Toowoomba Regional Planning Scheme  
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5.10 – Levels of assessment - Overlays

| Development                                                                                                                                                                                                       | Level of assessment             | Assessment criteria                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------|
| <a href="#">Tourist Park</a><br>If:<br>(i) <a href="#">within the separation area or 100m of a designated Haulage Route; and</a><br>(ii) <a href="#">exempt or self assessable within the corresponding zone.</a> | <a href="#">Code Assessable</a> | <a href="#">Extractive Resources Overlay Code</a>              |
| <b>Flood Hazard Overlay</b>                                                                                                                                                                                       |                                 |                                                                |
| All assessable development                                                                                                                                                                                        | No Change                       | Flood Hazard Overlay Code                                      |
| <b>Heritage Overlay</b>                                                                                                                                                                                           |                                 |                                                                |
| All assessable development                                                                                                                                                                                        | No Change                       | Heritage Overlay Code                                          |
| <b>Landslide Hazard Overlay</b>                                                                                                                                                                                   |                                 |                                                                |
| <a href="#">All assessable development not elsewhere listed in this table</a><br>All assessable development                                                                                                       | No Change                       | Landslide Hazard Overlay Code                                  |
| <a href="#">Animal Husbandry</a>                                                                                                                                                                                  | <a href="#">Code Assessable</a> | <a href="#">Landslide Hazard Overlay Code</a>                  |
| <a href="#">Cropping</a><br><a href="#">If not involving forestry or plantations.</a>                                                                                                                             | <a href="#">Code Assessable</a> | <a href="#">Landslide Hazard Overlay Code</a>                  |
| <b>Neighbourhood Character Overlay</b>                                                                                                                                                                            |                                 |                                                                |
| All assessable development                                                                                                                                                                                        | No Change                       | Neighbourhood Character Overlay Code                           |
| <b>Scenic Amenity Overlay</b>                                                                                                                                                                                     |                                 |                                                                |
| All assessable development                                                                                                                                                                                        | No Change                       | Scenic Amenity Overlay Code                                    |
| <b>Regional Infrastructure Corridors and Substations Overlay</b>                                                                                                                                                  |                                 |                                                                |
| All assessable development                                                                                                                                                                                        | No Change                       | Regional Infrastructure Corridors and Substations Overlay Code |
| <b>Water Resource Catchments Overlay</b>                                                                                                                                                                          |                                 |                                                                |
| All assessable development                                                                                                                                                                                        | No Change                       | Water Resource Catchments Overlay Code                         |

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# Appendix B

## 6.2 Residential zones category

### 6.2.1 Low Density Residential Zone Code<sup>2</sup>

#### 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 predominantly dwelling houses supported by community uses and small-scale services and facilities 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 and providing a mix of small scale uses that service the day to day needs only of local residents.

- (2) The overall outcomes sought for the zone code are as follows:
  - (a) A range of house, predominantly detached dwelling houses and dual occupancies, 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, 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 impacts such as 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 directly support the day to day needs of the immediate residential community, are located on land 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 reuse existing non-residential premises, all car parking needs

<sup>2</sup> Amended on 3 November 2014



can be met on site and do not undermine the viability of nearby centres. Such uses include:

- (i) Child care centre.
  - (ii) Club.
  - (iii) Community care centre.
  - (iv) Community use.
  - (v) Educational establishment.
  - (vi) Emergency services.
  - (vii) Shop (convenience only).
  - (viii) Health care services.
  - (ix) Place of worship.
  - (x) Sales office.
  - (xi) Veterinary services.
- (k) 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.

#### **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 1,200m<sup>2</sup>, 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 2,000m<sup>2</sup>;
  - (b) development does not require access to wastewater and lots remain sufficiently large to enable on-site treatment and disposal of effluent; and
  - (c) non-residential uses are not located in this precinct.

### 6.2.1.3 Criteria for assessment

**Table 6.2.1:1 – Low Density Residential Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's Accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) where provided as a balcony, verandah or deck has a minimum area of 8m<sup>2</sup> with a minimum dimension of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |

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Part 6 – Zones  
6.2 – Residential zones category

| Performance outcomes                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Unit                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>2</sub>                      | <p>Development incorporating a dwelling unit is provided in a manner that:</p> <ul style="list-style-type: none"><li>(a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments;</li><li>(b) ensures residents have a high level of safety, security, privacy and amenity;</li><li>(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and</li><li>(d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.</li></ul> | AO <sub>2.1</sub>   | Separate entrances are provided to the dwelling unit and non-residential uses on the same site.                                                                                                                                                                                                                                                                                                                                               |
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>2.2</sub>   | Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.                                                                                                                                                                                                                                                                                                                                             |
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>2.3</sub>   | Dwelling units are readily distinguishable from the non-residential use for emergency service providers.                                                                                                                                                                                                                                                                                                                                      |
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>2.4</sub>   | The dwelling unit number is clearly displayed on the unit and letter box.                                                                                                                                                                                                                                                                                                                                                                     |
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>2.5</sub>   | The dwelling unit is provided with a private landscape and recreation area which: <ul style="list-style-type: none"><li>(a) is directly accessible from a habitable room;</li><li>(b) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li><li>(c) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li></ul>                             |
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>2.6</sub>   | Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by: <ul style="list-style-type: none"><li>(a) separation of 9m from a window or activity area of the non-residential use; or</li><li>(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.</li></ul> |
| Non-residential Uses – Scale of Use  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>3</sub>                      | The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | AO <sub>3.1</sub>   | The use: <ul style="list-style-type: none"><li>(a) is carried out in an existing building;</li><li>(b) <u>only does not increase</u> the Gross Floor Area of the building <u>by a maximum of 25m<sup>2</sup></u>;</li><li>(c) is a single tenancy only; and</li><li>(d) does not involve outdoor dining.</li></ul>                                                                                                                            |
| Non-residential Uses – Noise Amenity |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>4</sub>                      | The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AO <sub>4.1</sub>   | New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                                                                                                                                                                                                                       |
| PO <sub>5</sub>                      | Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AO <sub>5.1</sub>   | Where involving a shop the use does not operate outside the hours of 6:00 am to 7:00 pm.                                                                                                                                                                                                                                                                                                                                                      |
|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>5.2</sub>   | Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.                                                                                                                                                                                                                                                                                                                                                    |

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| Performance outcomes                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Non-residential Uses – Privacy and Screening</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>6</sub> 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<sub>6.1</sub> A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.</p> <p>AO<sub>6.2</sub> 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<sub>6.3</sub> 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> |
| PO <sub>7</sub> Refuse storage areas are screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                          | AO <sub>7.1</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Non-residential Uses – Outdoor Lighting</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>8</sub> 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<sub>8.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.</p> <p>AO<sub>8.2</sub> 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>                                                                                                                                                                                                                                                                 |
| <b>Non-residential Uses – Impact on Road Network</b>                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>9</sub> Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.                                                                                                                                                   | AO <sub>9.1</sub> Non-residential uses are located on a Regional Arterial, Sub-Arterial or Distributor Road <b>only</b> and access to the development is not from a local street.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Utilities</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>10</sub> A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                 | AO <sub>10.1</sub> 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 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>11</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                        | AO <sub>11.1</sub> Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>12</sub> 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 <sub>12.1</sub> Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

6.2 – Residential zones category ♦ 6.2.1 – Low Density Residential Zone Code

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Waste Management</b>                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>13</sub> Appropriate refuse container storage areas are provided which are:<br>(a) in a building or enclosing structure or screened from public view;<br>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;<br>(c) in a position that is conveniently accessible for collection; and<br>(d) able to be kept in a clean state at all times. | AO <sub>13.1</sub> Container storage areas are provided which:<br>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;<br>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;<br>(c) are within normal hose length of a hose cock; and<br>(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. |
| <b>Building Work (not associated with a Material Change of Use)</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>14</sub> <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.</u>                                                                                                          | PO <sub>14.1</sub> <u>Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>15</sub> <u>Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                                                                                                                             | PO <sub>15.1</sub> <u>No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>16</sub> <u>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.</u>                                                                                                                                                                                                 | PO <sub>16.1</sub> <u>Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>17</sub> <u>Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                                                                                                                            | PO <sub>17.1</sub> <u>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.</u><br><br>OR<br>PO <sub>17.2</sub> <u>Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u>                                                                                                                                                                                                                                  |

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**Table 6.2.1:2 – Low Density Residential Zone Code – for assessable development**

| Performance outcomes |                                                                                                                                          | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                 |                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>1</sub>      | The zone accommodates low density forms of housing and other small-scale uses that service only the day to day needs of local residents. | AO <sub>1.1</sub>   | <p>Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) animal keeping, being only stables in the Clifford Park Stables Precinct;</li> <li>(b) caretaker's accommodation;</li> <li>(c) child care centre;</li> <li>(d) club;</li> <li>(e) community care centre;</li> <li>(f) community residence;</li> <li>(g) community use;</li> <li>(h) dwelling house;</li> <li>(i) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts;</li> <li>(j) educational establishment;</li> <li>(k) emergency services;</li> <li>(l) health care services;</li> <li>(m) home based business;</li> <li>(n) major electricity infrastructure;</li> <li>(o) multiple dwellings;</li> <li>(p) place of worship;</li> <li>(q) retirement facilities;</li> <li>(r) shop;</li> <li>(s) short-term accommodation;</li> <li>(t) substation; and</li> <li>(u) veterinary services.</li> </ul> |
|                      |                                                                                                                                          | AO <sub>1.2</sub>   | <p>Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities other than caretakers accommodation, community residence, dwelling house, dual occupancy, multiple dwelling and retirement facility;</li> <li>(b) business activities (other than those listed in AO1.1);</li> <li>(c) rural activities (other than animal keeping, being stables in the Clifford Park Stables Precinct);</li> <li>(d) entertainment activities;</li> <li>(e) industry activities; and</li> <li>(f) recreation activities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                        |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>2</sub> Non-residential uses:</p> <ul style="list-style-type: none"> <li>(a) provide for the day to day needs of the immediate residential community and do not undermine the viability of nearby centres or centres network;</li> <li>(b) have direct access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road;</li> <li>(c) are in buildings of a scale that is consistent with the surrounding residential area;</li> <li>(d) all car parking needs can be met on site; and</li> <li>(e) do not unduly detract from the amenity of nearby residences.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                   |
| <p>PO<sub>3</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                   |
| <p>PO<sub>4</sub> Short-term accommodation occurs where:</p> <ul style="list-style-type: none"> <li>(a) it is of a small scale that is consistent with the surrounding residential area;</li> <li>(b) adjoining or located on the opposite side of a road to existing development of a similar nature;</li> <li>(c) all car parking needs can be met on site;</li> <li>(d) have direct access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and</li> <li>(e) do not unduly detract from the amenity of nearby residences.</li> </ul>                                     | No acceptable outcome is nominated.                                                                                                                                   |
| <p>PO<sub>5</sub> Accommodation activities other than caretaker's accommodation, community residence, dwelling house and dual occupancy, reflect the residential scale and density of the surrounding area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>AO<sub>5.1</sub> The number of dwellings on the site does not exceed one per 500m<sup>2</sup>.</p> <p>AO<sub>5.2</sub> The site has a minimum frontage of 12m.</p> |
| <b>Built Form</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                       |
| <p>PO<sub>6</sub> Buildings are of a height which is consistent with the intended character of the zone, and which do not unduly reduce privacy or access to sunlight on adjoining land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>AO<sub>6.1</sub> Buildings have a maximum height of two (2) storeys or 8.5m above ground level.</p>                                                                |
| <p>PO<sub>7</sub> Except for Dwelling Houses and Dual Occupancies site coverage:</p> <ul style="list-style-type: none"> <li>(a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure;</li> <li>(b) reduces the visual impact of additional hard surface areas; and</li> <li>(c) respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>                                                                                                                                                                    | <p>AO<sub>7.1</sub> Site cover does not exceed 60% of the site area.</p>                                                                                              |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>8</sub> Where the site has frontage to a collector or local road, the front building setback is consistent with the prevailing front setbacks in the street.                                                                                                                                                                                                                                                                                                                                                                                                                      | AO <sub>8.1</sub> Where the site has frontage to a collector or local road, buildings are set back from that frontage:<br>(a) within 20% of the average front setback of adjoining buildings; or<br>(b) where there are no adjoining buildings, 4m.                                                                                                                                                                                                                                             |
| PO <sub>9</sub> Side and rear building setbacks:<br>(a) enhance the appearance and character of streets and buildings;<br>(b) are appropriate to the scale of the development and the intended character of the zone or precinct in which the site is located;<br>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;<br>(d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and<br>(e) provide adequate separation and buffering between residential and non-residential premises.                     | <i>For accommodation activities (other than dwelling house and dual occupancy):</i><br>AO <sub>9.1</sub> Buildings are built to side boundaries where:<br>(a) a maximum height of 3m; and<br>(b) a maximum length of 9m.<br>OR<br>AO <sub>9.2</sub> Buildings are set back from a side boundary in accordance with table 6.2.1:3.<br>AO <sub>9.3</sub> Buildings are set back a minimum of 2m from a rear boundary.<br><br><i>For other development:</i><br>No acceptable outcome is nominated. |
| PO <sub>10</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>11</sub> Where appropriate, development facilitates active transport and open space connections through the neighbourhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>12</sub> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:<br>(a) any hazards to people or property are avoided;<br>(b) any earthworks are minimised;<br>(c) the retention of natural drainage lines is maximised;<br>(d) the retention of existing vegetation is maximised;<br>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and<br>(f) there is adequate buffering, screening or separation to adjoining development. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Amenity and Safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>13</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

6.2 – Residential zones category ◆ 6.2.1 – Low Density Residential Zone Code



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>14</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>15</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>AO<sub>15.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul>                                                                                                                                                                                                                                                  |
| <p>PO<sub>16</sub> 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<sub>16.1</sub> The use is designed to ensure that:</p> <ul style="list-style-type: none"> <li>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and</li> <li>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</li> </ul> <p>Through the use of measures such as:</p> <ul style="list-style-type: none"> <li>(a) landscaping;</li> <li>(b) setbacks;</li> <li>(c) the orientation of buildings away from the industrial area; and</li> <li>(d) barriers, mounds and fencing; and/or screening.</li> </ul> |
| <p>PO<sub>17</sub> Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway.</p>                                                                                                                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Development of Stables in the Clifford Park Stables Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>PO<sub>18</sub> The scale of any stables is consistent with the character of the local area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>AO<sub>18.1</sub> The site area for a stable is a minimum of 1,200m<sup>2</sup>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Performance outcomes                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>19</sub> The stables do 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. | AO <sub>19.1</sub> No horse is stabled closer than 15m to a residential building on an adjoining lot.<br>AO <sub>19.2</sub> Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.<br>AO <sub>19.3</sub> Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material.<br>AO <sub>19.4</sub> A person who is responsible for the supervision of the stables is accommodated on the premises at all times.<br>AO <sub>19.5</sub> A minimum 1.8m high solid screen fence is provided on the site along all common boundaries.<br>AO <sub>19.6</sub> Wastes are collected and disposed of daily.<br>AO <sub>19.7</sub> All food/waste holding areas and receptacles are contained and covered.<br>AO <sub>19.8</sub> 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. |
| <b>Development in the Park Residential Precinct</b>                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>20</sub> Development does not create lots smaller than 2,250m <sup>2</sup> within the Park Residential Precinct.                                                             | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>21</sub> Effluent generated by a development is capable of being treated and disposed of on site.                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**Table 6.2.1:3 – 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 Code<sup>3</sup>

### 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 supported by community uses and small-scale services and facilities 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 and including a limited mix of non-residential uses that are only intended to service the day to day needs of residents located 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 outcomes<sup>4</sup> sought for the zone code are as follows:
  - (a) 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) development that is a higher density than existing development within the immediate area should not seek to replicate the same built form and scale as surrounding development, but must be designed in a manner that enables it to be integrated into the existing urban landscape and streetscapes;
  - (d) broadacre 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;
  - (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, sub-arterial and regional arterial

<sup>3</sup> Amended on 3 November 2014

<sup>4</sup> 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.

- 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:
    - (i) Child care centre.
    - (ii) Club.
    - (iii) Community care centre.
    - (iv) Community use.
    - (v) Educational establishment.
    - (vi) Emergency services.
    - (vii) Health care services.
    - (viii) Place of worship.
    - (ix) Shop.
    - (x) Veterinary services.
  - (k) development responds to land constraints, including but not limited to topography, bushfire and flooding constraints;
  - (l) 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) development is supported by necessary infrastructure including utility installations to support the needs for the local community.

#### 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 two (2) storeys above ground level, maintains 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) 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.

#### 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 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) broadacre 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.

#### 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.

#### 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 Criteria for assessment

**Table 6.2.2:1 – Low-medium Density Residential Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Dwelling Unit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>2</sub> Development incorporating a dwelling unit is provided in a manner that:</p> <ul style="list-style-type: none"> <li>(a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments;</li> <li>(b) ensures residents have a high level of safety, security, privacy and amenity;</li> <li>(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and</li> <li>(d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.</li> </ul> | <p>AO<sub>2.1</sub> Separate entrances are provided to the dwelling unit and non-residential uses on the same site.</p> <p>AO<sub>2.2</sub> Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.</p> <p>AO<sub>2.3</sub> Dwelling units are readily distinguishable from the non-residential use for emergency service providers.</p> <p>AO<sub>2.4</sub> The dwelling unit number is clearly displayed on the unit and letter box.</p> <p>AO<sub>2.5</sub> The dwelling unit is provided with a private landscape and recreation area which:</p> <ul style="list-style-type: none"> <li>(a) is directly accessible from a habitable room;</li> <li>(b) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(c) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> <p>AO<sub>2.6</sub> Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by:</p> <ul style="list-style-type: none"> <li>(a) separation of 9m from a window or activity area of the non-residential use; or</li> <li>(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.</li> </ul> |
| <b>Non-residential Uses – Scale of Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>3</sub> The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>AO<sub>3.1</sub> The use:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building;</li> <li>(b) <u>only does not increase</u> the Gross Floor Area of the building <u>by a maximum of 25 m<sup>2</sup></u>;</li> <li>(c) is a single tenancy only; and</li> <li>(d) does not involve outdoor dining.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Non-residential Uses – Noise Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>4</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>AO<sub>4.1</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>5</sub> 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<sub>5.1</sub> Where involving a shop the use does not operate outside the hours of 6:00 am to 7:00 pm.</p> <p>AO<sub>5.2</sub> Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Performance outcomes                          |                                                                                                                                                                                                                                                                    | Acceptable outcomes |                                                                                                                                                                                                                                               |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Non-residential Uses – Privacy and Screening  |                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                               |
| PO <sub>6</sub>                               | Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.                                                                                | AO <sub>6.1</sub>   | A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.                                                                                                                          |
|                                               |                                                                                                                                                                                                                                                                    | AO <sub>6.2</sub>   | 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.                                                                                          |
|                                               |                                                                                                                                                                                                                                                                    | AO <sub>6.3</sub>   | 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. |
| PO <sub>7</sub>                               | Refuse storage areas screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                              | AO <sub>7.1</sub>   | 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 – Outdoor Lighting       |                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                               |
| PO <sub>8</sub>                               | 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. | AO <sub>8.1</sub>   | Outdoor lighting for non-residential uses is restricted to low level security lighting only.                                                                                                                                                  |
|                                               |                                                                                                                                                                                                                                                                    | AO <sub>8.2</sub>   | 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 |                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                               |
| PO <sub>9</sub>                               | Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.                                                                                                                                                   | AO <sub>9.1</sub>   | Non-residential uses are located on a Regional Arterial, Sub-Arterial or Distributor Road <b>only</b> and access to the development is not from a local street.                                                                               |
| Utilities                                     |                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                               |
| PO <sub>10</sub>                              | A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                  | AO <sub>10.1</sub>  | 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 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                           |
| PO <sub>11</sub>                              | Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                         | AO <sub>11.1</sub>  | Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                           |
| PO <sub>12</sub>                              | 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 <sub>12.1</sub>  | Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                         |

6.2 – Residential zones category ♦ 6.2.2 – Low-medium Density Residential Zone Code



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Waste Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PO<sub>13</sub> Appropriate refuse container storage areas are provided which are:</p> <ul style="list-style-type: none"> <li>(a) in a building or enclosing structure or screened from public view;</li> <li>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;</li> <li>(c) in a position that is conveniently accessible for collection; and</li> <li>(d) able to be kept in a clean state at all times.</li> </ul> | <p>AO<sub>13.1</sub> Container storage areas are provided which:</p> <ul style="list-style-type: none"> <li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;</li> <li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li> <li>(c) are within normal hose length of a hose cock; and</li> <li>(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.</li> </ul> |
| <b>Building Work (not associated with a Material Change of Use)</b>                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><u>PO<sub>14</sub> 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.</u></p>                                                                                                                                                                           | <p><u>PO<sub>14.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><u>PO<sub>15</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                                                                                                              | <p><u>PO<sub>15.1</sub> No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><u>PO<sub>16</sub> 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.</u></p>                                                                                                                                                                                                                                                                  | <p><u>PO<sub>16.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><u>PO<sub>17</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u></p>                                                                                                                                                                                                                                                                             | <p><u>PO<sub>17.1</sub> 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.</u></p> <p><u>OR</u></p> <p><u>PO<sub>17.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u></p>                                                                                                                                                                                                                                                                                         |

**Table 6.2.2:2 – Low-medium Density Residential Zone Code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PO<sub>1</sub> The zone accommodates a mix of housing forms and other small-scale uses that service the day to day needs of local residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>AO<sub>1.1</sub> Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities;</li> <li>(b) child care centre;</li> <li>(c) club;</li> <li>(d) community care centre;</li> <li>(e) community use;</li> <li>(f) educational establishment;</li> <li>(g) emergency services;</li> <li>(h) health care services;</li> <li>(i) home based business;</li> <li>(j) major electricity infrastructure;</li> <li>(k) multiple dwelling;</li> <li>(l) office (where in the Office Residential Precinct);</li> <li>(m) place of worship;</li> <li>(n) residential care facility;</li> <li>(o) shop;</li> <li>(p) substation; and</li> <li>(q) veterinary services.</li> </ul> <p>AO<sub>1.2</sub> Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) business activities (other than those listed in AO<sub>1.1</sub>);</li> <li>(b) rural activities;</li> <li>(c) entertainment activities;</li> <li>(d) industry activities; and</li> <li>(e) recreation activities.</li> </ul> |
| <p>PO<sub>2</sub> Non-residential uses outside of the Hospital Support Precinct and Office Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) provide for the day to day needs of the immediate residential community and do not undermine the viability of nearby centres or centres network;</li> <li>(b) have direct access to a distributor, sub-arterial and regional arterial level road;</li> <li>(c) are in buildings of a scale that is consistent with the surrounding residential area;</li> <li>(d) all car parking needs can be met on site; and</li> <li>(e) do not unduly detract from the amenity of nearby residences.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>3</sub> Short-term accommodation occurs where:</p> <ul style="list-style-type: none"> <li>(a) adjoining or located on the opposite side of a road to existing development of a similar nature;</li> <li>(b) in a building of a scale that is consistent with the surrounding residential area;</li> <li>(c) all car parking needs can be met on site;</li> <li>(d) have direct access to a distributor, sub-arterial and regional arterial level road;</li> <li>(e) do not unduly detract from the amenity of nearby residences.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Residential Density</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>PO<sub>4</sub> 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<sub>4.1</sub> 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<sub>4.2</sub> 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>                                                                                                                                                                                       |
| <b>Building Height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>PO<sub>5</sub> Buildings are of a height which is consistent with the intended character of the precinct in which the site is located, and which do not unduly reduce privacy or access to sunlight on adjoining land.</p>                                                                                                                                                                                                                                                                                                                         | <p>AO<sub>5.1</sub> Buildings have a maximum height of:</p> <ul style="list-style-type: none"> <li>(a) two (2) storeys or 8.5m above ground level in the Regional Residential Precinct;</li> <li>(b) three (3) storeys or 12.5m above ground level in the Urban Residential Precinct and Office Residential Precinct</li> <li>(c) four (4) storeys in the Hospital Support Precinct; or</li> <li>(d) where in the Urban Consolidation Precinct: <ul style="list-style-type: none"> <li>(i) six (6) storeys where fronting a distributor, sub-arterial and regional arterial level road, or a public transport route or public open space; or</li> <li>(ii) three (3) storeys otherwise.</li> </ul> </li> </ul> |
| <p>PO<sub>6</sub> Where the site has frontage to a collector or local road, the front building setback is consistent with the prevailing front setbacks in the street.</p>                                                                                                                                                                                                                                                                                                                                                                            | <p>AO<sub>6.1</sub> 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"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 4m.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>7</sub> 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>                                                                                                                                                                                                                                                                                                                                                  | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.2 – Residential zones category

| Performance outcomes      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>8</sub>           | Where appropriate, development facilitates active transport and open space connections through the neighbourhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                |
| PO <sub>9</sub>           | The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: <ul style="list-style-type: none"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                |
| <b>Amenity and Safety</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>10</sub>          | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                |
| PO <sub>11</sub>          | Site layout facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul>                                                                             | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                |
| PO <sub>12</sub>          | Development is designed to incorporate graffiti-prevention measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AO <sub>12.1</sub> Building design and layout incorporates the following features where practical: <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |

6.2 – Residential zones category ♦ 6.2.2 – Low-medium Density Residential Zone Code

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.2 – Residential zones category

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>13</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>13.1</sub> The use is designed to ensure that: <ul style="list-style-type: none"> <li>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and</li> <li>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</li> </ul> Through the use of measures such as: <ul style="list-style-type: none"> <li>(a) landscaping;</li> <li>(b) setbacks;</li> <li>(c) the orientation of buildings away from the industrial area;</li> <li>(d) barriers, mounds and fencing; and/or screening.</li> </ul> |
| PO <sub>14</sub> Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway.                                                                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Development Up to 3 Storeys Height in all Precincts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>15</sub> Where a building of three (3) storeys or less, site coverage: <ul style="list-style-type: none"> <li>(a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure;</li> <li>(b) reduces the visual impact of additional hard surface areas; and</li> <li>(c) respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>                                                                                                                                                                                        | AO <sub>15.1</sub> Site cover does not exceed 75% of the site area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PO <sub>16</sub> Side and rear building setbacks: <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) are appropriate to the scale of the development and the intended character of the zone or precinct in which the site is located;</li> <li>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>(d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and</li> <li>(e) provide adequate separation and buffering between residential and non-residential premises.</li> </ul> | <p><i>For accommodation activities (other than dwelling house and dual occupancy):</i></p> <p>AO<sub>16.1</sub> Buildings are built to side boundaries where:</p> <ul style="list-style-type: none"> <li>(a) a maximum height of 3m; and</li> <li>(b) a maximum length of 9m.</li> </ul> <p>OR</p> <p>AO<sub>16.2</sub> Buildings are set back from a side boundary in accordance with Table 6.2.2:3.</p> <p>AO<sub>16.3</sub> Buildings are set back a minimum of 1m from a rear boundary.</p> <p><i>For other development:</i></p> <p>No acceptable outcome is nominated.</p>                          |

Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Exceeding 3 Storeys in the Urban Consolidation Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>PO<sub>17</sub> Where a building of over three (3) storeys in the Urban Consolidation Precinct, the area of the site is sufficient to:</p> <ul style="list-style-type: none"> <li>(a) accommodate buildings in a garden setting;</li> <li>(b) provide for adequate separation to adjoining premises to protect privacy and amenity and minimise overshadowing;</li> <li>(c) provide for the provision of private open space area; and</li> <li>(d) accommodate adequate areas for car parking and circulation.</li> </ul>                                                                                    | <p>AO<sub>17.1</sub> The site has a minimum area of 2,400m<sup>2</sup> and with a minimum frontage of 40m or greater.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>18</sub> Where a building of over three (3) storeys in the Urban Consolidation Precinct, site coverage:</p> <ul style="list-style-type: none"> <li>(a) contributes to the garden setting of the development;</li> <li>(b) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; and</li> <li>(c) reduces the visual impact of additional hard surface areas.</li> </ul>                                                                                                                                                                  | <p>AO<sub>18.1</sub> Site cover does not exceed 40% of the site area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>19</sub> Where a building of over three (3) storeys in the Urban Consolidation Precinct, side and rear building setbacks:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) provide for deep planting on all sides of the building;</li> <li>(c) are appropriate to the scale of the development;</li> <li>(d) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and</li> <li>(e) are sufficient to minimise overshadowing and overlooking of adjoining premises.</li> </ul> | <p>AO<sub>19.1</sub> Buildings are setback at least 12m from the front boundary.</p> <p>AO<sub>19.2</sub> 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<sub>19.3</sub> Buildings are set back at least 6m from the rear boundary.</p> <p>AO<sub>19.4</sub> 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> |
| <p>PO<sub>20</sub> Large trees are provided and maintained in building setback and open space areas to:</p> <ul style="list-style-type: none"> <li>(a) establish a garden setting for the building and the local area;</li> <li>(b) contribute to the protection of privacy and amenity for adjoining premises;</li> <li>(c) provide a soft edge to the boundaries of development and driveways which run along a side boundary; and</li> <li>(d) provide shade over western walls and windows into habitable spaces.</li> </ul>                                                                                | <p>AO<sub>20.1</sub> 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>                                                                                                                                                                                                                                                                                                                                |

6.2 – Residential zones category ◆ 6.2.2 – Low-medium Density Residential Zone Code

Toowoomba Regional Planning Scheme  
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6.2 – Residential zones category

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Other Requirements for the Urban Consolidation Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>21</sub> Redevelopment of the Orfords Refrigeration site (256-264 Herries Street) provides for:<br>(a) active uses along the major road frontages of Vacy and Herries Street;<br>(b) a new pedestrian link through the site providing an efficient connection between Clifford Gardens Major Centre and the Newtown District Centre; and<br>(c) sensitive treatment of buildings facing east to protect the amenity and privacy of The Glennie School. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>22</sub> 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).                                                                                                                                                                                   | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>23</sub> Development facilitates convenient pedestrian, cyclist and public transport linkages to nearby centres, community facilities and the open space network.                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Non-residential Development within the Office Residential Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>24</sub> Non-residential development exhibits design elements that are characteristic of, or compatible with, Dwelling Houses in the surrounding area.                                                                                                                                                                                                                                                                                                 | AO <sub>24.1</sub> Windows and/or doors are provided in any building facade facing any public or communal space.<br>AO <sub>24.1</sub> Awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.<br>AO <sub>24.1</sub> 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. |
| PO <sub>25</sub> The development addresses, and provides for surveillance of, the street.                                                                                                                                                                                                                                                                                                                                                                      | AO <sub>25.1</sub> Buildings:<br>(a) is oriented to the street frontage rather than a side or rear boundary; and<br>(b) has the main entry, and windows at Ground Level, on the principal street or street corner facade.                                                                                                                                                                                                                          |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development in the Hospital Support Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>26</sub> Where a building of over three (3) storeys in the Hospital Support Precinct, side and rear building setbacks:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) provide for deep planting on all sides of the building;</li> <li>(c) are appropriate to the scale of the development;</li> <li>(d) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; and</li> <li>(e) are sufficient to minimise overshadowing and overlooking of adjoining premises.</li> </ul> | <p>AO<sub>26.1</sub> Buildings are setback at least 6m from the front boundary.</p> <p>AO<sub>26.2</sub> 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<sub>26.3</sub> Buildings are setback at least 6m from the rear boundary.</p> <p>AO<sub>26.4</sub> 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>PO<sub>27</sub> The development addresses, and provides for surveillance of the street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>AO<sub>27.1</sub> The building:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) has the main entry, and windows at Ground Level, to the principal street (not being Prosser Street).</li> </ul>                                                                                                                                      |
| <p>PO<sub>28</sub> Parking and vehicular access is located to minimise the impact on any adjoining residential premises not in the Precinct.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>AO<sub>28.1</sub> Vehicular access point and car parking is setback a minimum of 3m with any residential premises not in the Precinct.</p> <p>AO<sub>28.2</sub> 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 6.2.2:3 – 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                        |



## 6.3 Centre zones category

### 6.3.1 Principal Centre Zone Code<sup>5</sup>

#### 6.3.1.1 Application

This code applies to assessable development:-

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

#### 6.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Principal Centre Zone Code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.  
It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, civic, community, cultural, recreational and entertainment activities and other uses, which reinforce the primacy of the centre as the heart of Toowoomba and major service centre for the Region, capable of servicing the planning scheme area.  
The most intense forms of development concentrate to facilitate a compact and sustainable mixed use centre that encourages the efficient use of resources and alternative transport modes, best practice built form and environmental outcomes, and strong social and cultural engagement.  
Development facilitates a mix of uses that increase the intensity and diversity of activity within the centre throughout the day and night creating an active and people-oriented environment that is safe, vibrant, attractive, connected and inclusive. Diverse and innovative built form outcomes contribute to the creation of the highest quality public realm with improved street facades, landscape treatments, and interaction with public spaces that strengthen the identity of Toowoomba City as a 'garden city'.  
The heritage character of the centre is retained through the reuse of historic buildings and elements to support a rich and interesting environment.  
Development mitigates the impact of the car, promotes public transport usage and creates an environment where pedestrians and cyclists have priority.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) Land Use
    - (i) The mix of uses within the centre provides increased accessibility and choice, diverse employment opportunities and social mix, and increased levels and diversity of activity throughout the day and night, affording a more activated place with vibrancy at street level.
    - (ii) The character and built form of development is characterised by recognisable retail, commercial and civic cores, while allowing for a mix of uses.
  - (b) Built Form
    - (i) Development acknowledges and responds to the city's distinctive setting, culture, heritage and garden city character.
    - (ii) Building height, scale and density assists in the realisation of compact and sustainable development.

<sup>5</sup> Amended on 3 November 2014

- (iii) The scale, character and built form of development incorporates diversity in building types.
  - (iv) Built form contributes to the human scale of the key pedestrian streets of centre and particularly Margaret, Ruthven and Russell Streets.
  - (v) Development creates attractive, pedestrian friendly and active frontages.
  - (vi) Development integrates laneways, mid-block connections and incidental spaces to create safe and active pedestrian connections and spaces which present as visually engaging and fine grained urban form.
- (c) Public Realm
  - (i) Development contributes towards an attractive, comfortable, active, safe and responsive public realm that enriches the centre and defines a clear urban character.
- (d) Movement
  - (i) A balance between traffic movements and convenient and accessible car parking, and a safe, high quality pedestrian and cycling environment is achieved.
  - (ii) Development provides a place which is safe, easy and attractive to access and to move around, where pedestrians and cyclists have priority.
  - (iii) Development contributes towards a highly connected and permeable environment for pedestrians, which enriches the pedestrian experience, promotes walking and improves linkages within the centre and to surrounding areas.
- (e) Open Space
  - (i) Development retains and enhances the established green character of the centre.
  - (ii) Amenity is strengthened through landscape treatments and well located open space.
  - (iii) Development contributes towards an integrated, interconnected, and attractive open space system by actively addressing and responding to these spaces, strengthening linkages to and between them.
  - (iv) Development facilitates the creation of new open spaces, including a major new garden square as a focus for civic life, the reinforcement of the West Creek Corridor and a civic space surrounded by civic, community, recreation and cultural uses within the civic heart.
- (f) Sustainability
  - (i) Development provides sustainable outcomes including compact urban form, and maximises efficiencies in transport, energy, land use and infrastructure.
- (g) Development is supported by necessary infrastructure including utility installations to support the needs of the local community.

### 6.3.1.3 Criteria for assessment

**Table 6.3.1:1 – Principal Centre Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents;</li> <li>(c) has regard to the landscape and private recreation needs of the residents; and</li> <li>(d) does not impact on the function or amenity of the centre at street level.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) not located at ground floor level;</li> <li>(c) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if provided as a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>2</sub> <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.</u></p>                                                                                                                                                                                                                        | <p>PO<sub>2.1</sub> <u>Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PO<sub>3</sub> <u>Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                                                                                                                                                           | <p>PO<sub>3.1</sub> <u>No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PO<sub>4</sub> <u>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.</u></p>                                                                                                                                                                                                                                                                                                               | <p>PO<sub>4.1</sub> <u>Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PO<sub>5</sub> <u>Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u></p>                                                                                                                                                                                                                                                                                                                          | <p>PO<sub>5.1</sub> <u>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.</u></p> <p>OR</p> <p>PO<sub>5.2</sub> <u>Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u></p>                                                                                                                                                                                                                                                         |

**Table 6.3.1:2 – Principal Centre Zone Code – for assessable development<sup>6</sup>**

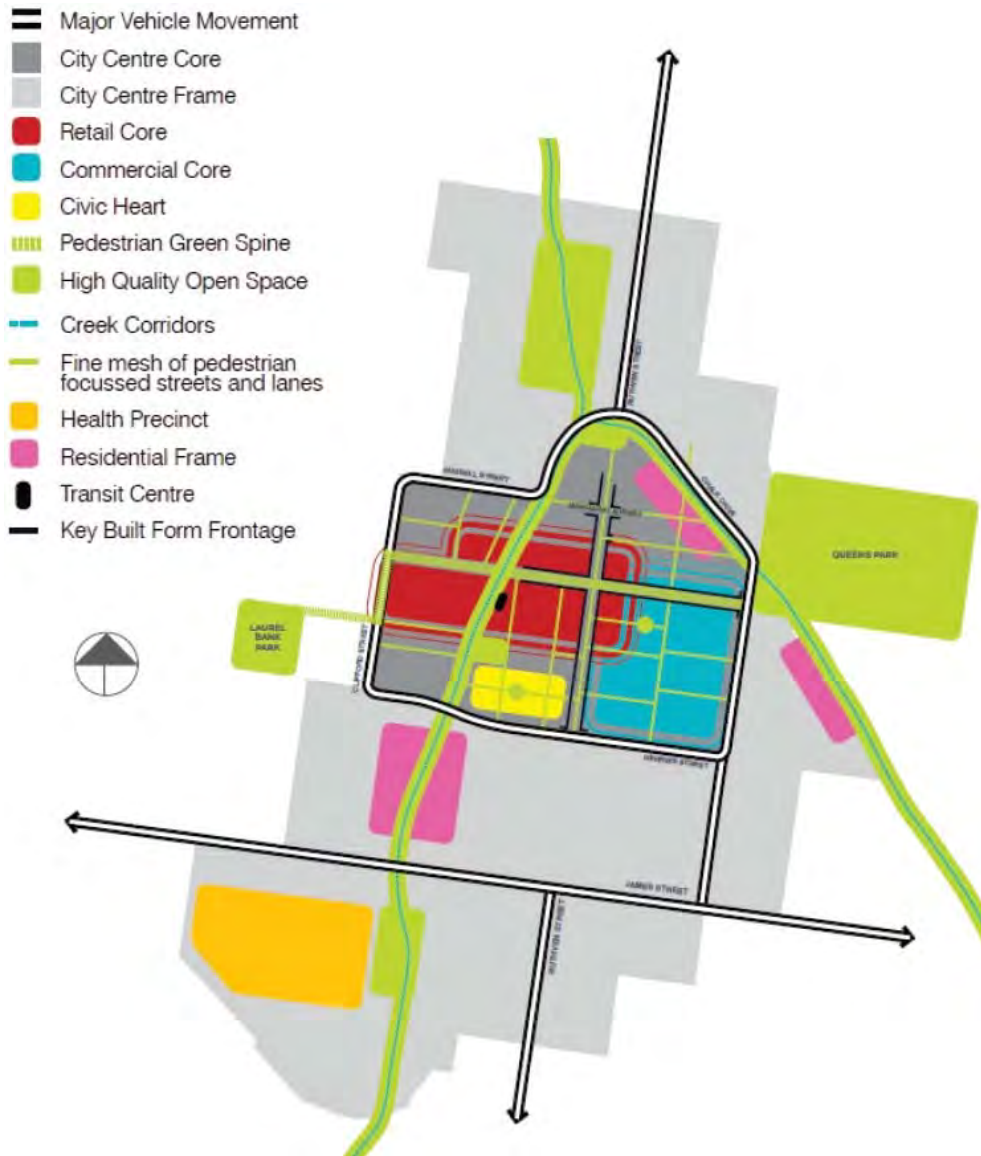
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Land Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>1</sub> Development includes land uses which complement the purpose and overall outcomes sought for the centre, which create a safe, active, vibrant and inclusive environment throughout the day and night, and which are generally consistent with Figure 6.3.1:1 Structure Plan, including:</p> <p>(a) a retail core, which provides:</p> <p>(i) retail uses supported by a mix of other uses, including commercial and residential uses; and</p> <p>(ii) the physical and cultural continuity of the historic Ruthven Street and Margaret Street as retail, social and civic destinations.</p> <p>(b) a commercial core, which provides:</p> <p>(i) predominantly commercial office and other intensive employment generating uses supported by a mix of other uses, set around a major new garden square which provides a focus for local civic life and which strengthens Toowoomba's 'garden city' image; and</p> <p>(ii) entertainment and arts uses, such as entertainment, conference facilities, gallery space and food and drink outlets.</p> <p>(c) a civic sub-precinct, which includes a mix of government administrative functions as well as community facilities and commercial offices;</p> <p>(d) a residential frame which:</p> <p>(i) provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building;</p> <p>(ii) capitalises on the amenity of sites overlooking the open space to deliver residential development which:</p> <p>(A) is oriented towards the open space;</p> <p>(B) activates the edges of the open space; and</p> <p>(C) provides a sense of spatial definition to the open space.</p> | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>1.1</sub> Development in the retail core provides active frontages and uses such as shops, food and drink outlets and hotels located at ground level, especially along Margaret, Ruthven Streets and Russell Streets.</p> <p>AO<sub>1.2</sub> Large format anchor stores such as supermarkets, department stores, mini-majors and other higher order developments in the retail core:</p> <p>(a) are sleeved behind smaller shop front premises; or</p> <p>(b) actively address and integrate with the street frontage by having regular openings.</p> <p>AO<sub>1.3</sub> Development in the commercial core:</p> <p>(a) consists of office-based activities as the predominant use;</p> <p>(b) contains no more than 40% of the gross floor area for residential use;</p> <p>(c) provides for active uses such as shops, food and drink outlets and hotels at ground level; and</p> <p>(d) includes large format shopping centres where the use:</p> <p>(i) actively integrates with the street frontage by having regular openings; or</p> <p>(ii) is sleeved with uses that activate the street frontage with uses including shops, food and drink outlets and hotels at the ground level.</p> <p>AO<sub>1.4</sub> Development in the civic heart provides for:</p> <p>(a) public and publically accessible uses, such as libraries and community halls; and</p> <p>(b) active uses such as shops, food and drink outlets and hotels at ground level.</p> <p>AO<sub>1.5</sub> Development in the residential frame:</p> <p>(a) is oriented to East Creek and Queens Park; and</p> <p>(b) provides no more than 40% of the gross floor area for retail or commercial uses with the balance of the gross floor area for residential uses.</p> |

<sup>6</sup> Council may request that a design statement be lodged with a development application, addressing the design intents of the Code.

Toowoomba Regional Planning Scheme  
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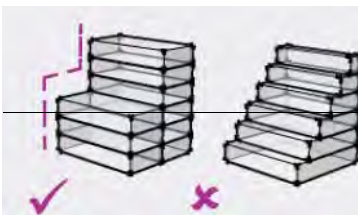
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(e) a city centre core which:</p> <ul style="list-style-type: none"> <li>(i) provides a mix of retail and commercial uses including both vertical and horizontal mixes;</li> <li>(ii) provides residential uses;</li> <li>(iii) provides opportunities for bulky goods/showrooms and service industries particularly in the area bounded by Hill, Dent, Herries and Clifford Streets; and</li> <li>(iv) capitalises on the amenity of sites overlooking the open space to deliver residential development which: <ul style="list-style-type: none"> <li>(A) is oriented towards the open space;</li> <li>(B) activates the edges of the open space; and</li> <li>(C) provides a sense of spatial definition to the open space.</li> </ul> </li> </ul> | <p>AO<sub>1.6</sub> Development in the mixed use area provides:</p> <ul style="list-style-type: none"> <li>(a) the bulky goods/showrooms and service industries with office uses above; and</li> <li>(b) active uses at ground level between the retail core and the railyards precinct of the Mixed Use Zone to the north.</li> </ul> |

**Figure 6.3.1:1 Structure Plan**

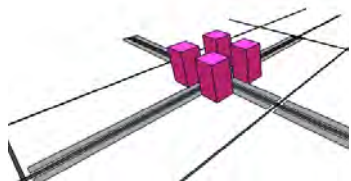
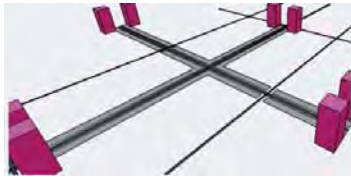


| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>2</sub> Development retains the fine grain and diversity of uses and premises on the ground level of buildings along Margaret, Ruthven and Russell Streets and includes:</p> <ul style="list-style-type: none"> <li>(a) uses that generate frequent high turnover activity such as fine grain retail, small commercial or office space and food and drink outlets;</li> <li>(b) providing individual tenancies that reflect the historical widths of the traditional lot pattern; and</li> <li>(c) individual access to each tenancy directly from the street.</li> </ul>                                                                                                       | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>2.1</sub> The tenancy frontages and sizes on street frontages reflects historical lot pattern with a fine grain of premises and entries every 15m to 30m.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p> |
| <b>Built Form and Public Realm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>3</sub> Buildings are designed with flexible layouts to enable occupancy by different uses over time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>3.1</sub> Buildings have floor to ceiling heights in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) ground level: 3m minimum to allow for commercial and retail uses; and</li> <li>(b) all other floors: 2.7m minimum.</li> </ul>                                  |
| <p>PO<sub>4</sub> Development (including where on amalgamated sites or large lots) retains the fine grain massing of buildings, by for example:</p> <ul style="list-style-type: none"> <li>(a) reflecting the surrounding buildings, context and traditional lot pattern in the scale, proportion, setbacks and massing of building elements;</li> <li>(b) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex;</li> <li>(c) articulating the building envelope to reduce the overall massing of the building; and</li> <li>(d) articulating the building facade into a number of separate and discrete elements.</li> </ul> | <p>No acceptable outcome is nominated.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>                                                                                                                                                                                       |

Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>5</sub> Building massing contributes to the creation of an attractive and distinctive built form in keeping with the purpose of and overall outcomes sought for the centre.</p>                                                                                                                                                                                                                                                                                                                             | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>5.1</sub> Where built form steps, one (1) or two (2) clear and distinct steps are provided rather than gradual stepping at each level.</p> <p>The following diagram illustrates this outcome:</p>  <p>Note: <i>The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p> |
| <p>PO<sub>6</sub> Development at key crossroads, and junctions and at nodes and gateways identified in Figure 6.3.1:3 Public Realm Plan, provide landmark buildings which contribute to legibility and orientation through, for example:</p> <ul style="list-style-type: none"> <li>(a) height;</li> <li>(b) built form response;</li> <li>(c) highest quality design;</li> <li>(d) landscaping;</li> <li>(e) public art; and</li> <li>(f) the provision of a public/community facility or infrastructure.</li> </ul> | <p>No acceptable outcome is nominated.</p> <p>Note: <i>The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>                                                                                                                                                                                                                                                                                                              |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The following diagrams illustrate these location outcomes:</p>  <p>Central cluster at the key crossroads such as at Margaret and Ruthven Streets</p>  <p>Landmark buildings at gateways</p>                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>7</sub> Design of corner buildings reflect the importance of the corner within the overall urban context by, for example:</p> <ul style="list-style-type: none"> <li>(a) reflecting the nature and character of the streets they front;</li> <li>(b) providing an individual response to sense of place; and</li> <li>(c) including fully designed facades with design details such as windows, openings, doors, projections and articulation.</li> </ul> | <p>In partial fulfilment of the performance outcome:</p> <ul style="list-style-type: none"> <li>(a) development at the corner of two primary streets, identified in Figure 6.3.1:2 Primary and secondary street network, includes a corner feature and corner entry or two fully designed facades;</li> <li>(b) development at the corner of a primary street and a secondary street, identified in Figure 6.3.1:2 Primary and secondary street network or opening onto a public space, includes two fully designed facades with the dominant facade facing the primary street; and</li> <li>(c) development at the corner of a primary street identified in Figure 6.3.1:2 Primary and secondary street network includes one fully designed façade and a clearly subordinate one that also includes some opening and articulation.</li> </ul> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p> |

| Performance outcomes                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Figure 6.3.1:2 Primary and secondary street network</b></p> <p>Legend:</p> <ul style="list-style-type: none"> <li>Primary Street Grid</li> <li>Secondary Street Grid</li> <li>Douglas Street extension</li> <li>Study boundary</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>8</sub> Development does not include any blank side facades which are visible from the street or a public space.</p>                                                                                                                  | <p>AO<sub>8.1</sub> The design of the side facades of a building which are visible from the street or a public space provides design detail such as windows, openings, doors, projections, balconies, awnings, articulation and variations in materials and colours, to a minimum of 6m from the street frontage or frontage to a public space.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p> |
| <p>PO<sub>9</sub> Development provides entrances, windows and openings on the ground level which provide interaction between the internal uses and activity on the street.</p>                                                                  | <p>AO<sub>9.1</sub> Development with non-residential uses on the ground level provides a minimum of 50% transparent material on the ground floor facade.</p> <p>AO<sub>9.2</sub> Development provides views into any arcades and communal courtyards and gardens within the development.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p>                                                        |

| Performance outcomes                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>10</sub> Pedestrian entrances contribute to the creation of safe, active and vibrant streets and are designed to contribute positively to the amenity and aesthetic quality of the street. | <p>AO<sub>10.1</sub> Development provides individual entries from the street to all ground floor dwellings and small offices and retail premises.</p> <p>AO<sub>10.2</sub> For residential development on sites with over 20m of street frontage, building entrance are provided a minimum of every 20m.</p> <p>AO<sub>10.3</sub> Development provides conveniently located circulation cores with access provided either directly from the street frontage or through a foyer with direct access from the street frontage.</p> <p>AO<sub>10.4</sub> Development provides entrances with unobstructed sight lines and visual connections between the street, the entry, foyers and circulation areas at all times of day and night.</p> <p>AO<sub>10.5</sub> Development integrates elements such as signs, post boxes, street numbers, landscaping, car parking and gates to access ways as part of the overall building design.</p> <p>AO<sub>10.6</sub> Development provides secure, private and separate access for different land use.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p> |

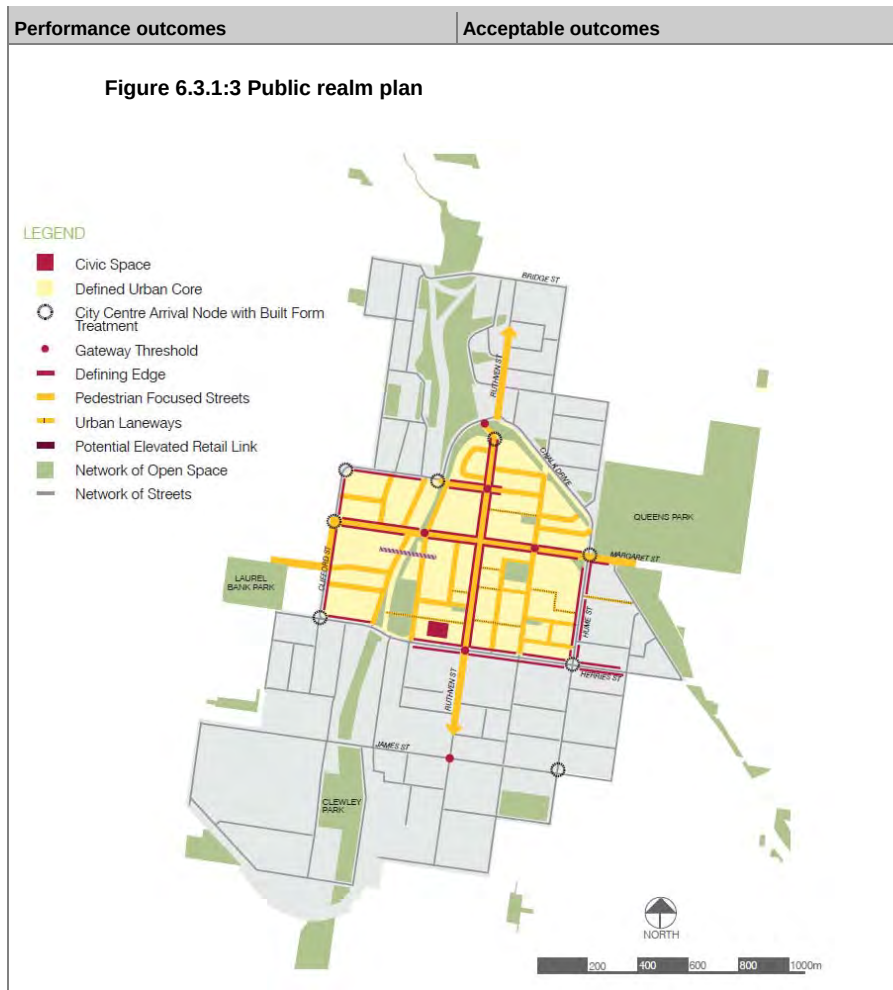
Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>11</sub> Development involving a residential component contributes towards a safe public realm by providing:</p> <ul style="list-style-type: none"> <li>(a) good surveillance;</li> <li>(b) residential amenity;</li> <li>(c) access to views and outlook;</li> <li>(d) sufficient degree of privacy; and</li> <li>(e) clear demarcation between the public realm and private residential spaces.</li> </ul>    | <p>AO<sub>11.1</sub> Living areas and entrances are oriented towards adjoining streets and public spaces.</p> <p>AO<sub>11.2</sub> Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space.</p> <p>AO<sub>11.3</sub> Development includes level changes to the street level which allow views from residential units whilst limiting views from the public realm into these units.</p> <p>AO<sub>11.4</sub> Development other than development in the civic heart as shown in Figure 6.3.1:1 Structure Plan, provides a low height fence or wall, or continuous landscape or planting element along the length of the interface with the public realm, with gates, entrances and crossovers as required.</p> <p>AO<sub>11.5</sub> Fences, walls and other elements used to define the interface with the public realm as outlined on AO<sub>11.4</sub>:</p> <ul style="list-style-type: none"> <li>(a) are designed and constructed with high quality materials;</li> <li>(b) include a level of transparency which maintains visibility and natural surveillance of the public environment whilst providing adequate privacy;</li> <li>(c) are consistent with the existing or desirable character of the street;</li> <li>(d) maintain visibility from front balconies, terraces and gardens onto the street; and</li> <li>(e) minimise direct views from the street into residential dwellings.</li> </ul> |
| <p>PO<sub>12</sub> Where bulky goods/showrooms or service industry are proposed, development:</p> <ul style="list-style-type: none"> <li>(a) provides for clustering of buildings;</li> <li>(b) integrates car park areas, access points and landscape areas where possible;</li> <li>(c) contributes to a contemporary urban environment; and</li> <li>(d) includes other commercial uses above ground level.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>PO<sub>13</sub> Roof forms and spaces are designed as an integral part of the design and function of the building. For all buildings plant or lift equipment, vents and other technical equipment including solar or water collectors are integrated into the overall design of the building so that it does not disrupt the roof profile.</p>                                                                         | <p>AO<sub>13.1</sub> Building design provides for activation of the roof spaces for recreation and amenity space through the incorporation of features such as windows, skylights, roof terraces and roof gardens which take advantage of the access to sunlight and distant views.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>PO<sub>14</sub> Roof forms are designed as an integral part of architectural quality and articulation of the skyline. The design of the roof profile provides articulation and considers the view from the street, surrounding higher buildings and distant views.</p>                                                                                                                                                 | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

6.3 – Centre zones category ◆ 6.3.1 – Principal Centre Zone Code

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| Performance outcomes                                                                                                                                                                    | Acceptable outcomes                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| PO <sub>15</sub> Buildings are finished with high quality materials, which:<br>(a) contribute to the character of the centre; and<br>(b) reflect a sense of place, context and setting. | No acceptable outcome is nominated. |
| PO <sub>16</sub> Development contributes to the achievement of the public realm elements shown on Figure 6.3.1:3 Public realm plan.                                                     | No acceptable outcome is nominated. |



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>17</sub> Development provides improved connectivity by providing new pedestrian linkages, improvements to the public realm and an emphasis on active frontages:</p> <ul style="list-style-type: none"> <li>(a) between existing shopping centres along Margaret Street between Clifford and Ruthven Streets;</li> <li>(b) through the enhancement of east west connections between Duggan Street and Ruthven Street through, for example, laneway connections and through block connections;</li> <li>(c) between the retail core and West Creek including creating visual and physical connections and activating the creek with supporting uses;</li> <li>(d) through improved east/west connections along Russell Street, Bell Street Mall and Bell Street; and</li> <li>(e) along Victoria and Duggan Streets which act as primary pedestrian connections between Margaret Street and the civic heart.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                            |
| <p>PO<sub>18</sub> Development contributes towards a comfortable and safe public realm with the ground level of development by providing:</p> <ul style="list-style-type: none"> <li>(a) shade and some form of usable weather protection to pedestrian footpaths;</li> <li>(b) continuous awnings;</li> <li>(c) canopy tree planting for shade and visual amenity;</li> <li>(d) public art; and</li> <li>(e) high quality street furniture.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>AO<sub>18.1</sub> Development fronting pedestrian-focused streets as identified in Figure 6.3.1:3 Public realm plan incorporates an awning to the full length of the facade that extends over the adjacent footpath to within at least 600mm of the kerbline, street furniture and public art.</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Height and Scale</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>19</sub> Building heights contribute towards compact and sustainable development and urban form and:</p> <ul style="list-style-type: none"> <li>(a) visually reinforce the primacy of the centre;</li> <li>(b) assist in the legibility of the centre;</li> <li>(c) contribute to the human scale of Margaret, Ruthven and Russell Streets;</li> <li>(d) allow for a visual transition between the height and scale of existing or intended built fabric outside the centre;</li> <li>(e) contribute to the creation of a city centre skyline through the creation of a cluster;</li> <li>(f) are located in proximity to a transport interchange or facility;</li> <li>(g) terminate a key vista or view or mark a specific landmark;</li> <li>(h) define arrival nodes and gateway thresholds as identified on Figure 6.3.1:3: Public realm plan;</li> <li>(i) are cognisant of the local topography, allowing for views between the major ridges; and</li> <li>(j) are characterised by a slim and elegant building form.</li> </ul> | <p>AO<sub>19.1</sub> Building heights are in accordance with the building heights shown in Figure 6.3.1:4 Building heights.<sup>7</sup></p> <p>AO<sub>19.2</sub> Building heights along Ruthven Street and those parts of Margaret and Russell Streets which are indicated in Figure 6.3.1:4 Building heights as 2-3 storeys Character Spine (10m – 15m Depth) are articulated with 1 or 2 distinct steps that are setback a minimum of 10m from the frontage above podium level.</p> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance on this performance outcome.<br/>Council may require a height analysis to be prepared and lodged with a development application to support heights over those indicated on Figure 6.3.1:4 Building heights.</i></p> |

<sup>7</sup> Council may require a height analysis be prepared and lodged with a development application to support heights over those recommended in Figure 4: recommended building heights.



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <p><b>Figure 6.3.1:4 Building heights</b></p> <p>Legend:</p> <ul style="list-style-type: none"><li>12 Storeys</li><li>10 Storeys</li><li>8 Storeys</li><li>6 Storeys</li><li>4 Storeys</li><li>3 Storeys</li><li>2 - 3 Storeys Character Spine (10 - 15 m Depth)</li><li>Open space (existing)</li><li>Open Space (proposed in Master Plan)</li><li>Study Boundary</li></ul> |                                            |
| <p>PO<sub>20</sub> Building scale and density of development makes efficient use of land and is consistent with the purpose and overall outcomes sought for the centre.</p>                                                                                                                                                                                                  | <p>No acceptable outcome is nominated.</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setbacks and Edge Treatment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>PO<sub>21</sub> Building setbacks and edge treatments:</p> <ul style="list-style-type: none"> <li>(a) create a desirable, pedestrian friendly environment at street level;</li> <li>(b) maintain a sense of open space and pedestrian scale in public and pedestrian areas;</li> <li>(c) enable the creation of an active frontage and interface with the street;</li> <li>(d) maintain the continuity of facades especially along primary key frontages;</li> <li>(e) respond positively to heritage elements in the streetscape;</li> <li>(f) maintain or enhance significant views and vistas;</li> <li>(g) are complementary to the role and function of the streets;</li> <li>(h) provide continuity with adjoining setbacks;</li> <li>(i) are sufficient to minimise overshadowing of adjoining premises;</li> <li>(j) provide adequate separation from residential uses;</li> <li>(k) ensure existing and any possible future buildings are well separated from each other to allow light penetration, air circulation and privacy, and to ensure windows are not built out by adjoining buildings; and</li> <li>(l) provide for strong and consistent built edges along street frontages.</li> </ul> | <p>AO<sub>21.1</sub> Front, side and rear setbacks are provided on the Character Spine, Centre Frame, Parkland Living, Urban Avenue and Civic Quarter edges, as identified in Figure 6.3.1:5 Street edge conditions, in accordance with Table 6.3.1:3 Setbacks.</p> <p>AO<sub>21.2</sub> Development includes street edge conditions generally as identified in Figures 6.3.1:6 to 6.3.1:12.</p> |

Figure 6.3.1:5 Street edge conditions

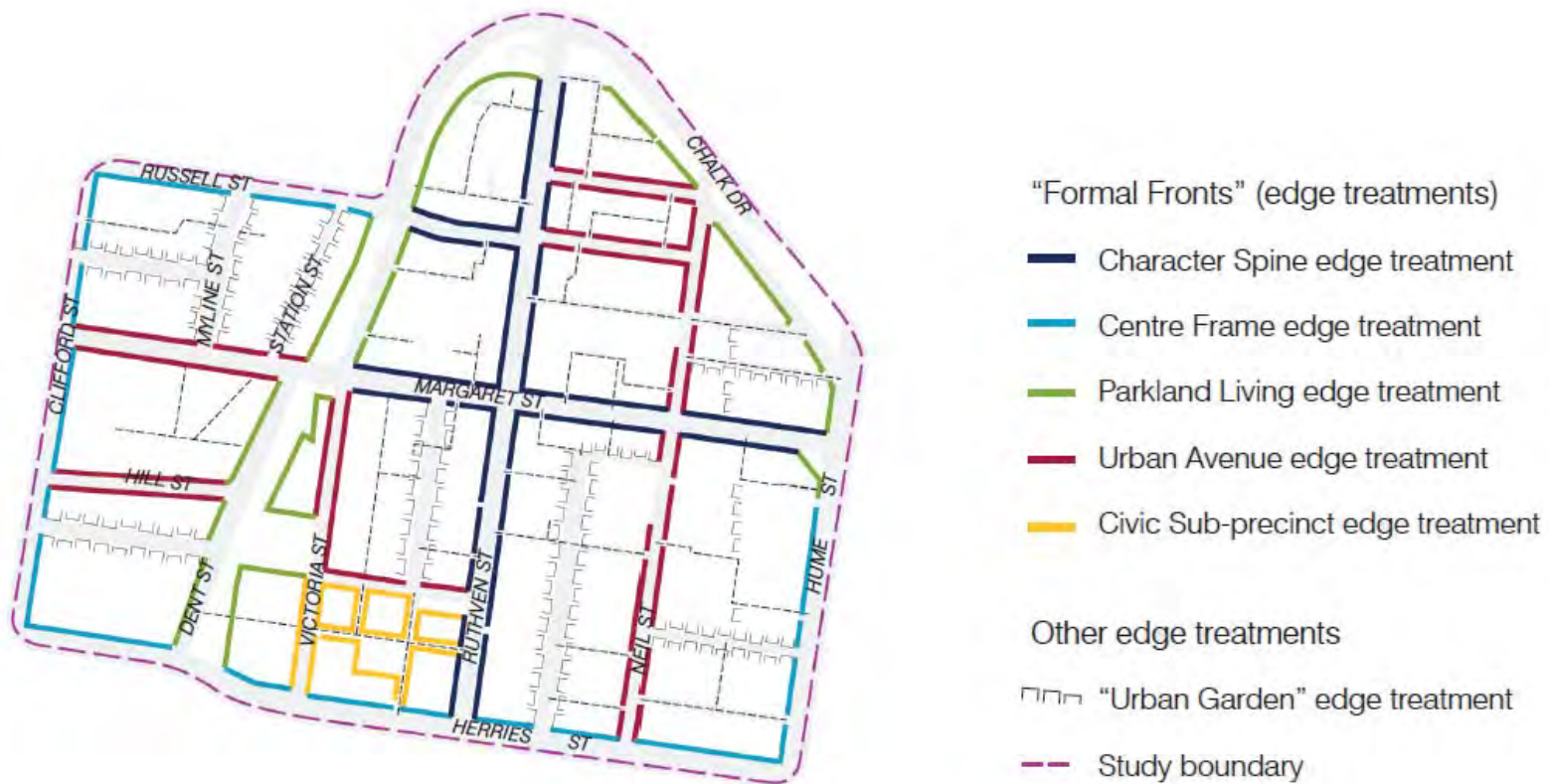


Figure 6.3.1:6 Character edge treatment

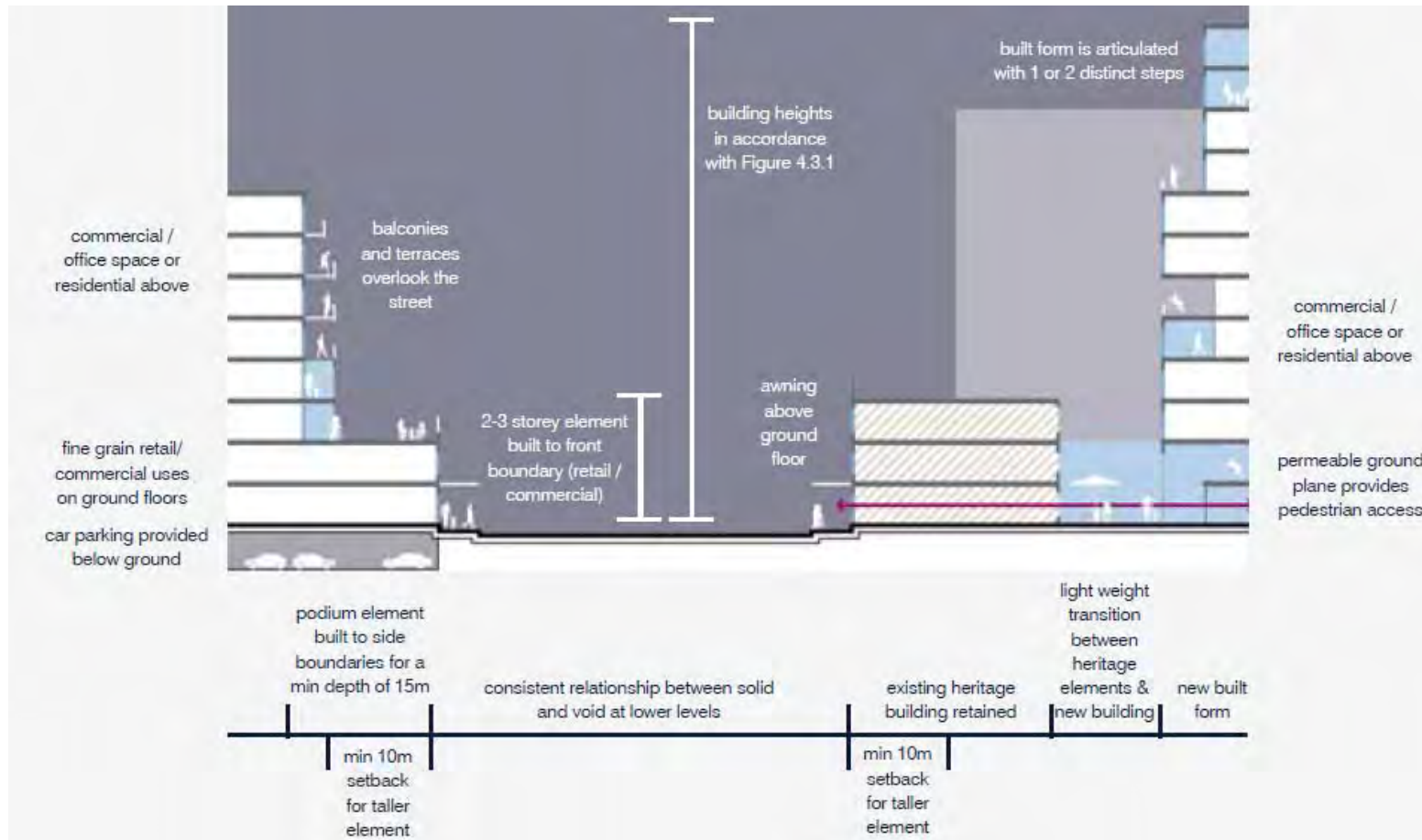


Figure 6.3.1:7 Centre frame edge treatment

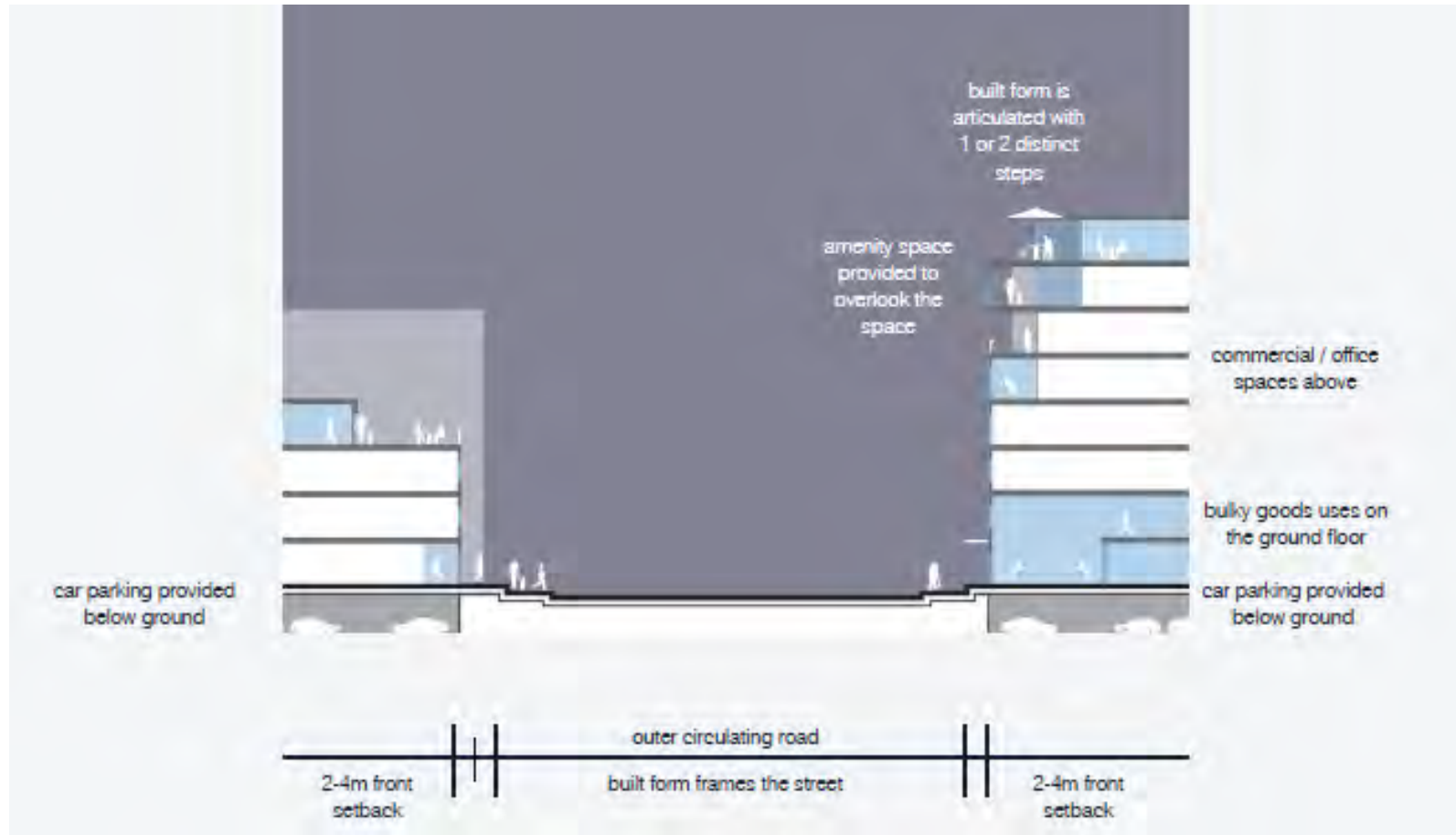


Figure 6.3.1:8 Parkland living edge treatment

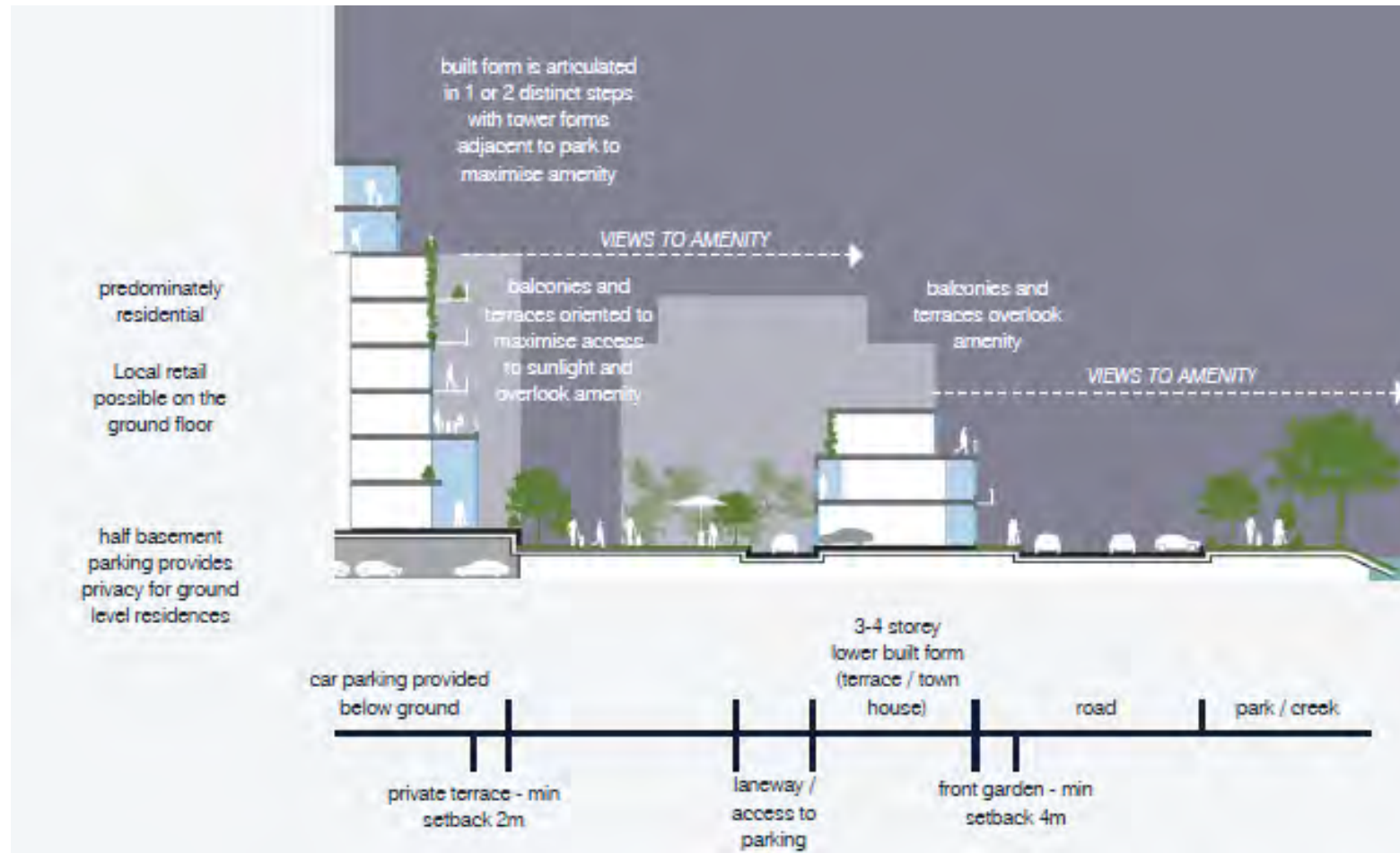
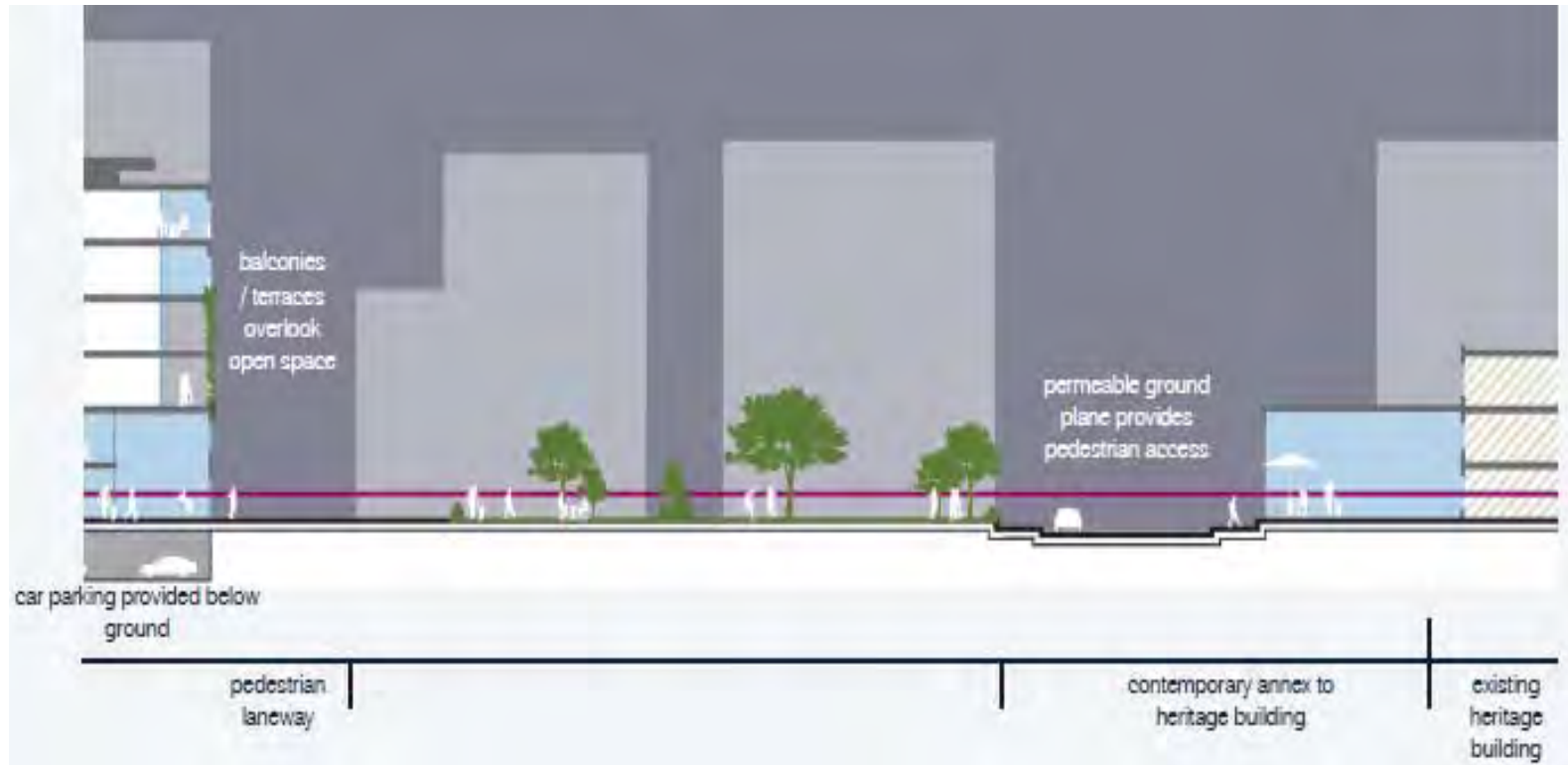




Figure 6.3.1:9 Urban avenues edge treatment



Figure 6.3.1:10 Civic Heart edge treatment





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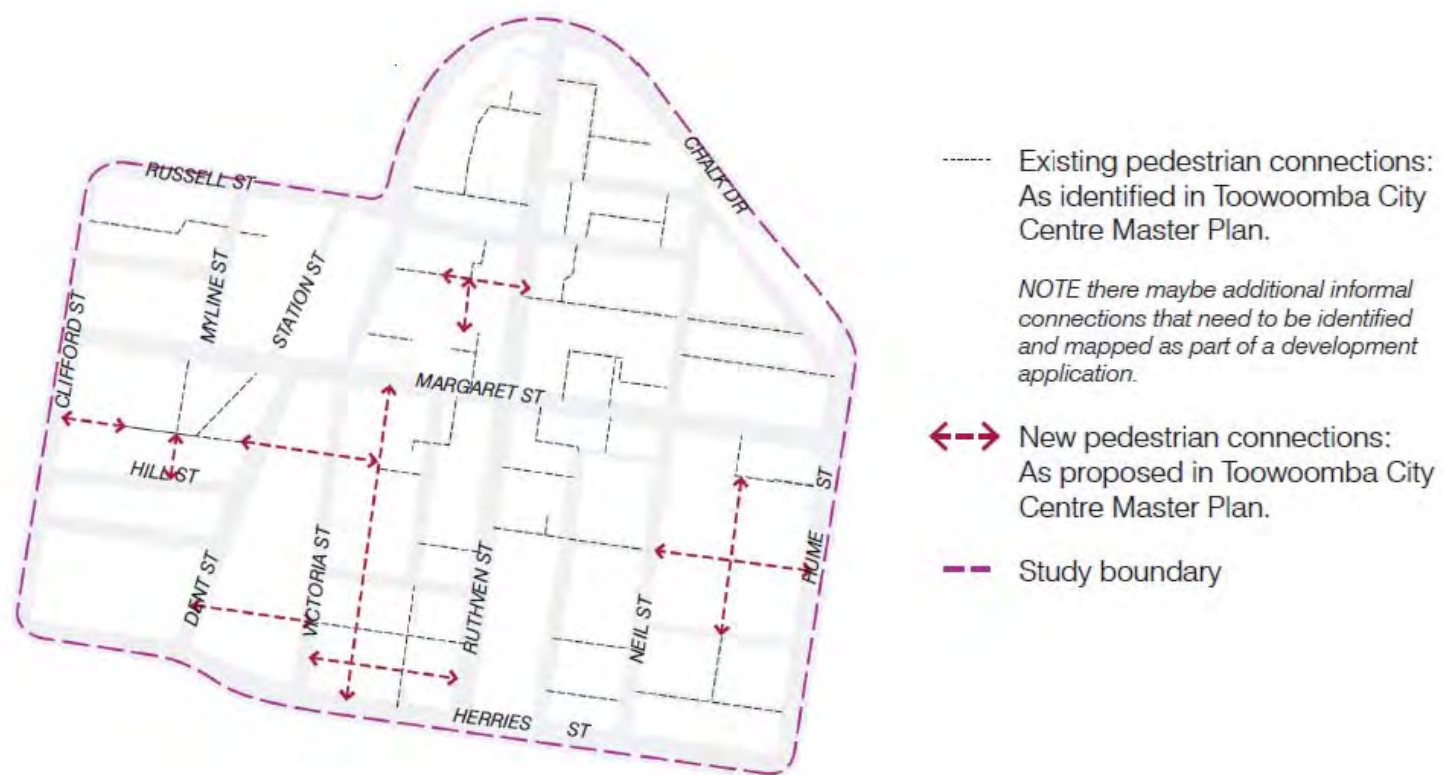
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open Space</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>22</sub> Development contributes to the garden city image of Toowoomba through the provision of private, communal or public amenity space which:</p> <ul style="list-style-type: none"> <li>(a) is provided in a variety of forms such as terraces, balconies, publicly accessible arcades, landscaped courtyards and communal gardens;</li> <li>(b) is provided at a variety of different building levels;</li> <li>(c) are attractive, accessible and usable in a range of weather conditions throughout the year; and</li> <li>(d) includes areas for planting and the establishment of green elements such as green/planted walls, landscaped roofs and terraces, and gardens.</li> </ul>                                                                                           | <p>AO<sub>22.1</sub> For development containing a residential component:</p> <ul style="list-style-type: none"> <li>(a) all dwelling units are provided with a private amenity space such as a balcony, terrace or landscaped courtyard with a minimum dimension of 3m; and</li> <li>(b) a private communal garden is provided which: <ul style="list-style-type: none"> <li>(i) is a minimum of 20% of the site area;</li> <li>(ii) has a minimum dimension of 3m;</li> <li>(iii) may be provided in a maximum of two distinct areas; and</li> <li>(iv) must allow for planting if provided at podium level.</li> </ul> </li> </ul> <p>AO<sub>22.2</sub> Development within the Civic Heart, as identified in Figure 6.3.1:1 Structure Plan, provides open space at ground level which:</p> <ul style="list-style-type: none"> <li>(a) has a minimum of 25% of site area; and</li> <li>(b) is designed as either an urban plaza or garden.</li> </ul> |
| <p>PO<sub>23</sub> Development maximises the amenity of inhabitants and contributes to the garden city image of Toowoomba by addressing and actively engaging with the open space elements as identified in Figure 6.3.1:11: Open Space Plan including:</p> <ul style="list-style-type: none"> <li>(a) the creation of a green spine/garden avenue along Margaret Street and a 'Main Street' along Ruthven Street, through for example, enhanced pedestrian amenity, landscaping and food and drink outlets, dining activity;</li> <li>(b) responding to open spaces in terms of activities at ground level and built form so as to provide surveillance and active spaces; and</li> <li>(c) the landscaping of streets, with significant tree planting at gateways and arrival nodes.</li> </ul> | <p>AO<sub>23.1</sub> Development on sites fronting the Margaret Street green spine or streets in the green grid of streets as identified in Figure 6.3.1:11: Open Space Plan contribute to the role of these streets by providing quality landscaping treatments and street furniture along the street frontage.</p> <p>AO<sub>23.2</sub> Development that is adjacent to or overlooking public spaces:</p> <ul style="list-style-type: none"> <li>(a) addresses these spaces with balconies, terraces, windows and doors;</li> <li>(b) are oriented to take advantage of views to these spaces; and</li> <li>(c) includes active frontages and uses such as shops and food and drink outlets at ground level.</li> </ul>                                                                                                                                                                                                                              |

Figure 6.3.1:11 Open space plan



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Movement and Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>24</sub> Development in locations identified in Figure 6.3.1:12: Lanes, arcades and pedestrian links:</p> <ul style="list-style-type: none"> <li>(a) provides a fine grain network of pedestrian links to facilitate and prioritise pedestrian movement and permeability;</li> <li>(b) retains and revitalises existing pedestrian connections, including informal connections, to create visual interest and activity; and</li> <li>(c) extends existing pedestrian connections to adjoining streets and lanes to create through-access and avoid dead ends.</li> </ul> | <p>AO<sub>24.1</sub> New laneways:</p> <ul style="list-style-type: none"> <li>(a) have a minimum width of 4m; and</li> <li>(b) are provided every 50m.</li> </ul> <p><i>Note: The Built Form Strategy Planning Scheme Policy provides guidance as to how to achieve this performance outcome.</i></p> |

Figure 6.3.1:12 Lanes, arcades and pedestrian links



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>25</sub> Access to parking and servicing areas of the development does not detract from the safety, activity and quality of the street, with the number and size of parking and service entrances minimised and, where possible, combined with adjoining development.                                                                                                                                                                                                                                                                                                                                                                                               | <p>AO<sub>25.1</sub> No vehicle crossovers are provided on Margaret, Ruthven and Russell Streets.</p> <p>AO<sub>25.2</sub> Where lots access both a primary street and a secondary street as identified in Figure 6.3.1:2 Primary and Secondary Street Network car parks, vehicle entrances and services areas are accessed off the secondary frontage.</p> <p>AO<sub>25.3</sub> In other locations, the number of vehicle crossovers is limited to one per lot, building or development site.</p> |
| PO <sub>26</sub> Car parks and service areas are designed to be discrete with respect to their size, location and impact on the street frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>AO<sub>26.1</sub> Parking is provided as:<br/>(a) basement or half basement car parking; or<br/>(b) above (but not at) ground level.</p> <p>AO<sub>26.2</sub> Screening of car parks does not result in blank walls or areas of minimal use and activity along the street frontage.</p>                                                                                                                                                                                                         |
| <b>Sustainability and Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>27</sub> Noise emissions, light, odour and vibrations must be adequately controlled and attenuated so they do not cause environmental harm or nuisance, or unreasonably affect the amenity of sensitive land uses.</p> <p><i>Note: Sensitive land uses which may be affected are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials and include child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, rooming accommodation, multiple dwelling, office, residential care facility, retirement facility, short-term accommodation and tourist park.</i></p> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>28</sub> Development minimises the impact of shadows cast on adjoining lots and buildings and ensures that key amenity areas, public plazas and open spaces have adequate sun penetration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>AO<sub>28.1</sub> Development ensures that adjoining facades and public spaces have a minimum of three (3) hours of direct sunshine between 9:00 am and 3:00 pm on 21 June.</p> <p>AO<sub>28.2</sub> New buildings or other structure do not result in overshadowing, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June or for more than 20% longer than existing, of the living areas of adjoining residences.</p>                                                          |
| PO <sub>29</sub> The design and location of private and communal amenity space in a residential development maximises access to sunlight and provides protection from westerly winds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>AO<sub>29.1</sub> Balconies, terraces and communal spaces are located with a north easterly orientation.</p> <p>AO<sub>29.2</sub> Balconies, terraces and communal gardens receive a minimum of three (3) hours of direct sunshine on all days of the year.</p> <p>AO<sub>29.3</sub> Screening elements or similar are located on the south-westerly orientation but do not block views to adjoining amenity areas.</p>                                                                         |

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| Performance outcomes                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>30</sub> Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.                    | <p>AO<sub>30.1</sub> Habitable rooms of adjoining buildings are separated by at least 9m.</p> <p>AO<sub>30.2</sub> Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) sill heights a minimum 1.5m above floor level; or</li> <li>(b) fixed opaque glazing in any part of the window below 1.5m above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level).</li> </ul>                                                                                                          |
| PO <sub>31</sub> Development which includes retail, bulky goods/showrooms or service industries does not unreasonably impact on the amenity of residential zones or r uses.                                              | <p>AO<sub>31.1</sub> For development which includes retail, bulky goods/showrooms or service industries and which shares a boundary with a residential use:</p> <ul style="list-style-type: none"> <li>(a) car parking areas do not adjoin any residential premises;</li> <li>(b) no vehicular access point is located closer than 10m to a boundary that adjoins a residential use;</li> <li>(c) outdoor loading/unloading and storage areas are sited or screened so as not to be visible from any adjacent residential use;</li> <li>(d) a minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use; and</li> <li>(e) bin storage and collection areas are located at least 5m from any common boundary with any residential use.</li> </ul> |
| PO <sub>32</sub> Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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**Table 6.3.1:3 – Setbacks<sup>8</sup>**

| <b>Area<sup>9</sup></b><br>Note: These areas are identified in Figure 6.3.1:5: Street edge conditions | <b>Front setback</b>                                                                                                                                                                    | <b>Rear setback</b>                                                                                                                                                                                                                                                                                     | <b>Side setback</b>                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Character Spine Edge                                                                                  | (1) One (1) to three (3) storeys: built to boundary.<br>(2) Above three (3) storeys: 10m.                                                                                               | (1) Habitable rooms of adjoining buildings are separated by a minimum of 9m.<br>(2) Up to three (3) storeys: built-to-boundary.<br>(3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.          | (1) Habitable rooms of adjoining buildings are separated by a minimum of 9m.<br>(2) Up to three (3) storeys: built-to-boundary for a distance of 15m from front of lot.<br>(3) More than three (3) storeys: 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary. |
| Centre Frame Edge                                                                                     | (1) For lots fronting Russell Street:<br>(a) One (1) to three (3) storeys: built to boundary.<br>(b) Above 3 storeys: Min 2m.<br>(2) For all other locations:<br>(a) Min: 2m - Max: 4m. | (1) Six (6) habitable rooms of adjoining buildings are separated by a minimum of 9m.<br>(2) Up to three (3) storeys - built-to-boundary.<br>(3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary. | (1) Habitable rooms of adjoining buildings are separated by a minimum of 9m.<br>(2) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.                                                                                                                         |
| Parkland Living Edge                                                                                  | (1) Min: 4m.                                                                                                                                                                            | (1) Habitable rooms of adjoining buildings are separated by a minimum of 9m.<br>(2) Up to three (3) storeys: built-to-boundary.<br>(3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.          | (1) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.                                                                                                                                                                                                         |

<sup>8</sup> No setbacks to pedestrian connections, as identified in Figure 19: Lanes, arcades and pedestrian links, are specified as these are to be considered on a case by case basis.

<sup>9</sup> Refer to Figure 6.3.1:5: Street edge conditions for identification of applicable 'edge'.

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| Area <sup>9</sup><br>Note: These areas are identified in Figure 6.3.1:5: Street edge conditions | Front setback                                                                                                                                                                                                                      | Rear setback                                                                                                                                                                                                                                                                                                  | Side setback                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban Avenue Edge                                                                               | <p>(1) For lots fronting Russell and Neil Streets:</p> <p>(a) One (1) to three (3) storeys: built to boundary.</p> <p>(b) Above 3 storeys: Min 4m.</p> <p>(2) For all other locations:</p> <p>(a) Min: 4m.</p> <p>(b) Max: 6m.</p> | <p>(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m.</p> <p>(2) Up to three (3) storeys: built-to-boundary.</p> <p>(3) More than three (3) storeys: 5m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.</p> | <p>(1) Habitable rooms of adjoining buildings are separated by a minimum of 9m.</p> <p>(2) 2m where not containing windows of habitable rooms or 9m if windows of habitable rooms are oriented towards that boundary.</p> |
| Civic Heart                                                                                     | <p>(1) Min: 4m.</p> <p>(2) Max: 6m.</p>                                                                                                                                                                                            | <p>(1) Consistent built to edge of plaza/garden/amenity space.</p>                                                                                                                                                                                                                                            | <p>(1) Min: 12m distance between buildings.</p>                                                                                                                                                                           |

## 6.3.2 Major Centre Zone Code<sup>10</sup>

### 6.3.2.1 Application

This code applies to assessable development:-

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

### 6.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Major Centre Zone code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area. Development complements, but does not compromise the role and function of the Principal Centre. The centres are highly accessible and well connected to the subregional catchments they serve. The Major Centres are identified as:
  - (a) Clifford Gardens.
  - (b) Kearneys Spring.
  - (c) Wilsonton.
  - (d) Highfields.
  - (e) Crows Nest.
  - (f) Clifton.
  - (g) Pittsworth.
  - (h) Millmerran.
  - (i) Oakey.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) development does not undermine the viability, role or function of the Principal Centre;
  - (b) provision of a full range of centre activities, including traditional retailing, bulky goods retailing, commercial, community, entertainment, cultural and residential uses;
  - (c) retail uses are distributed throughout the Major Centre and are configured to maximise the vibrancy of public space and semi-public space;
  - (d) residential development and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre;
  - (e) development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area;
  - (f) public open space areas including malls, plazas, parks and gardens are provided;
  - (g) development maximises public transport accessibility and use and encourages walking and cycling;
  - (h) development has access to infrastructure, including utility installations, and essential services that is consistent with the requirements of employment areas activity nodes;
  - (i) development is designed to maximise energy efficiency, water conservation and sustainable living and transport use;
  - (j) accommodate the small to medium scale office needs of the major centre catchment;
  - (k) accommodate a range of major centre level retail activities including discount department stores that service the retail needs of the major centre catchment, but not including Department Stores;

<sup>10</sup> Amended on 3 November 2014



- (l) development meets the community and entertainment needs of the major centre catchment;
- (m) large format retailing (being showrooms) occur on the fringe of the centre where they do not detract from the:
  - (i) permeability of the centre for pedestrians and cyclists;
  - (ii) desired built form or public realm for the centre; or
  - (iii) efficiency of transport networks.
- (n) multiple dwellings and short-term accommodation are incorporated into centres as part of a mixed use or as a stand-alone development at an appropriate scale and density, achieving a minimum density of 40 dwellings per hectare or greater and integrate with and enhances the fabric of the centre;
- (o) service industries that meet the needs of the catchment and do not adversely impact on the overall amenity or functionality of the major centre are located in the zone;
- (p) development is well-designed, incorporates public open spaces and is clustered around public and active transport facilities to provide for and promote the use of public transport, walking and cycling;
- (q) development transforms the centre from disjointed and enclosed retail or large format components to an active, integrated and compact built form;
- (r) development incorporates sustainable practices including maximising energy efficiency, and water conservation and encourages sustainable transport use;
- (s) development is oriented towards and activates the streets and pedestrian pathways and places that surround the centre; and
- (t) natural features are retained, enhanced and buffered from the impacts of development and any unavoidable impacts are minimised or mitigated.

#### **Oakey, Pittsworth, Crows Nest, Millmerran and Clifton Major Centres**

- (3) The overall outcomes for the major rural centres of Oakey, Pittsworth, Crows Nest, Millmerran and Clifton are:
  - (a) uses and activities service the needs of the residents and visitors of the major rural centres and the broader rural locality;
  - (b) residential development within the centre does not occur at a scale that compromises the ability of the centre to operate as a concentrated and vibrant commercial and community activity node;
  - (c) development contributes to the traditional character and heritage values of the streetscape; and
  - (d) large format shops and showrooms and car parking areas are located behind smaller active front buildings that front the main street and maintain the pedestrian scale and connectivity of the main street.

#### **Kearneys Spring Major Centre**

- (4) The overall outcomes for the Kearneys Spring major centre are:
  - (a) Uses and activities primarily serve the southern catchment of Toowoomba City and the Region;
  - (b) improve connectivity between Kearneys Spring and the University and the Principal Centre Zone by providing a public transport interchange within the centre;
  - (c) traditional retailing, community, entertainment and cultural activities are concentrated in the north of the centre, with bulky goods retail activities located in the south;
  - (d) supporting activities, such as commercial and residential development occur in association with the more intensive centre activities in the northern part of the centre, generally above ground and first floors;
  - (e) large community uses such as places of worship with large service catchments, are accommodated and located to enable more active centre activities to occur

- towards the external frontages of their sites and to integrate vehicle and pedestrian movement systems with surrounding centre activities;
- (f) development establishes active building frontages oriented to streets, repositions and integrates centre car parking behind the buildings, facilitates pedestrian connections within and external to the centre and improves the quality of the pedestrian environment; and
  - (g) community and entertainment uses are directed towards the major external movement networks and the internal pedestrian pathways and places.

#### Clifford Gardens Major Centre

- (5) The overall outcomes for the Clifford Gardens major centre are:
  - (a) Uses and activities support an established and growing population consolidated around the Clifford Gardens Shopping Centre and close to the Principal Centre Zone;
  - ~~(b) No substantial additional retail floor space is provided and large format bulky goods retail does not locate in this centre as the Clifford Gardens major centre has reached its ultimate size and position in the Region's network of centres;~~
  - ~~(e)~~(b) any new development in the centre assists in:
    - (i) increasing the mix of uses and re-orientating the centre towards the street;
    - (ii) supporting activity in the evenings and on weekends;
    - (iii) sleeving large, enclosed retail tenancies with a mix of retail, commercial and dining uses in smaller tenancies oriented towards the public realm;
    - (iv) improving connectivity between the north-western part of the centre (between Anzac Avenue and Westray Street) and the eastern part of the centre (located on Vacy and Princess Street);
    - (v) improving the visual and physical relationship between the Clifford Gardens Shopping Centre and the surrounding locality; and
    - (vi) facilitating pedestrian connections within and external to the centre and improving the quality of the pedestrian environment.

#### Wilsonton Major Centre Precinct

- (6) The overall outcomes for the Wilsonton major centre are:
  - (a) development accommodates additional retail and commercial uses to serve the western catchment of the Toowoomba Region, and accommodates additional retail and commercial development;
  - (b) establish a network of boulevards is along Richmond Drive, Tara Street and Fitzpatrick Street to contain the centre activities, define the main movement corridors through area and to enhance the amenity of adjoining residential areas;
  - (c) development improves pedestrian and cyclist accessibility and the quality of the pedestrian environment;
  - (d) development incorporates a mixed-use activity area between Erin and Tara Streets where development is oriented to the street and integrates with the existing park and residential development is integrated above street level; and
  - (e) community and entertainment uses are focused towards public spaces including town square and streets to encourage active uses that integrate with public realm and improve the quality of the pedestrian environment.

### 6.3.2.3 Criteria for assessment

**Table 6.3.2:1 – Major Centre Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents;</li> <li>(c) has regard to the landscape and private recreation needs of the residents; and</li> <li>(d) does not impact on the function or amenity of the centre at street level.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><u>PO<sub>2</sub> 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.</u></p>                                                                                                                                                                                                                      | <p><u>PO<sub>2.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><u>PO<sub>3</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                                                                                                                                                         | <p><u>PO<sub>3.1</sub> No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><u>PO<sub>4</sub> 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.</u></p>                                                                                                                                                                                                                                                                                                             | <p><u>PO<sub>4.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><u>PO<sub>5</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u></p>                                                                                                                                                                                                                                                                                                                        | <p><u>PO<sub>5.1</sub> 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.</u></p> <p><b>OR</b></p> <p><u>PO<sub>5.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u></p>                                                                                                                                                                                      |

**Table 6.3.2:2 – Major Centre Zone Code – for assessable development**

| Performance outcomes    |                                                                                                                                                                                                         | Acceptable outcomes                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses, Role and Function |                                                                                                                                                                                                         |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>1</sub>         | The zone accommodates a wide range of centre related activities.                                                                                                                                        | AO <sub>1.1</sub>                   | Uses which are consistent with the intent of the zone include:<br><br>(a) accommodation activities (other than a dwelling house, dual occupancy or tourist park);<br><br>(b) adult store;<br><br>(c) agricultural supplies store;<br><br>(d) bar;<br><br>(e) business activities (other than bulk landscape supplies);<br><br>(f) child care centre;<br><br>(g) club;<br><br>(h) community care centre;<br><br>(i) community residence;<br><br>(j) community use;<br><br>(k) educational establishment;<br><br>(l) emergency services;<br><br>(m) entertainment activities;<br><br>(n) function facility;<br><br>(o) funeral parlour;<br><br>(p) health care services;<br><br>(q) home based business;<br><br>(r) indoor sport and recreation;<br><br>(s) major electricity infrastructure;<br><br>(t) market;<br><br>(u) place of worship;<br><br>(v) outdoor sport and recreation;<br><br>(w) service industry use;<br><br>(x) substation; and<br><br>(y) veterinary services<br><br>AO <sub>1.2</sub> |
|                         |                                                                                                                                                                                                         |                                     | Uses which are inconsistent with the intent of the zone include:<br><br>(a) Rural activities (other than those listed in AO <sub>1.1</sub> ).<br><br>(b) Medium impact, high impact or special industry.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>2</sub>         | Development does not undermine the viability, role or function of the principal activity centre nor of other major centres and occurs commensurate with demand in the relevant catchment. <sup>11</sup> | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

<sup>11</sup> Council may request that a commercial impact assessment be prepared to demonstrate compliance with the performance outcome or acceptable outcome. A commercial impact assessment includes a review of the need for commercial development in the proposed location and the impact of the proposed commercial development on other centres.

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| Performance outcomes                        |                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes |                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>3</sub>                             | Residential development:<br>(a) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; and<br>(b) does not interrupt ground level activity and circulation.                                                                                                                                                                                                          | AO <sub>3.1</sub>   | Residential development achieves a minimum net density of:<br>(a) 40 dwelling units per hectare; or<br>(b) 60-80 dwelling units per hectare where located in the Kearneys Spring or Clifford Gardens Centre where fronting public transport routes, or public open space.                                |
| Bulk and scale                              |                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |                                                                                                                                                                                                                                                                                                          |
| PO <sub>4</sub>                             | Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of proximate residential areas.                                                                                                                                                                                                                          | AO <sub>4.1</sub>   | Development does not exceed a maximum building height of:<br>(a) six (6) storeys in the Kearneys Spring and Clifford Gardens centres; or<br>(b) three (3) storeys in the Wilsonton centre; or<br>(c) two (2) storeys in all other major centres.                                                         |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                        | AO <sub>4.2</sub>   | Development does not exceed a plot ratio of 2.0.                                                                                                                                                                                                                                                         |
| Major Centres – Centre Design <sup>12</sup> |                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |                                                                                                                                                                                                                                                                                                          |
| PO <sub>5</sub>                             | Development in the Oakey, Pittsworth, Crows Nest, Millmerran and Clifton Centres maintain the main street style of the centre and:<br>(a) is oriented to the street with active uses provided such as shops, restaurants and cafes located at ground level; and<br>(b) incorporates footpaths, tree planting, lighting, seating and other streetscape elements that enhance the quality of the pedestrian environment. | AO <sub>5.1</sub>   | Buildings in the Oakey, Pittsworth, Crows Nest, Millmerran and Clifton Centres:<br>(a) are built to the street frontage;<br>(b) have active facades that face the street; and<br>(c) have continuous awnings along the main street and at corners of the main street and intersecting secondary streets. |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                        | AO <sub>5.2</sub>   | Large scale building, such as supermarkets and showrooms, are sleeved behind smaller scale buildings fronting the main street and provide pedestrian access to the main street through integrated building entrances.                                                                                    |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                        | AO <sub>5.3</sub>   | Car parking and loading/unloading areas are located behind buildings fronting the main street.                                                                                                                                                                                                           |

<sup>12</sup> Applicants may also refer to Planning Scheme Policy X Centre Design Principles for further guidance.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>6</sub> Development facilitates the elements shown in Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams, and generally enhances and enlivens the centre by:</p> <ul style="list-style-type: none"> <li>(a) providing vibrant and attractive spaces to facilitate social interaction;</li> <li>(b) ensuring frontages to the public road network or internal pedestrian movement network are well articulated and where appropriate, incorporate uses that activate the ground floor;</li> <li>(c) integrating all elements of the centre so that users can efficiently move throughout the centre;</li> <li>(d) providing a retail and commercial environment that is vibrant and competitive; and</li> <li>(e) directing community and entertainment uses towards the town square, major movement networks and pedestrian paths and places.</li> </ul>                                                                                                               | No acceptable outcome is nominated.                                                                                     |
| <p>PO<sub>7</sub> Development includes a town square or public plaza in the major centres of Kearneys Spring and Wilsonton in a position generally consistent with that indicated on Figures 6.3.2:1 - 2 – Kearneys Spring and Wilsonton major centre concept diagrams.</p> <p>The town squares in Kearneys Spring and Wilsonton are memorable public spaces that provide community and centre focus, and:</p> <ul style="list-style-type: none"> <li>(a) are appropriately furnished with street furniture including seats, bins, bicycle racks, drinking fountains and other embellishments;</li> <li>(b) are landscaped to include ground covers, shade trees and other vegetation;</li> <li>(c) provide a balance of urban outdoor spaces and green space areas;</li> <li>(d) are abutted by buildings with active uses such as shops, restaurants and cafes; and</li> <li>(e) are afforded convenient pedestrian access connection to enable movement of people to and from other parts of the centre and beyond.</li> </ul> | <p>AO<sub>7.1</sub> The town square in the Major Centre Zone in Wilsonton is a minimum of 400m<sup>2</sup> in area.</p> |
| <p>PO<sub>8</sub> Buildings are oriented to and aligned parallel with the external street network and internal pedestrian network, as indicated Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No acceptable outcome is nominated.                                                                                     |

6.3 – Centre zones category ♦ 6.3.2 – Major Centre Zone Code

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| PO <sub>9</sub> Development provides for active frontages in the form of continuous retail uses such as shops and food and drink outlets or offices (where providing a service with direct interaction with the public, such as banks and real estate agents) at ground level in the locations shown as active frontages on Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No acceptable outcome is nominated. |
| PO <sub>10</sub> New buildings that provide active frontages incorporate footpath awnings and display windows to provide weather protection and shade to pedestrians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable outcome is nominated. |
| PO <sub>11</sub> In the Kearneys Spring Centre development: <ul style="list-style-type: none"> <li>(a) establishes an active building frontage and a pedestrian environment incorporating footpaths, tree planting, lighting, seating and other streetscape elements along Stenner and Hume Streets;</li> <li>(b) large enclosed retail anchor tenancies are sleeved by a mix of retail, commercial and dining uses in smaller tenancies which orientate towards pedestrian pathways and nodes;</li> <li>(c) community and entertainment uses are directed toward the major external movement networks and the internal pedestrian pathways and places;</li> <li>(d) repositions the majority of car parking behind or under buildings;</li> <li>(e) integrates car parking areas of new and existing development to support multi-destination trip ends and avoid short vehicle movements on the local road network, including by use of multi-level structures that deal with the change in grade from east to west across the centre;</li> <li>(f) provides safe, direct, attractive and comfortable pedestrian connections between new and existing development, including creative use of stairs, ramps, platforms and elevated small squares or parks to deal with the change in grade;</li> <li>(g) a network of boulevards is established through street tree planting along Ruthven Street, Stenner Street, Hume Street and Spring Street to contain the centre, define main external movement networks and to enhance the amenity of adjoining residential areas; and</li> <li>(h) street tree planting and centre planting promotes a consistent 'garden city' image.</li> </ul> | No acceptable outcome is nominated. |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <p>PO<sub>12</sub> In the Clifford Gardens Centre development:</p> <p>(a) establish a new internal street:</p> <ul style="list-style-type: none"> <li>(i) based on the alignment of the existing main driveway situated to the west of Westray Street and east of the existing shopping centre to provide a connection to the shopping centre component on the north-east of the centre at Vacy and Princess Streets;</li> <li>(ii) to act as a 'main street' internal to the centre with new buildings providing active frontages;</li> <li>(iii) providing convenient access to an active building frontage and a pedestrian environment incorporating footpaths, tree planting, lighting, seating and other streetscape elements;</li> <li>(iv) incorporating angled parking to foster the 'main street' character and provide convenient access to commercial activities fronting the street and other car parking being located under or behind buildings to provide active frontages to ground level on Westray, Princess and the internal street; and</li> <li>(v) street trees planting and centre planting promotes a consistent 'garden city' image.</li> </ul> <p>(b) a network of boulevards is established along James Street, Vacy Street and Anzac Avenue through street trees to define the main external movement networks and to enhance the amenity of adjoining residential areas.</p> | No acceptable outcome is nominated. |
| <p>PO<sub>13</sub> In the Wilsonton Centre development:</p> <p>(a) incorporating large, enclosed retail anchor tenancies is sleeved by a mix of retail, commercial and dining uses in smaller tenancies which orientate towards a town square, streets and other pedestrian pathways and nodes; and</p> <p>(b) a mixed-use precinct is created with residential uses generally occurring above ground and first floor levels oriented to Erin and Tara Streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No acceptable outcome is nominated. |

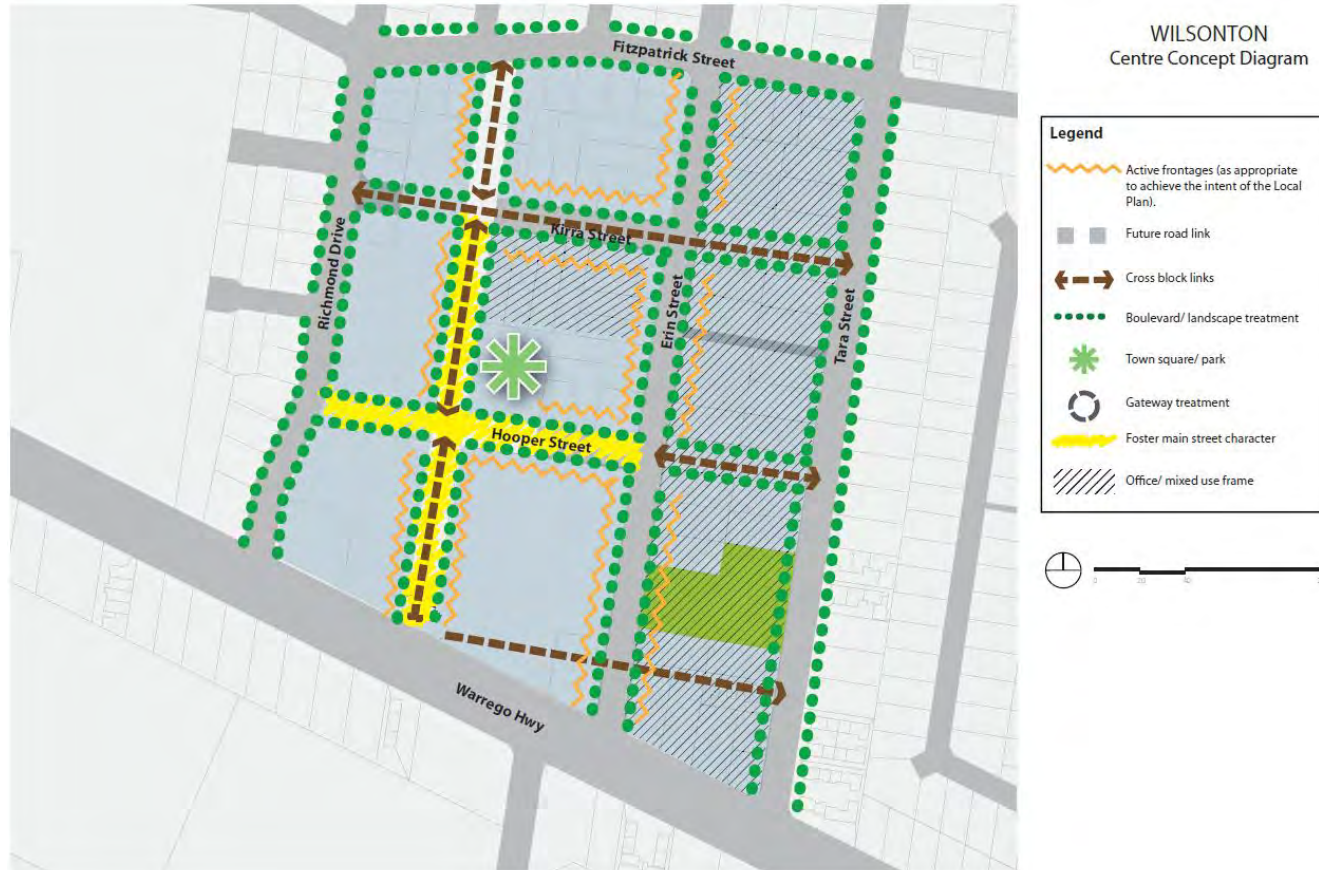


Figure 6.3.2:1 Kearneys Spring major centre concept diagram



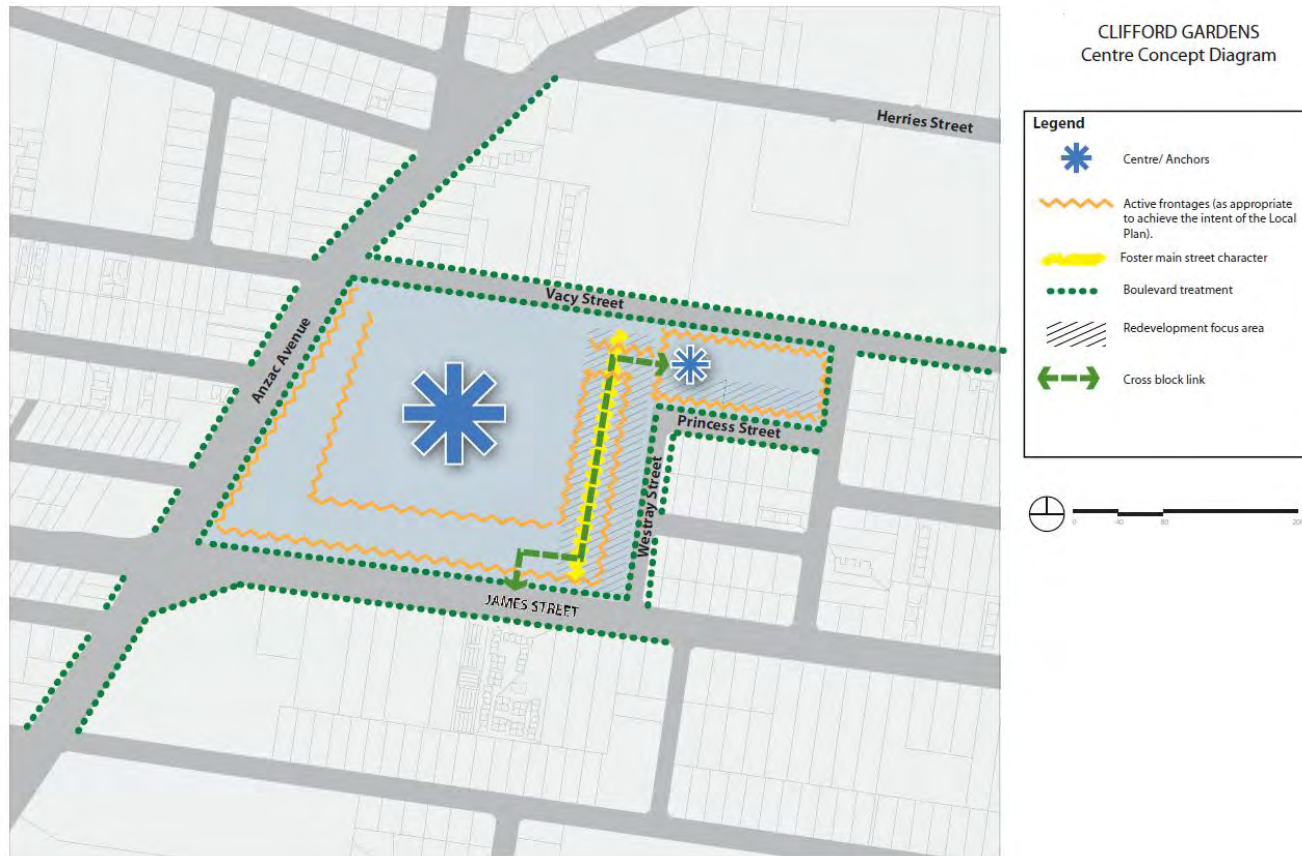
Note: Sight Distance – Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.

Figure 6.3.2:2 Wilsonton major centre concept diagram



Note: Sight Distance – Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.

Figure 6.3.2:3 Clifford Gardens centre concept diagram



Note: Sight Distance – Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>14</sub> Building setbacks facilitate:</p> <ul style="list-style-type: none"> <li>(a) an attractive pedestrian environment at ground level which accommodates space for pedestrian circulation, social interaction and streetscaping;</li> <li>(b) continuity of building lines that enhance the local character; and</li> <li>(c) buffering to adjoining sensitive land uses where appropriate.</li> </ul>                                                                                                                                                                                                                                                                | <p>AO<sub>14.1</sub> On streets identified as having a boulevard treatment on Figures 6.3.2:1 - 3 Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams, buildings are set back a minimum of 6m.</p> <p>AO<sub>14.2</sub> In Kearneys Spring and Clifford Gardens on road frontages, other than one having a boulevard treatment or where fronting the internal pedestrian network (refer Figure 6.3.2:1 and 3) development of:</p> <ul style="list-style-type: none"> <li>(a) the first two (2) storeys of a building are built to the front boundary alignment or to the edge of the pedestrian pathway; and</li> <li>(b) parts of a building above two (2) storeys in height are set back a minimum of 6m from the boundary alignment or the edge of the pedestrian pathway.</li> </ul> <p>AO<sub>14.3</sub> Elsewhere, buildings are setback within 20% of the setbacks of adjoining buildings.</p> <p>AO<sub>14.4</sub> Buildings are set back 3m or half the height of the building whichever is the greater to any side or rear boundary which adjoins a residential use or zone.</p> |
| <p>PO<sub>15</sub> New development or redevelopment involving large format stores or large shopping centres<sup>13</sup> ensure that these components:</p> <ul style="list-style-type: none"> <li>(a) are not visually prominent in terms of building bulk and do not present as buildings on stand alone sites surrounded by extensive areas of surface car parking;</li> <li>(b) are sleeved by active frontages to pedestrian routes and streets; and</li> <li>(c) establish a competitive tension between anchor stores on a site or on separate sites through adequate separation of the anchor stores and activation of significant pedestrian routes between them.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Movement Networks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>16</sub> Development adjacent to a road identified as having a boulevard treatment contributes to the establishment of a boulevard character for the roads through:</p> <ul style="list-style-type: none"> <li>(a) deep planting of large trees in generous building setbacks; and</li> <li>(b) maintaining a visually open area on private property adjoining the road and avoiding the construction of high solid front fences.</li> </ul>                                                                                                                                                                                                                               | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

<sup>13</sup> These would include supermarket, discount department stores or other similar large tenancy.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>17</sub> Vehicular access does not impede the operational capacity, safety or efficiency of major roads.                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>AO<sub>17.1</sub> In Kearneys Spring, development does not provide new additional vehicular access points to Ruthven Street and Hume Street.</p> <p>AO<sub>17.2</sub> In Clifford Gardens, new additional vehicular access points are not provided to Anzac Avenue or James Street.</p> <p>AO<sub>17.3</sub> In the Wilsonton major centre new additional vehicular access points are not provided to Bridge Street and existing access point are not intensified.</p>                                                                                                                                                                                                                                                                                                                                   |
| <p>PO<sub>18</sub> Development facilitates an integrated and connected pedestrian and bicycle movement network in and around the area in accordance with Figures 6.3.2:1 - 3 – Kearneys Spring, Wilsonton and Clifford Gardens major centre concept diagrams) which provides:</p> <ul style="list-style-type: none"> <li>(a) access between all major elements of the centre;</li> <li>(b) gathering places for centre users positioned at regular intervals; and</li> <li>(c) a safe, convenient and legible circulation network.</li> </ul> | <p>AO<sub>18.1</sub> Pedestrian routes are a minimum of 5m wide.</p> <p>AO<sub>18.2</sub> In Wilsonton, connections are provided in the form of either new public roads or private but permanently publicly accessible roadways in private developments, and include:</p> <ul style="list-style-type: none"> <li>(a) the augmentation of Kirra Street between Tara Street and Richmond Drive;</li> <li>(b) the augmentation and realignment of Hooper Street between Tara Street and Richmond Drive;</li> <li>(c) a new north-south link through the centre from Sprott Street;</li> <li>(d) a new east-west link through the centre from the Sprott Street extension to Streten Park; and</li> <li>(e) opportunities for angle parking along Hooper Street to foster a 'main street' character.</li> </ul> |
| PO <sub>19</sub> Majority of car parking is provided at the rear of or under buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>20</sub> Development of individual sites occurs in a way that facilitates integration of access and parking across adjoining sites as they are progressively redeveloped.                                                                                                                                                                                                                                                                                                                                                             | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### 6.3.3 District Centre Zone Code<sup>14</sup>

#### 6.3.3.1 Application

This code applies to assessable development:-

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

#### 6.3.3.2 Purpose and overall outcomes

- (1) The purpose of the District Centre Zone Code is to provide for a mix of uses and activities.  
It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small scale entertainment and recreational facilities capable of servicing a district catchment. District centres are highly accessible and well connected to the catchment area and do not compromise the role and function of the Principal Centre or Major Centres .
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) development does not undermine the viability, role or function of the Principal Centre or Major Centres;
  - (b) the centre contains a mix of retail, commercial, administrative, community, cultural and entertainment activities capable of servicing the convenience and weekly retail, community and commercial needs of the district;
  - (c) district centres do not accommodate higher order retail facilities such as department stores and discount department stores;
  - (d) development is well-designed, incorporates public open spaces and is clustered around public and active transport facilities to promote public transport, walking and cycling;
  - (e) multiple dwellings and short-term accommodation are incorporated into centres as part of a mixed-use development at an appropriate scale and density of 30-40 dwellings per hectare; and integrate with and enhance the fabric of the centre;
  - (f) service industries that meet the needs of the catchment and do not adversely impact on the overall amenity or functionality of the district centre are located in the zone;
  - (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
  - (h) development provides a high level of amenity and is generally reflective of the surrounding character of the area. Building bulk, form and height may be more substantial than that of the surrounding residential buildings, but must include articulation and architectural elements which provide a pedestrian scale environment along streets;
  - (i) development maximises public transport accessibility and use and encourages walking and cycling;
  - (j) development has access to development infrastructure, including utility installations and essential services;
  - (k) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

#### Newtown District Centre Precinct

- (3) The overall outcomes for the Newtown district centre are:

<sup>14</sup> Amended on 3 November 2014

- (a) redevelopment and/or expansion of retail and commercial floor space occurs, consistent with the centre's convenience function and does not adversely impact on the role and function of Clifford Gardens Major Centre Zone;
- (b) medium density residential development adjoins the central retail area to enhance the diversity of use in the centre and to activate the centre at all hours;
- (c) development improves the centre legibility through integration and connectivity between individual buildings, car parking areas and the surrounding streets
- (d) the public realm is activated through ground floor development of shops, food and drink outlets and similar uses that encourage pedestrian activity;
- (e) development does not prejudice the continued operation of established community facilities, including the Glennie School;
- (f) boulevards are established along Herries Street and Anzac Avenue to define the main movement corridors through the area and to enhance the amenity of adjoining residential areas;
- (g) the function of Anzac Avenue as a major route through the city and an efficient public transport linkage to the city centre and key destinations throughout the Region is protected; and
- (h) additional cross block links, pedestrian connections and streetscape improvements are provided.

#### Glenvale District Centre Precinct

- (4) The overall outcomes for the Glenvale district centre are:
  - (a) retail and commercial development is provided commensurate with a demonstrated need as the district develops over time in a way that complements existing centre activities in the locality;
  - (b) development contributes to the provision of an integrated open space network following the Spring Creek riparian corridor; and
  - (c) boulevards are established along Glenvale Road and Greenwattle Streets to define the main movement corridors through the area and to enhance the amenity of adjoining residential areas.

### 6.3.3.3 Criteria for assessment

**Table 6.3.3:1 – District Centre Zone Code – for self assessable and assessable development**

| Performance outcomes      |                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's accommodation |                                                                                                                                                                                                                                                                                                                                                     |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>1</sub>           | 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:<br><br>(a) does not compromise the productivity of the use;<br><br>(b) is safe for the residents; and<br><br>(c) has regard to the landscape and private recreation needs of the residents. | AO <sub>1.1</sub>   | A caretaker's accommodation is:<br><br>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;<br><br>(b) provided with a private landscape and recreation area which:<br><br>(i) is directly accessible from a habitable room;<br><br>(ii) if at ground level, has a minimum area of 25m <sup>2</sup> with minimum dimensions of 5m; and<br><br>(iii) if a balcony, a veranda or a deck, has a maximum area of 10m <sup>2</sup> with minimum dimensions of 3m. |
|                           |                                                                                                                                                                                                                                                                                                                                                     | AO <sub>1.2</sub>   | No more than one (1) caretaker's accommodation is established per non-residential use.                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Performance outcomes                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Non-residential Uses – Scale of Use</b>                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>2</sub> The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.                                                                                                       | AO <sub>2.1</sub> The use:<br>(a) is carried out in an existing building; and<br>(b) only increases the gross floor area of the building by a maximum of 25m <sup>2</sup> <b>if being used as a food and drink outlet.</b>                                                                                                                                                                                                                    |
| <b>Non-residential Uses – Noise Amenity</b>                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>3</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                                                                                                | AO <sub>3.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                                                                                                                                                                                                     |
| PO <sub>4</sub> Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.                                                                                                                         | AO <sub>4.1</sub> Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.                                                                                                                                                                                                                                                                                                                                  |
| <b>Non-residential Uses – Privacy and Screening</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>5</sub> Non-residential uses provide adequate screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.                                                                                                          | AO <sub>5.1</sub> 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.<br><br>AO <sub>5.2</sub> 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. |
| PO <sub>6</sub> Refuse storage areas are screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                          | AO <sub>6.1</sub> 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.                                                                                                                                                                                                                                        |
| <b>Non-residential Uses – Outdoor Lighting</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>7</sub> 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. | AO <sub>7.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br><br>AO <sub>7.2</sub> 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> .                                                                                                                   |
| <b>Utilities</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>8</sub> A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                  | AO <sub>8.1</sub> 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 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                         |
| PO <sub>9</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                         | AO <sub>9.1</sub> Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                         |



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>10</sub> 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 <sub>10.1</sub> Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Waste Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>11</sub> Appropriate refuse container storage areas are provided which are: <ul style="list-style-type: none"> <li>(a) in a building or enclosing structure or screened from public view;</li> <li>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;</li> <li>(c) in a position that is conveniently accessible for collection; and</li> <li>(d) able to be kept in a clean state at all times.</li> </ul> | AO <sub>11.1</sub> Container storage areas are provided which: <ul style="list-style-type: none"> <li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;</li> <li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li> <li>(c) are within normal hose length of a hose cock; and</li> <li>(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.</li> </ul> |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>12</sub> <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.</u>                                                                                                                                                                           | PO <sub>12.1</sub> <u>Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>13</sub> <u>Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                                                                                                                                                                                              | PO <sub>13.1</sub> <u>No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>14</sub> <u>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.</u>                                                                                                                                                                                                                                                                  | PO <sub>14.1</sub> <u>Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>15</sub> <u>Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                                                                                                                                                                                             | PO <sub>15.1</sub> <u>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.</u><br><br><u>OR</u><br>PO <sub>15.2</sub> <u>Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u>                                                                                                                                                                                                                                                             |

**Table 6.3.3:2 – District Centre Zone Code – for assessable development**

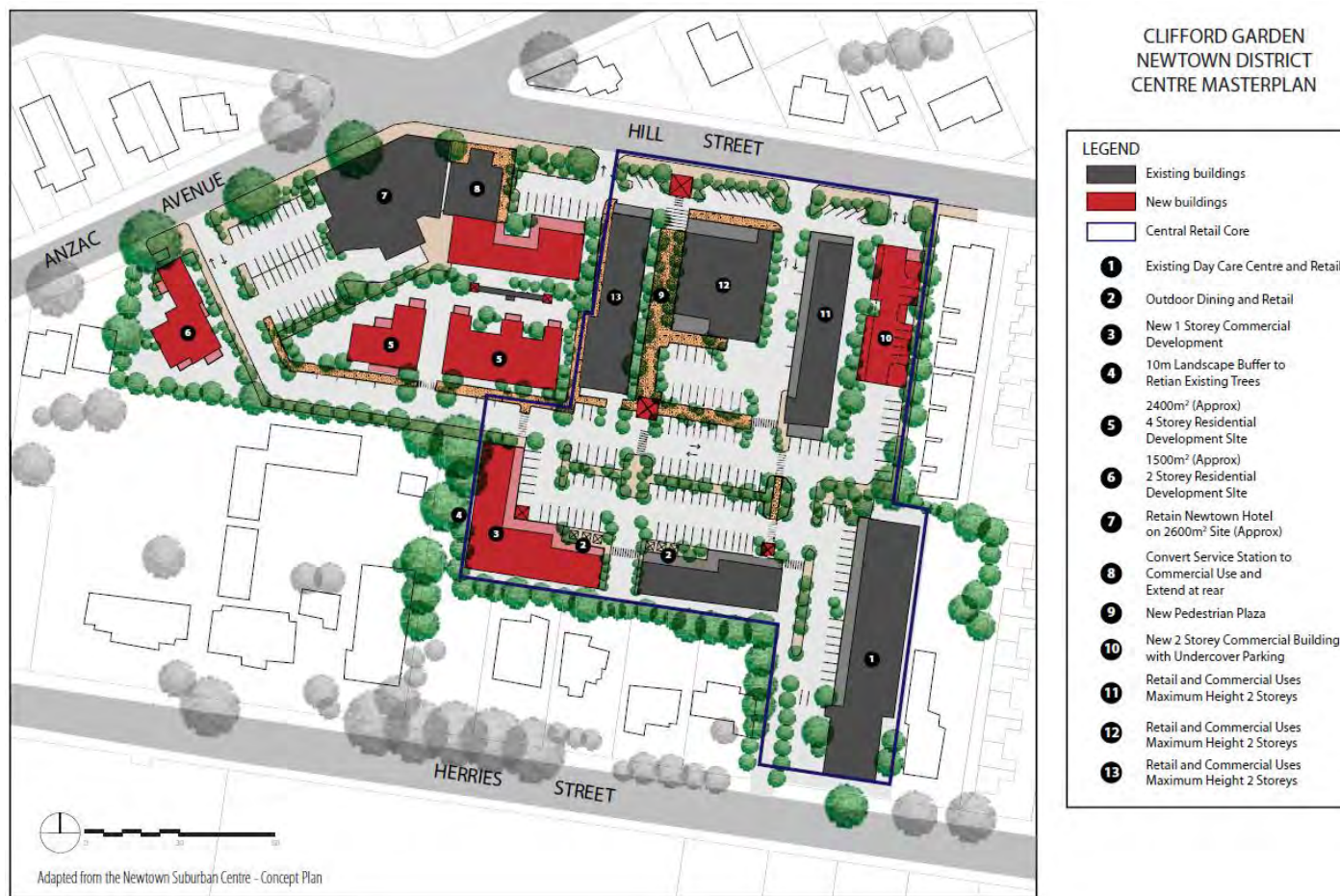
| Performance outcomes                               |                                                                                                                                                       | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The following apply to all applicable development. |                                                                                                                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Uses, Role and Function                            |                                                                                                                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>1</sub>                                    | The zone accommodates a wide range of centre related activities.                                                                                      | AO <sub>1.1</sub>   | Uses which are consistent with the intent of the zone include:<br><br>(a) accommodation activities (other than a dwelling house, dual occupancy or tourist park);<br><br>(b) agricultural supplies store;<br><br>(c) bar;<br><br>(d) business activities;<br><br>(e) car wash;<br><br>(f) child care centre;<br><br>(g) club;<br><br>(h) community care centre;<br><br>(i) community residence;<br><br>(j) community use;<br><br>(k) educational establishment;<br><br>(l) emergency services;<br><br>(m) entertainment activities;<br><br>(n) function facility;<br><br>(o) health care services;<br><br>(p) home based business;<br><br>(q) indoor sport and recreation;<br><br>(r) major electricity infrastructure;<br><br>(s) market;<br><br>(t) place of worship;<br><br>(u) outdoor sport and recreation;<br><br>(v) substation; and<br><br>(w) veterinary services. |
|                                                    |                                                                                                                                                       | AO <sub>1.2</sub>   | Uses which are inconsistent with the intent of the zone include:<br><br>(a) Rural activities (other than those listed in AO <sub>1.1</sub> ).<br><br>(b) Medium impact, high impact or special industry.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>2</sub>                                    | Shops or shopping centres do not undermine the viability, role or function of the principal activity centre, major centres or other district centres. | AO <sub>2.1</sub>   | Development does not involve a department or discount department store component.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                    |                                                                                                                                                       | AO <sub>2.2</sub>   | A supermarket does not exceed 3,200m <sup>2</sup> in gross floor area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>3</sub> Development does not otherwise undermine the viability, role or function of the principal activity centre, major centres or other district centres and occurs commensurate with demand in the relevant catchment. <sup>15</sup>                                                                                                                                                                                                                                                                                                                                  | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>4</sub> Residential development:<br>(a) promotes an increase in the day and night time activity in the centre;<br>(b) occurs in a form and location that is consistent with the scale and efficient functioning of the centre; and<br>(c) does not interrupt ground level activity and circulation.                                                                                                                                                                                                                                                                      | AO <sub>4.1</sub> Residential development achieves a minimum net density of 30 dwellings per hectare.<br>AO <sub>4.2</sub> Where the site is located within 200m to a significant public transport stop on a high frequency public transport corridor and other employment or community facilities, residential development is a maximum net density of 40 dwellings per hectare.                                                                   |
| PO <sub>5</sub> Development provides active uses at ground level which provide casual surveillance and improve the quality of streets, pedestrian access ways and public spaces.                                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>5.1</sub> Development provides active uses such as shops and food and drink outlets at ground level.                                                                                                                                                                                                                                                                                                                                        |
| <b>Bulk and scale</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>6</sub> Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of proximate residential areas.                                                                                                                                                                                                                                                                                                                                                                    | AO <sub>6.1</sub> In the Newtown district centre, building height is in accordance with Figure 6.3.3:1 Clifford Gardens Newtown District Centre Master Plan.<br>OR<br>AO <sub>6.2</sub> Building height does not exceed two (2) storeys and 8.5m unless stated otherwise in a local plan applying to the site.<br>AO <sub>6.3</sub> Plot ratio does not exceed 0.75 of the site area, unless stated otherwise in a local plan applying to the site. |
| <b>Centre Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>7</sub> Development enhances and enlivens the centre by:<br>(a) providing vibrant and attractive spaces to facilitate social interaction;<br>(b) ensuring frontages to the public road network or internal pedestrian movement network are well articulated and where appropriate, incorporate uses that activate the ground floor and address the street;<br>(c) integrating all elements of the centre so that users can move safely and conveniently throughout the centre; and<br>(d) providing a retail and commercial environment that is vibrant and competitive. | AO <sub>7.1</sub> In the Newtown district centre, development occurs in accordance with Figure 6.3.3:1 Clifford Gardens Newtown District Centre Master Plan.                                                                                                                                                                                                                                                                                        |

<sup>15</sup> Council may request that a commercial impact assessment be prepared to demonstrate compliance with the performance outcome or acceptable outcome. A commercial impact assessment includes a review of the need for commercial development in the proposed location and the impact of the proposed commercial development on other centres.

Figure 6.3.3:1 Clifford Gardens Newtown district centre master plan



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Centre Design cont.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>8</sub> New development or redevelopment involving large format stores or large shopping centres<sup>16</sup> ensures that these components:</p> <ul style="list-style-type: none"> <li>(a) are not visually prominent in terms of building bulk and do not present as buildings on stand alone sites surrounded by extensive areas of surface car parking;</li> <li>(b) include arcades to provide convenient linkages between shops and other land uses;</li> <li>(c) are sleeved by active frontages to pedestrian routes and streets; and</li> <li>(d) establish a competitive tension between anchor stores on a site or on separate sites through adequate separation of the anchor stores and activation of significant pedestrian routes between them.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                   |
| <b>Movement Networks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>9</sub> Vehicular access does not impede the operational capacity of major roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>AO<sub>9.1</sub> In the Newtown district centre, additional vehicular access points are not provided to Anzac Avenue.</p> <p>AO<sub>9.2</sub> In the Glenvale district centre, the number of new intersections or access points provided on Glenvale Road and Greenwattle Street is minimised.</p> |
| <p>PO<sub>10</sub> Majority of car parking is provided at the rear of or under buildings where ever practicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                   |
| <p>PO<sub>11</sub> Development of individual sites occurs in a way that facilitates integration of access and parking across adjoining sites as they are progressively redeveloped.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                   |
| <b>The following apply to development within the Glenvale District Centre</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>12</sub> The Glenvale district centre complements existing commercial/shopping facilities and is on the opposite corner of Greenwattle Street and Glenvale Road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                   |
| <p>PO<sub>13</sub> In the Glenvale district centre, development integrates with and activates the adjoining open space corridor areas, to create high levels of amenity, visual access and opportunities for casual surveillance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                   |

<sup>16</sup> These would include supermarket or other similar large tenancy.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The following apply to development within the Newtown District Centre</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>14</sub> In the Newtown district centre, new development facilitates:</p> <ul style="list-style-type: none"> <li>(a) consolidation and framing of the established central retail core through the location and design of shops, business activities and food and drink outlets; and</li> <li>(b) the establishment of a mixed-use area in the western part of the centre predominantly accommodating community and residential uses.</li> </ul>                                                                                                                                          | <p>AO<sub>14.1</sub> New buildings and uses are located consistent with Figure 6.3.3:1 – Clifford Gardens Newtown District Centre Master Plan.</p>                                                                                                                                                                                                                      |
| <p>PO<sub>15</sub> In the Newtown district centre, development near the edge of the centre is oriented to, and activates, Hill Street, Anzac Avenue and Herries Streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>AO<sub>15.1</sub> Active frontages developed with shops, restaurants, offices (where providing a service with direct interaction with the public, such as banks and real estate agents) and other similar uses are provided along the ground floor of Hill Street, Anzac Avenue and Herries Street, and residential and office uses are located on upper floors.</p> |
| <p>PO<sub>16</sub> Servicing areas and main car parking areas are located behind buildings, with some short-term parking provision along the Hill Street frontage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                              |
| <p>PO<sub>17</sub> In the Newtown district centre, development adjacent to a road identified as having a boulevard treatment contributes to the establishment of a boulevard character for the roads through:</p> <ul style="list-style-type: none"> <li>(a) deep planting of large trees in generous building setbacks; and</li> <li>(b) maintaining a visually open area on private property adjoining the road and avoiding the construction of high solid front fences.</li> </ul>                                                                                                             | <p>AO<sub>17.1</sub> Landscaping along the street frontage includes at least one (1) large shade tree for every 20m of frontage width.</p> <p>AO<sub>17.2</sub> Fencing within the setback area is transparent over at least 50% of its surface area.</p>                                                                                                               |
| <p>PO<sub>18</sub> In the Newtown district centre:</p> <ul style="list-style-type: none"> <li>(a) new pedestrian spines are established on a north to south and east to west grid, to connect new and existing buildings and traverse open car parking areas;</li> <li>(b) small scale public spaces, landscaped with street furniture and shade structures, are created in locations adjacent to existing and new retail and commercial uses; and</li> <li>(c) a designated pedestrian plaza is provided centrally in the central retail core to provide a focal point for the centre.</li> </ul> | <p>AO<sub>18.1</sub> Pedestrian spines, small scale public spaces and a pedestrian plaza are established generally consistent with Figure 6.3.3:1 – Clifford Gardens Newtown District Centre Master Plan.</p>                                                                                                                                                           |

## 6.3.4 Local Centre Zone Code<sup>17</sup>

### 6.3.4.1 Application

This code applies to assessable development:-

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

### 6.3.4.2 Purpose and overall outcome

- (1) The purpose of the zone is to provide for a limited range of retails, commercial and community activities to service local needs.  
It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate with and enhance the fabric of the activity centre. Uses do not compromise the role and function of higher order centres. .
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) development does not undermine the viability, role or function of higher order centres;
  - (b) a range of convenience retail, and small scale commercial and community uses are provided which meet the local convenience needs of the immediate surrounding population including those of smaller rural towns;
  - (c) development is reflective of and responsive to the environmental constraints of the land;
  - (d) residential development and short-term accommodation is provided where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use and should not compromise the ability for non-residential uses to be concentrated in the centre or limit activities at street level;
  - (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (f) development provides a high level of amenity and is reflective of the surrounding character of the area;
  - (g) development encourages public and passenger transport accessibility and use of walking and cycling;
  - (h) development has access to development infrastructure, including utility installations and essential services; and
  - (i) natural features are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

<sup>17</sup> Amended on 3 November 2014

### 6.3.4.3 Criteria for assessment

**Table 6.3.4:1 – Local Centre Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b>Non-residential Uses – Scale of Use</b>                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>2</sub> The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.</p>                                                                                                                                                                                                                                      | <p>AO<sub>2.1</sub> The use:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building; and</li> <li>(b) <del>only does not increases</del> the Gross Floor Area of the building <u>by a maximum of 25m<sup>2</sup></u>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Non-residential Uses – Noise Amenity</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>3</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.</p>                                                                                                                                                                                                                                               | <p>AO<sub>3.1</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>4</sub> 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<sub>4.1</sub> Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Non-residential Uses – Privacy and Screening</b>                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>5</sub> Non-residential uses provide adequate screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.</p>                                                                                                                                                                                                                                         | <p>AO<sub>5.1</sub> 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<sub>5.2</sub> 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>                                                                                                                                                                                                                                                                                                         |



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>6</sub> Refuse storage areas are screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                                                                                                                                                                                                      | AO <sub>6.1</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Non-residential Uses – Outdoor Lighting</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>7</sub> 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.                                                                                                                                                                             | AO <sub>7.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br>AO <sub>7.2</sub> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>8</sub> A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                                                                                                                                                                                              | AO <sub>8.1</sub> Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>9</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                                                                                                                                                                                                     | AO <sub>9.1</sub> Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>10</sub> 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 <sub>10.1</sub> Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Waste Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>11</sub> Appropriate refuse container storage areas are provided which are: <ul style="list-style-type: none"> <li>(a) in a building or enclosing structure or screened from public view;</li> <li>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;</li> <li>(c) in a position that is conveniently accessible for collection; and</li> <li>(d) able to be kept in a clean state at all times.</li> </ul> | AO <sub>11.1</sub> Container storage areas are provided which: <ul style="list-style-type: none"> <li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;</li> <li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li> <li>(c) are within normal hose length of a hose cock; and</li> <li>(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.</li> </ul> |

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.3 – Centre zones category

| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |
| <u>PO<sub>12</sub> 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.</u> | <u>PO<sub>12.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                         |
| <u>PO<sub>13</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>13.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                         |
| <u>PO<sub>14</sub> 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.</u>                                                                                        | <u>PO<sub>14.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                  |
| <u>PO<sub>15</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                   | <u>PO<sub>15.1</sub> 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.</u> |
|                                                                                                                                                                                                                                                                                     | <u>OR</u><br><u>PO<sub>15.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u>                               |

6.3 – Centre zones category ♦ 6.3.4 – Local Centre Zone Code

**Table 6.3.4:2 – Local Centre Zone Code – for assessable development**

| Performance outcomes    |                                                                                                                                                                                      | Acceptable outcomes                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses, Role and Function |                                                                                                                                                                                      |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>1</sub>         | The zone accommodates a wide range of centre related activities.                                                                                                                     | AO <sub>1.1</sub>                   | Uses which are consistent with the intent of the zone include:<br><br>(a) accommodation activities (other than a dwelling house, dual occupancy or tourist park);<br><br>(b) agricultural supplies store;<br>(c) bar;<br>(d) business activities;<br>(e) car wash;<br>(f) child care centre;<br>(g) club;<br>(h) community care centre;<br>(i) community residence;<br>(j) community use;<br>(k) educational establishment;<br>(l) emergency services;<br>(m) entertainment activities;<br>(n) function facility;<br>(o) health care services;<br>(p) home based business;<br>(q) indoor sport and recreation;<br>(r) major electricity infrastructure;<br>(s) market;<br>(t) place of worship;<br>(u) outdoor sport and recreation;<br>(v) substation; and<br>(w) veterinary services.<br><br>AO <sub>1.2</sub> |
| PO <sub>2</sub>         | Development does not undermine the viability, role or function of any of the higher order centres and occurs commensurate with demand in the relevant local catchment. <sup>18</sup> | AO <sub>2.1</sub>                   | Development does not involve a full line supermarket, showroom component.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>3</sub>         | Development ensures the centre primarily functions to meet the day to day local convenience needs of the immediate locality.                                                         | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

<sup>18</sup> Council may request that a commercial impact assessment be prepared to demonstrate compliance with the performance outcome or acceptable outcome. A commercial impact assessment includes a review of the need for commercial development in the proposed location and the impact of the proposed commercial development on other centres.

Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>4</sub> Accommodation activities are established above or to the rear of ground level business activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Built Form</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>5</sub> Built form is consistent in bulk and scale with the existing or desired character of the locality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | AO <sub>5.1</sub> Building height does not exceed two (2) storeys or 8.5m unless otherwise stated for the zone or local plan in which the site is located.<br>AO <sub>5.2</sub> Gross floor area does not exceed 0.35 of the site area, unless otherwise stated in the zone or local plan in which the site is located.                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>6</sub> The front building setback is consistent with the prevailing setbacks in the street and is sufficient for the convenient movement of pedestrians and appropriate landscaping.                                                                                                                                                                                                                                                                                                                                                                                            | AO <sub>6.1</sub> Buildings are set back:<br>(a) within 20% of the average front setback of adjoining buildings; or<br>(b) where there are no adjoining buildings, 3m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>7</sub> Side and rear building setbacks:<br>(a) enhance the appearance and character of streets and buildings;<br>(b) are appropriate to the scale of the development and the intended character of the locality; and<br>(c) provide adequate separation and buffering from residential premises. <sup>19</sup>                                                                                                                                                                                                                                                                  | AO <sub>7.1</sub> A side setback of not less than 3m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone.<br>AO <sub>7.2</sub> A rear setback of not less than 6m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone.<br>AO <sub>7.3</sub> A minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use or zone.<br>AO <sub>7.4</sub> Bin storage and collection areas are located at least 5m from any common boundary with any residential use or zone. |
| PO <sub>8</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>9</sub> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:<br>(a) any hazards to people or property are avoided;<br>(b) any earthworks are minimised;<br>(c) the retention of natural drainage lines is maximised;<br>(d) the retention of existing vegetation is maximised;<br>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and<br>(f) there is adequate buffering, screening or separation to adjoining development. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

<sup>19</sup> The Landscaping Code sets out additional requirements for the provision of landscaping.

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.3 – Centre zones category

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>10</sub> Development provides active frontages at ground level which improve the quality of streets, pedestrian access ways and public spaces.                                                                                                                                                                                                                                                                                                                                                  | AO <sub>10.1</sub> Development provides active uses such as shops and food and drink outlets at ground level.                                                                                                                                                                                     |
| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   |
| PO <sub>11</sub> Street trees and landscaping positively contribute to the character and amenity of the centre.                                                                                                                                                                                                                                                                                                                                                                                         | AO <sub>11.1</sub> Development includes a minimum 3m wide landscaped strip along all street frontages.                                                                                                                                                                                            |
| <b>Amenity and Safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                   |
| PO <sub>12</sub> Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.                                                                                                                                                                                                                                                                                                             | No acceptable outcome is nominated.                                                                                                                                                                                                                                                               |
| PO <sub>13</sub> Site layout facilitates the security of people and property having regard to:<br>(a) opportunities for casual surveillance and sightlines;<br>(b) exterior building designs which promote safety;<br>(c) adequate definition of uses and ownership;<br>(d) adequate lighting;<br>(e) appropriate way-finding mechanisms (e.g. signage);<br>(f) minimisation of entrapment locations; and<br>(g) building entrances, loading and storage areas being well lit and lockable after hours. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                               |
| PO <sub>14</sub> Development is designed to incorporate graffiti-prevention measures.                                                                                                                                                                                                                                                                                                                                                                                                                   | AO <sub>14.1</sub> Building design and layout incorporates the following features where practical:<br>(a) shrubbery planted against walls;<br>(b) designs with an absence of 'natural ladders';<br>(c) minimal unbroken vertical surface areas; and<br>(d) graffiti-deterrent surface treatments. |

## 6.4 Recreation Zones Category

### 6.4.1 Sport and Recreation Zone Code<sup>20</sup>

#### 6.4.1.1 Application

This code applies to assessable development:-

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

#### 6.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Sport and Recreation Zone Code is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.

It includes structures, such as clubhouses, gymnasiums, public swimming pools, tennis courts, and infrastructure to support recreational and sporting activities and meet community needs.

The code recognises the importance of recreation and open space areas to community liveability and to facilitate the effective operation and optimum accessibility of sport and recreation activities.

- (2) The overall outcomes sought for the zone code are as follows:
  - (a) areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided;
  - (b) opportunities for sporting clubs using playing fields to establish club facilities are facilitated;
  - (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (d) impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
  - (e) ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary;
  - (f) areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities;
  - (g) adverse impacts on ecological values are minimised where recreation and open spaces areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas; and
  - (h) walking and cycling to recreation and open space areas is encouraged through the provision of paths to, and where appropriate through, the space, and by providing adequate end-of-trip facilities such as secure bicycle parking and water fountains.

<sup>20</sup> Amended on 3 November 2014

### 6.4.1.3 Criteria for assessment

**Table 6.4.1:1 – Sport and Recreation Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a verandah or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b>Noise amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>2</sub> Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.</p>                                                                                                                                                                                                       | <p>AO<sub>2.1</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>3</sub> Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on the amenity or privacy of adjoining residential land uses.</p>                                                                                                                                                            | <p>AO<sub>3.1</sub> Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Privacy and screening</b>                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>4</sub> Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.</p>                                                                                                                                                                                | <p>AO<sub>4.1</sub> 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<sub>4.2</sub> 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>                                                                                                                                                                                                                                                                                                          |
| <p>PO<sub>5</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.</p>                                                                                                                                                                                                                                                                                                              | <p>AO<sub>5.1</sub> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.4 – Recreation Zones Category

| Performance outcomes                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor lighting                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>6</sub>                                              | 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.                                                                                                                                                                       | AO <sub>6.1</sub>   | Outdoor lighting for non-residential uses is restricted to low level security lighting only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                          | AO <sub>6.2</sub>   | 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> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Utilities                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>7</sub>                                              | A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                                                                                                                                                                                        | AO <sub>7.1</sub>   | 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 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>8</sub>                                              | Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                                                                                                                                                                                               | AO <sub>8.1</sub>   | Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>9</sub>                                              | 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 <sub>9.1</sub>   | Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Waste management                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>10</sub>                                             | Appropriate refuse container storage areas are provided which are: <ul style="list-style-type: none"><li>(a) in a building or enclosing structure or screened from public view;</li><li>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;</li><li>(c) in a position that is conveniently accessible for collection; and</li><li>(d) able to be kept in a clean state at all times.</li></ul> | AO <sub>10.1</sub>  | Container storage areas are provided which: <ul style="list-style-type: none"><li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;</li><li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li><li>(c) are within normal hose length of a hose cock; and</li><li>(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.</li></ul> |
| Building Work (not associated with a Material Change of Use) |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>11</sub>                                             | <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.</u>                                                                                                                                                                      | PO <sub>11.1</sub>  | <u>Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>12</sub>                                             | <u>Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                                                                                                                                                                                         | PO <sub>12.1</sub>  | <u>No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| Performance outcomes                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">PO<sub>13</sub> 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.</a> | <a href="#">PO<sub>13.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</a>                                                                                                                                                                                                                                                                                 |
| <a href="#">PO<sub>14</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</a>            | <a href="#">PO<sub>14.1</sub> 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.</a><br><br>OR<br><a href="#">PO<sub>14.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</a> |

Table 6.4.1:2 – Sport and Recreation Zone Code – for assessable development

| Performance outcomes                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uses</b>                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>1</sub> The zone accommodates a range of recreation activities and uses which directly support them.                                          | AO <sub>1.1</sub> Uses which are consistent with the intent of the zone include:<br>(a) caretakers accommodation;<br>(b) child care centre;<br>(c) home based business;<br>(d) indoor sport and recreation;<br>(e) landing;<br>(f) major electricity infrastructure(g)market;<br>(h) outdoor sport and recreation;<br>(i) substation;<br>(j) telecommunications facility;<br>(k) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and<br>(l) major sport and recreation and entertainment facility.<br><br>AO <sub>1.2</sub> Uses which are inconsistent with the intent of the zone include:<br>(a) accommodation activities, except caretakers accommodation;<br>(b) entertainment activities;<br>(c) industry activities;<br>(d) rural activities; and<br>(e) business activities. |
| PO <sub>2</sub> Non-recreation activities directly support the primary use on the site and are ancillary in scale and nature.                         | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>3</sub> Development does not prejudice the on-going operation and expansion of existing uses or the development of new recreation activities. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.4 – Recreation Zones Category

| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built form</b>    |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>4</sub>      | To the extent practical, the scale of development responds sensitively to surrounding development, which may include transitioning of building height to match that of the surrounding area at site boundaries, the articulation and variation of building lines or the provision of setbacks and landscaping to reduce the impacts of the development.                         | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>5</sub>      | Development provides adequate separation, buffering and screening from land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.                                                                                                                                                                             | <p>AO<sub>5.1</sub> Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater.</p> <p>AO<sub>5.2</sub> Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m.</p> <p>AO<sub>5.3</sub> Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid timber, brick or masonry fence; or</li> <li>(b) a densely planted landscape strip, having a minimum width of 3m.</li> </ul> <p>AO<sub>5.4</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |
| PO <sub>6</sub>      | The front building setback is consistent with the prevailing front setbacks in the street.                                                                                                                                                                                                                                                                                      | <p>AO<sub>6.1</sub> 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"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 4m.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>7</sub>      | The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:                                                                                                                                                                                                          | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                      | <ul style="list-style-type: none"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to services is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

6.4 – Recreation Zones Category ♦ 6.4.1 – Sport and Recreation Zone Code

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.4 – Recreation Zones Category

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>8</sub> Where appropriate, development facilitates active transport and open space connections through the neighbourhood.                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated.                                                                                                                                                                                                                                                               |
| <b>Amenity and safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| PO <sub>9</sub> Site layout facilitates the security of people and property having regard to:<br>(a) opportunities for casual surveillance and sightlines;<br>(b) exterior building designs which promote safety;<br>(c) adequate definition of uses and ownership;<br>(d) adequate lighting;<br>(e) appropriate way-finding mechanisms (e.g. signage);<br>(f) minimisation of entrapment locations; and<br>(g) building entrances, loading and storage areas being well lit and lockable after hours. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                               |
| PO <sub>10</sub> Development is designed to incorporate graffiti-prevention measures.                                                                                                                                                                                                                                                                                                                                                                                                                  | AO <sub>10.1</sub> Building design and layout incorporates the following features where practical:<br>(a) shrubbery planted against walls;<br>(b) designs with an absence of 'natural ladders';<br>(c) minimal unbroken vertical surface areas; and<br>(d) graffiti-deterrent surface treatments. |
| PO <sub>11</sub> Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.                                                                                                                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                               |

## 6.4.2 Open Space Zone Code<sup>21</sup>

### 6.4.2.1 Application

This code applies to assessable development:-

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

### 6.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Open Space Zone is to provide for local, district and regional scale parks that serve the recreational needs of a wide range of residents and visitors.

Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.

The code recognises the importance of recreation and open space areas to community liveability and to facilitate the optimum accessibility of open space networks.

- (2) The overall outcomes sought for the zone code are as follows:
  - (a) open space is accessible to the general public for a range of outdoor activities;
  - (b) a range of functional and accessible open spaces, including local, district and regional scale parks and linkages is available for the use and enjoyment of residents and visitors;
  - (c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
  - (d) ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;
  - (e) clubhouses and kiosks are located in this zone only where impacts on sensitive land uses (such as accommodation activities) and the values of the open space can be protected;
  - (f) land which is susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate activities or facilities;
  - (g) where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are minimised;
  - (h) the use of open space areas does not negatively affect the amenity of adjacent areas, particularly residential areas; and
  - (i) the type and form of development enhances one or more informal open space values, that is, recreational, visual, cultural, sporting or biodiversity.
  - (j) Walking and cycling to open spaces is encouraged through the provision of paths to, and where appropriate through, the space, and by providing adequate end-of-trip facilities such as places to secure a bicycle and water fountains.

#### State Government Conservation and Forestry Precinct

- (3) The overall outcome for the State Government Conservation and Forestry Precinct within the Open Space Zone is as follows:
  - (k) The use of land is managed in accordance with the State legislation which governs the particular tenure of land, e.g., *Forestry Act 1959*, *Nature Conservation Act 1992*, *Recreation Areas Management Act 2006*.

<sup>21</sup> Amended on 3 November 2014

### 6.4.2.3 Criteria for assessment

**Table 6.4.2:1 – Open Space Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a verandah or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b>Noise amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>2</sub> Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.</p>                                                                                                                                                                                                      | <p>AO<sub>2.1</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>3</sub> Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on the amenity or privacy of adjoining residential land uses.</p>                                                                                                                                                           | <p>AO<sub>3.1</sub> Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Privacy and screening</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>4</sub> Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.</p>                                                                                                                                                                               | <p>AO<sub>4.1</sub> 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<sub>4.2</sub> 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>                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>5</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.</p>                                                                                                                                                                                                                                                                                                             | <p>AO<sub>5.1</sub> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Toowoomba Regional Planning Scheme  
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| Performance outcomes                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor lighting                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>6</sub>                                              | 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.                                                                                                                                                                       | AO <sub>6.1</sub>   | Outdoor lighting for non-residential uses is restricted to low level security lighting only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                          | AO <sub>6.2</sub>   | 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> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Utilities                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>7</sub>                                              | A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                                                                                                                                                                                        | AO <sub>7.1</sub>   | 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 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>8</sub>                                              | Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                                                                                                                                                                                               | AO <sub>8.1</sub>   | Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>9</sub>                                              | 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 <sub>9.1</sub>   | Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Waste management                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>10</sub>                                             | Appropriate refuse container storage areas are provided which are: <ul style="list-style-type: none"><li>(a) in a building or enclosing structure or screened from public view;</li><li>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;</li><li>(c) in a position that is conveniently accessible for collection; and</li><li>(d) able to be kept in a clean state at all times.</li></ul> | AO <sub>10.1</sub>  | Container storage areas are provided which: <ul style="list-style-type: none"><li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;</li><li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li><li>(c) are within normal hose length of a hose cock; and</li><li>(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.</li></ul> |
| Building Work (not associated with a Material Change of Use) |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>11</sub>                                             | <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.</u>                                                                                                                                                                      | PO <sub>11.1</sub>  | <u>Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>12</sub>                                             | <u>Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                                                                                                                                                                                         | PO <sub>12.1</sub>  | <u>No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Performance outcomes                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">PO<sub>13</sub> 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.</a> | <a href="#">PO<sub>13.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</a>                                                                                                                                                                                                                                                                                 |
| <a href="#">PO<sub>14</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</a>            | <a href="#">PO<sub>14.1</sub> 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.</a><br><br>OR<br><a href="#">PO<sub>14.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</a> |

Table 6.4.2:2 – Open Space Zone Code – for assessable development

| Performance outcomes                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uses</b>                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>1</sub> The zone predominantly accommodates parks, outdoor recreation and small scale uses which directly support the open space functions of the land. | AO <sub>1.1</sub> Uses which are consistent with the intent of the zone include:<br>(a) caretakers accommodation;<br>(b) home based business;<br>(c) landing;<br>(d) major electricity infrastructure;<br>(e) market;<br>(f) outdoor sport and recreation;<br>(g) substation;<br>(h) telecommunications facility; and<br>(i) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment.<br><br>AO <sub>1.2</sub> Uses which are inconsistent with the intent of the zone include:<br>(a) accommodation activities;<br>(b) entertainment activities;<br>(c) industry activities;<br>(d) rural activities;<br>(e) business activities; and<br>(f) recreation facilities except those listed in AO <sub>1.1</sub> . |
| PO <sub>2</sub> Non-park or recreation activities directly support the primary use on the site and are ancillary in scale and nature.                           | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>3</sub> Clubs and food and drink outlets avoid adverse impacts on the surrounding area.                                                                 | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Toowoomba Regional Planning Scheme  
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| Performance outcomes |                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built form</b>    |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>4</sub>      | Buildings are of a height which is consistent with the character of the open space, and do not unduly reduce privacy or access to sunlight on adjoining land.                                                                                                                                                                | AO <sub>4.1</sub> Buildings have a maximum height of two (2) storeys or 8.5m above ground level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>5</sub>      | Development provides adequate separation, buffering and screening from land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.                                                                                                                          | <p>AO<sub>5.1</sub> Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater.</p> <p>AO<sub>5.2</sub> Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m.</p> <p>AO<sub>5.3</sub> Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided:</p> <p>(a) a minimum 1.8m high solid timber, brick or masonry fence; or</p> <p>(b) a densely planted landscape strip, having a minimum width of 3m.</p> <p>AO<sub>5.4</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |
| PO <sub>6</sub>      | The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:                                                                                                                                                       | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                      | <p>(a) any earthworks are minimised;</p> <p>(b) the retention of natural drainage lines is maximised;</p> <p>(c) the retention of existing vegetation is maximised;</p> <p>(d) damage or disruption to services is avoided; and</p> <p>(e) there is adequate buffering, screening and separation to sensitive land uses.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>7</sub>      | Where appropriate, development facilitates active transport and open space connections through the neighbourhood.                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Amenity and safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                  |
| PO <sub>8</sub> Site layout facilitates the security of people and property having regard to:<br>(a) opportunities for casual surveillance and sightlines;<br>(b) exterior building designs which promote safety;<br>(c) adequate definition of uses and ownership;<br>(d) adequate lighting;<br>(e) appropriate way-finding mechanisms (e.g. signage);<br>(f) minimisation of entrapment locations; and<br>(g) building entrances, loading and storage areas being well lit and lockable after hours. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                              |
| PO <sub>9</sub> Development is designed to incorporate graffiti-prevention measures.                                                                                                                                                                                                                                                                                                                                                                                                                   | AO <sub>9.1</sub> Building design and layout incorporates the following features where practical:<br>(a) shrubbery planted against walls;<br>(b) designs with an absence of 'natural ladders';<br>(c) minimal unbroken vertical surface areas; and<br>(d) graffiti-deterrent surface treatments. |
| PO <sub>10</sub> Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.                                                                                                                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                              |

## 6.5 Industry Zones Category

### 6.5.1 Low Impact Industry Zone Code<sup>22</sup>

#### 6.5.1.1 Application

This code applies to assessable development:-

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

#### 6.5.1.2 Purpose and overall outcomes

- (1) The purpose of the Low Impact Industry Zone Code is to provide for service and low impact industry uses.  
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long term use of the land for industrial purposes.  
Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.  
The limited supply of land within this zone is not taken up by industrial or industry related uses that are able to be accommodated in other locations. The zone is protected from encroachment by incompatible land uses.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) a range of industrial uses that satisfy the intent of the zone will be facilitated;
  - (b) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;
  - (c) recreation and entertainment uses, such as Indoor Sport and Recreation, Major Sport, Recreation and Entertainment Facilities and Motor Sport Facility that require buffering from sensitive land uses and do not compromise the use of surrounding land for industrial purposes are facilitated;
  - (d) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust, are facilitated:
    - (i) Agricultural Supplies Stores.
    - (ii) Bulk Landscape Supplies.
    - (iii) Garden Centres.
    - (iv) Hardware and Trade Supplies.
    - (v) Outdoor Sales.
    - (vi) Wholesale Nurseries.
  - (e) offices and direct sales are only established where ancillary to an industrial activity on the site;
  - (f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
  - (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (h) development is reflective of and responsive to the environmental constraints of the land;

<sup>22</sup> Amended on 3 November 2014

- (i) the scale, character and built form of development contribute to a high standard of amenity;
- (j) development has access to development infrastructure, including utility installations and essential services;
- (k) the viability of both existing and future industry uses is protected from the intrusion of incompatible uses;
- (l) adverse impacts on natural features and processes both on-site and on adjoining areas are minimised through location, design, operation and management of development; and
- (m) development is adequately separated from accommodation activities and other sensitive land uses to minimise the likelihood of environmental harm and/or environmental nuisance occurring.

### 6.5.1.3 Criteria for assessment

**Table 6.5.1.1 – Low Impact Industry Zone Code– for self assessable and assessable development**

| Performance outcomes      |                                                                                                                                                                                                                                                                                                  | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's accommodation |                                                                                                                                                                                                                                                                                                  |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>1</sub>           | Development provides for the accommodation of a caretaker and their family members in a manner that:<br><br>(a) does not compromise the productivity of the use;<br><br>(b) is safe for the residents; and<br><br>(c) has regard to the landscape and private recreation needs of the residents. | AO <sub>1.1</sub>   | A caretaker's accommodation is:<br><br>(a) separated from significant levels of emissions generated by the primary use of the site by at least 10m;<br><br>(b) provided with a private landscape and recreation area which:<br><br>(i) is directly accessible from a habitable room; and<br><br>(ii) if at ground level, has a minimum area of 16m <sup>2</sup> with minimum dimensions of 4m; and<br><br>(iii) if a balcony, a verandah or a deck, has a maximum area of 8m <sup>2</sup> with minimum dimensions of 2.4m.<br><br>AO <sub>1.2</sub> No more than one (1) caretaker's accommodation unit is established. |
| Noise amenity             |                                                                                                                                                                                                                                                                                                  |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>2</sub>           | Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.                                                                                                     | AO <sub>2.1</sub>   | New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>3</sub>           | Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on the amenity or privacy of adjoining residential land uses.                                                          | AO <sub>3.1</sub>   | Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Performance outcomes                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Privacy and screening</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>4</sub> Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.                                                | AO <sub>4.1</sub> 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.<br>AO <sub>4.2</sub> 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. |
| PO <sub>5</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                              | AO <sub>5.1</sub> 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.                                                                                                                                                                                                                                    |
| <b>Outdoor lighting</b>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>6</sub> 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. | AO <sub>6.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br>AO <sub>6.2</sub> 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> .                                                                                                                   |
| <b>Utilities</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>7</sub> A water supply is provided that is adequate for the current and future needs of the intended use.                                                                                                                                                                  | AO <sub>7.1</sub> 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 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                     |
| PO <sub>8</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.                                                                                                         | AO <sub>8.1</sub> Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .                                                                                                                                                                                                     |
| PO <sub>9</sub> 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 <sub>9.1</sub> Premises are connected to an electricity supply approved by the relevant energy regulatory authority.                                                                                                                                                                                                                                                                                                                   |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Waste management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>10</sub> Appropriate refuse container storage areas are provided which are:</p> <ul style="list-style-type: none"> <li>(a) in a building or enclosing structure or screened from public view;</li> <li>(b) of adequate size to accommodate the expected amount of refuse to be generated by the use;</li> <li>(c) in a position that is conveniently accessible for collection; and</li> <li>(d) able to be kept in a clean state at all times.</li> </ul> | <p>AO<sub>10.1</sub> Container storage areas are provided which:</p> <ul style="list-style-type: none"> <li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5m high solid fence or wall or dense vegetation;</li> <li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li> <li>(c) are within normal hose length of a hose cock; and</li> <li>(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.</li> </ul> |
| <b>Building Work (not associated with a Material Change of Use)</b>                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><u>PO<sub>11</sub> 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.</u></p>                                                                                                                                                                           | <p><u>PO<sub>11.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><u>PO<sub>12</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                                                                                                              | <p><u>PO<sub>12.1</sub> No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><u>PO<sub>13</sub> 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.</u></p>                                                                                                                                                                                                                                                                  | <p><u>PO<sub>13.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><u>PO<sub>14</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u></p>                                                                                                                                                                                                                                                                             | <p><u>PO<sub>14.1</sub> 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.</u></p> <p><u>OR</u></p> <p><u>PO<sub>14.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u></p>                                                                                                                                                                                                                                                                                        |

**Table 6.5.1:2 – Low Impact Industry Zone Code– for assessable development**

| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>1</sub>      | <p>The zone accommodates low impact industrial uses and compatible uses:</p> <ul style="list-style-type: none"> <li>(a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or</li> <li>(b) which directly support the industrial functions of the zone.</li> </ul> <p>Non-industrial uses do not compromise the use of land for industry purposes or are for recreation uses that require buffering from sensitive land uses.</p> | AO <sub>1.1</sub>   | <p>Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) agricultural supplies store;</li> <li>(b) bulk landscape supplies;</li> <li>(c) car wash;</li> <li>(d) caretakers accommodation;</li> <li>(e) emergency services;</li> <li>(f) funeral parlour;</li> <li>(g) garden centre;</li> <li>(h) hardware and trade supplies;</li> <li>(i) indoor sport and recreation;</li> <li>(j) landing;</li> <li>(k) low impact industry;</li> <li>(l) major electricity infrastructure;</li> <li>(m) outdoor sales;</li> <li>(n) parking station;</li> <li>(o) rural industry;</li> <li>(p) sales office;</li> <li>(q) service industry;</li> <li>(r) service station;</li> <li>(s) substation;</li> <li>(t) telecommunications facility;</li> <li>(u) transport depot;</li> <li>(v) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment;</li> <li>(w) warehouse; and</li> <li>(x) wholesale nursery.</li> </ul> |
|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>1.2</sub>   | <p>Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities (other than caretakers accommodation);</li> <li>(b) business activities other than those listed in AO<sub>1.1</sub>;</li> <li>(c) entertainment activities;</li> <li>(d) high impact industry;</li> <li>(e) market;</li> <li>(f) recreation activities other than indoor sport and recreation; and</li> <li>(g) rural activities (other than agricultural supplies store, rural industry and wholesale nursery).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| Performance outcomes                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub> Direct sales to the public on industrial premises occur at a scale that is ancillary to and has a direct nexus with the industry conducted on the site.                                                                                        | AO <sub>2.1</sub> Direct sales to the public are restricted to the sale of items produced on site.<br>AND<br>AO <sub>2.2</sub> The sales area does not exceed 10% of the GFA.                                                                                                                                                                                                                                                                                                               |
| <b>Effects of development</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>3</sub> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour <sup>23</sup> , dust or other emissions.                                                                                           | AO <sub>3.1</sub> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> .<br>AO <sub>3.2</sub> Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:<br>(a) being wholly enclosed in storage bins; or<br>(b) a watering program so material cannot become airborne.                                                 |
| PO <sub>4</sub> Development prevents or minimises the generation of any noise so that:<br>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and<br>(b) desired ambient noise levels in residential areas are not exceeded. | AO <sub>4.1</sub> Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>5</sub> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.                                                                                                                   | AO <sub>5.1</sub> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .<br>AO <sub>5.2</sub> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .                                                                                                         |
| PO <sub>6</sub> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <sup>24</sup>                                                           | AO <sub>6.1</sub> Areas where potentially contaminating substances are stored or used, are:<br>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and<br>(b) located in an area free of flood in a 1 in 100 year flood event.<br>AO <sub>6.2</sub> Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.<br>AO <sub>6.3</sub> Roof water is piped away from areas of potential contamination. |

<sup>23</sup> Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

<sup>24</sup> Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

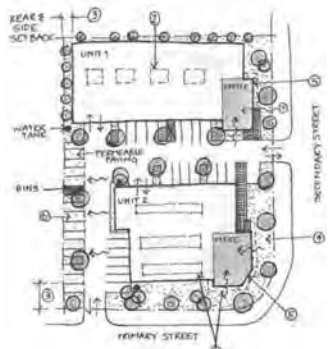
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>7</sub> 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"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                              |
| <p>PO<sub>8</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul>                | <p>AO<sub>8.1</sub> Site Layout provides the following characteristics:</p> <ul style="list-style-type: none"> <li>(a) visitor Parking is located adjacent to the office component of the building; and</li> <li>(b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.</li> </ul>                                          |
| <p>PO<sub>9</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>AO<sub>9.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |
| <p>PO<sub>10</sub> Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                              |

6.5 – Industry Zones Category ◆ 6.5.1 – Low Impact Industry Zone Code



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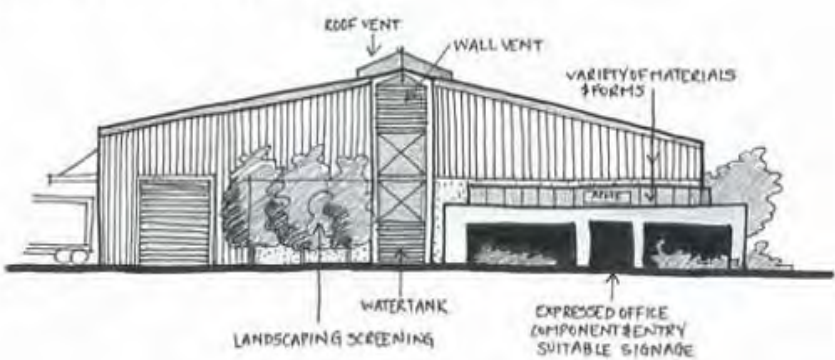
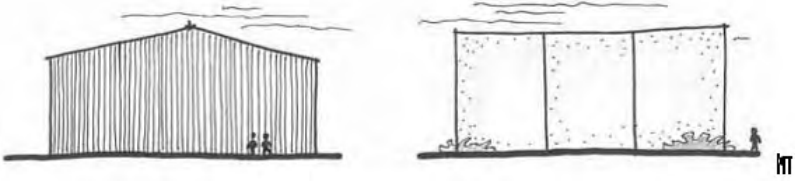
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built form</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>PO<sub>11</sub> Where adjoining non-industrial land, development:</p> <p>(a) is of a bulk and height that are not visually intrusive where adjacent to land in a Low Density Residential Zone, Low-medium Density Residential Zone, Open Space Zone or Community Purpose Zone or sensitive land uses not in the Low Impact Industry Zone; and</p> <p>(b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.</p> | <p>AO<sub>11.1</sub> Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m.</p> <p>AO<sub>11.2</sub> New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m.</p> <p>AO<sub>11.3</sub> Within the setback area provided under AO<sub>11.2</sub>, both of the following are provided:</p> <p>(a) a minimum 1.8m high solid timber, brick or masonry fence; and</p> <p>(b) a densely planted landscape strip, having a minimum width of 3m.<sup>25</sup></p> <p>AO<sub>11.4</sub> All external areas are landscaped and sealed.</p> <p>AO<sub>11.5</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |
| <p>PO<sub>12</sub> Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.</p>                                                                                                                                                                                                                                                                      | <p>AO<sub>12.1</sub> The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO<sub>12.2</sub> Where applicable, ancillary office space and sales area of each building is sited on and oriented towards the primary street frontage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>25</sup> Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

| Performance outcomes                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                 | <p>AO<sub>12.3</sub> Pedestrian entries:</p> <ul style="list-style-type: none"> <li>(a) are visible from the street and visitor car parking areas and are separate to vehicle access points;</li> <li>(b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and</li> <li>(c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</li> </ul> <p>AO<sub>12.4</sub> If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel.</p> <p><b>Screening and Fencing</b></p> |
| <p>PO<sub>13</sub> Building setbacks facilitate significant landscaping at the front of the site and complement the existing building line.</p> | <p>AO<sub>13.1</sub> Buildings have the following minimum front boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and</li> <li>(b) 2m from a secondary street frontage that is not a regional arterial or sub-arterial road.</li> </ul>                                                                                                                                                                                                                                                                                                 |

| Performance outcomes                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>14</sub> Landscaping is provided to enhance the appearance of the development and unsightly components are screened.                                                 | <p>AO<sub>14.1</sub> Landscaping is provided<sup>26</sup> along all road frontages of the site, for a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 3m along any other regional arterial or sub-arterial roads; or</li> <li>(b) 2m along any other road frontage.</li> </ul> <p>AO<sub>14.2</sub> Outdoor work, storage (including bin storage) and servicing areas are:</p> <ul style="list-style-type: none"> <li>(a) not located adjacent to any road frontage; and</li> <li>(b) screened from public view by either: <ul style="list-style-type: none"> <li>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</li> <li>(ii) mature landscaping that has the same effect as a 1.8m high wall.</li> </ul> </li> </ul> <p>AO<sub>14.3</sub> A minimum of 5% of the site is used to provide landscaping.</p> |
| PO <sub>15</sub> At important intersections distinctive buildings are established which act as gateway markers.                                                              | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>16</sub> A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. Examples below. | <p>AO<sub>16.1</sub> The unarticulated length of external walls does not exceed 15m where:</p> <ul style="list-style-type: none"> <li>(a) facing a road frontage; or</li> <li>(b) visible from a residential area or public open spaces.</li> </ul> <p>Development achieves articulation through the use of variation in textures, colours, finishes and landscaping.</p> <p>AO<sub>16.2</sub> Variation of building form and elevation is appropriate to the building's internal function.</p>                                                                                                                                                                                                                                                                                                                                                                                                       |

<sup>26</sup> Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme [Policy](#) No 9. Landscape Guidelines.

| Performance outcomes                                                                                                            | Acceptable outcomes |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Examples for PO <sub>16</sub>                                                                                                   |                     |
| <p><b>Building Form Legibility</b></p>        |                     |
| <p><b>Appropriate Building Forms</b></p>    |                     |
| <p><b>Inappropriate Building Forms</b></p>  |                     |

## 6.5.2 Medium Impact Industry Zone Code<sup>27</sup>

### 6.5.2.1 Application

This code applies to assessable development:-

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

### 6.5.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium Impact Industry Zone Code is to provide for medium impact industry uses:
  - (a) it may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes; and
  - (b) activities considered appropriate in this zone are defined as Medium Impact Industry in the schedule of definitions.

The limited supply of land within this zone is not taken up by industrial or industry related uses that are able to be accommodated in other locations and that it is protected from encroachment by incompatible land uses.

- (2) The overall outcomes sought for the zone code are as follows:
  - (a) a range of industrial uses that satisfies the intent of the zone will be facilitated;
  - (b) residential uses are not located within close proximity to the industrial uses and activities in the zone;
  - (c) high impact industry and rural industry uses may be appropriate where off-site impacts from these uses can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses;
  - (c) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust, are facilitated:
    - (i) Agricultural Supplies Stores.
    - (ii) Bulk Landscape Supplies.
    - (iii) Garden Centres.
    - (iv) Hardware and Trade Supplies.
    - (v) Outdoor Sales.
    - (vi) Wholesale Nurseries.
  - (d) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;
  - (e) offices and direct sales are only established where ancillary to an industrial activity on the site;
  - (f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on nearby non-industrial land uses;
  - (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (h) development is reflective of and responsive to the environmental constraints of the land;

<sup>27</sup> Amended on 3 November 2014

- (i) the scale, character and built form of development contributes to a high standard of amenity;
- (j) development has access to development infrastructure, including utility installations and essential services;
- (k) the viability of both existing and future industry uses are protected from the intrusion of incompatible uses;
- (l) adverse impacts on natural features and processes, both on-site and on adjoining areas, are minimised through location, design, operation and management of development; and
- (m) development is adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

### 6.5.2.3 Criteria for assessment

**Table 6.5.2:1 – Medium Impact Industry Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>1</sub> Development provides for the accommodation of a caretaker and their family members in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> Caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 20m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation unit is established.</p> |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><u>PO<sub>2</sub> 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.</u></p>                                                                             | <p><u>PO<sub>2.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><u>PO<sub>3</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                | <p><u>PO<sub>3.1</sub> No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><u>PO<sub>4</sub> 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.</u></p>                                                                                                                                                                    | <p><u>PO<sub>4.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Performance outcomes                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>5</sub> <a href="#">Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</a> | PO <sub>5.1</sub> <a href="#">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.</a><br><br>OR<br>PO <sub>5.2</sub> <a href="#">Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.</a> |

**Table 6.5.2:2 – Medium Impact Industry Zone Code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>1</sub> The zone accommodates medium impact industrial uses and compatible uses:</p> <ul style="list-style-type: none"> <li>(a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or</li> <li>(b) which directly support the industrial functions of the zone.</li> </ul> <p>Non-industrial uses do not compromise the use of land for industry purposes or are for recreation uses that require buffering from sensitive land uses.</p> | <p>AO<sub>1.1</sub> Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) agricultural supplies store;</li> <li>(b) bulk landscape supplies;</li> <li>(c) caretakers accommodation;</li> <li>(d) emergency services;</li> <li>(e) landing;</li> <li>(f) low impact industry;</li> <li>(g) major electricity infrastructure;</li> <li>(h) medium impact industry;</li> <li>(i) parking station;</li> <li>(j) sales office;</li> <li>(k) service industry;</li> <li>(l) service station;</li> <li>(m) substation;</li> <li>(n) telecommunications facility;</li> <li>(o) transport depot ;</li> <li>(p) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and</li> <li>(q) warehouse.</li> </ul> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>AO<sub>1.2</sub> Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities (other than caretakers accommodation);</li> <li>(b) entertainment activities;</li> <li>(c) market;</li> <li>(d) recreation activities;</li> <li>(e) rural activities (other than agricultural supplies store and rural industry); and</li> <li>(f) business activities other than those listed in AO<sub>1.1</sub>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                |

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| Performance outcomes                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub> Direct sales to the public on industrial premises occur at a scale that is ancillary to and has a direct nexus with the industry conducted on the site.                                                                                        | AO <sub>2.1</sub> Direct sales to the public are restricted to the sale of items produced on site.<br>and<br>AO <sub>2.2</sub> The sales area does not exceed 10% of the site's GFA.                                                                                                                                                                                                                                                                                                        |
| <b>Effects of development</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>3</sub> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour <sup>28</sup> , dust or other emissions.                                                                                           | AO <sub>3.1</sub> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> .<br>AO <sub>3.2</sub> Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:<br>(a) being wholly enclosed in storage bins; or<br>(b) a watering program so material cannot become airborne.                                                 |
| PO <sub>4</sub> Development prevents or minimises the generation of any noise so that:<br>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and<br>(b) desired ambient noise levels in residential areas are not exceeded. | AO <sub>4.1</sub> Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>5</sub> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.                                                                                                                   | AO <sub>5.1</sub> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .<br>AO <sub>5.2</sub> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .                                                                                                         |
| PO <sub>6</sub> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <sup>29</sup>                                                           | AO <sub>6.1</sub> Areas where potentially contaminating substances are stored or used, are:<br>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and<br>(b) located in an area free of flood in a 1 in 100 year flood event.<br>AO <sub>6.2</sub> Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.<br>AO <sub>6.3</sub> Roof water is piped away from areas of potential contamination. |

<sup>28</sup> Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

<sup>29</sup> Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>7</sub> 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"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                     |
| <p>PO<sub>8</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul>                | <p>AO<sub>8.1</sub> Site Layout provides the following characteristics:</p> <ul style="list-style-type: none"> <li>(a) visitor Parking is located adjacent to the office component of the building; and</li> <li>(b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.</li> </ul>                                          |
| <p>PO<sub>9</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>AO<sub>9.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |
| <p>PO<sub>10</sub> Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                     |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built form</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>11</sub> Where adjoining non-industrial land, development:</p> <ul style="list-style-type: none"> <li>(a) is of a scale and layout generally compatible with the character of the nearby non-industrial area; and</li> <li>(b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.</li> </ul> | <p>AO<sub>11.1</sub> Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m.</p> <p>AO<sub>11.2</sub> New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m.</p> <p>AO<sub>11.3</sub> Within the setback area provided under AO<sub>11.2</sub>, both of the following are provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid timber, brick or masonry fence; and</li> <li>(b) a densely planted landscape strip, having a minimum width of 3m<sup>30</sup>.</li> </ul> <p>AO<sub>11.4</sub> All external areas are landscaped and sealed.</p> <p>AO<sub>11.5</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |

<sup>30</sup> Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

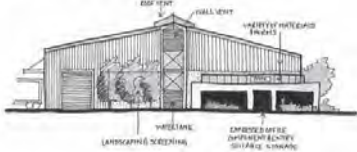
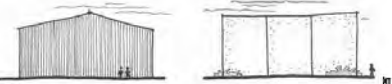
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| Performance outcomes                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>13</sub> Building setbacks facilitate significant landscaping at the front of the site and complement the existing building line. | AO <sub>13.1</sub> Buildings have the following minimum front boundary setbacks:<br>(a) 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and<br>(b) 2m from a secondary street frontage that is not a regional arterial or sub-arterial road.                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>14</sub> Landscaping is provided to enhance the appearance of the development and unsightly components are screened.              | AO <sub>14.1</sub> Landscaping is provided <sup>31</sup> along all road frontages of the site, for a minimum width of:<br>(a) 3m along any other regional arterial or sub-arterial roads; or<br>(b) 2m along any other road frontage.<br>AO <sub>14.2</sub> Outdoor work, storage (including bin storage) and servicing areas are:<br>(a) not located adjacent to any road frontage; and<br>(b) screened from public view by either:<br>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or<br>(ii) mature landscaping that has the same effect as a 1.8m high wall.<br>AO <sub>14.3</sub> A minimum of 5% of the site is used to provide landscaping. |
| PO <sub>15</sub> At important intersections distinctive buildings are established which act as gateway markers.                           | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

<sup>31</sup> Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>16</sub> A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest.</p> <p><b>Building Form Legibility</b></p>  <p><b>Appropriate Building Forms</b></p>  <p><b>Inappropriate Building Forms</b></p>  | <p>AO<sub>16.1</sub> The unarticulated length of external walls does not exceed 15m where:</p> <ul style="list-style-type: none"> <li>(a) facing a road frontage; or</li> <li>(b) visible from a residential area or public open spaces.</li> </ul> <p>Development achieves articulation through the use of variation in textures, colours, finishes and landscaping.</p> <p>AO<sub>16.2</sub> Variation of building form and elevation is appropriate to the building's internal function.</p> |

### 6.5.3 High Impact Industry Zone Code<sup>32</sup>

#### 6.5.3.1 Application

This code applies to assessable development:-

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

#### 6.5.3.2 Purpose and overall outcomes

- (1) The purpose of the High Impact Industry Zone Code is to provide for high impact industry uses:
  - (a) it may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes; and
  - (b) activities considered appropriate in this zone are defined as High Impact Industry in the schedule of definitions.

The limited supply of land within this zone is not taken up by industrial or industry related uses that are able to be accommodated in other locations and that it is protected from encroachment by incompatible land uses.

- (2) The overall outcomes sought for the zone code are as follows:
  - (a) a range of industrial uses that satisfy the intent of the zone will be facilitated;
  - (b) residential uses are not located within close proximity to the industrial uses and activities in the zone;
  - (c) Medium Impact Industry and rural industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of High Impact Industry uses;
  - (d) offices and direct sales are only established where ancillary to an industrial activity on the site;
  - (e) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
  - (f) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (g) development is reflective of and responsive to the environmental constraints of the land;
  - (h) the scale, character and built form of development contributes to a high standard of amenity;
  - (i) development has access to development infrastructure, including utility installations and essential services;
  - (j) the viability of both existing and future industry uses are protected from the intrusion of incompatible uses;
  - (k) adverse impacts on natural features and processes both on-site and on adjoining areas are minimised through location, design, operation and management of development; and
  - (l) development is adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

<sup>32</sup> Amended on 3 November 2014

### 6.5.3.3 Criteria for assessment

**Table 6.5.3:1 – High Impact Industry Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>1</sub> Development provides for the accommodation of a caretaker and their family members in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 20m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation unit is established.</p> |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><u>PO<sub>2</sub> 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.</u></p>                                                                             | <p><u>PO<sub>2.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><u>PO<sub>3</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                | <p><u>PO<sub>3.1</sub> No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><u>PO<sub>4</sub> 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.</u></p>                                                                                                                                                                    | <p><u>PO<sub>4.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><u>PO<sub>5</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u></p>                                                                                                                                                                               | <p><u>PO<sub>5.1</sub> 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.</u></p> <p><u>OR</u></p> <p><u>PO<sub>5.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u></p>                                                                                                                                                                                                                                                                            |

**Table 6.5.3:2 – High Impact Industry Zone Code – for assessable development**

| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                 |                                                                                                                                                                                                                                                                                                                                                         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>1</sub>      | <p>The zone accommodates high impact industrial uses and compatible uses:</p> <p>(a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or</p> <p>(b) which directly support the industrial functions of the zone.</p> <p>Non-industrial uses do not compromise the use of land for industry purposes.</p> | AO <sub>1.1</sub>   | <p>Uses which are consistent with the intent of the zone include:</p> <p>(a) caretakers accommodation;</p> <p>(b) emergency services;</p> <p>(c) high impact industry;</p> <p>(d) landing;</p> <p>(e) low impact industry;</p> <p>(f) major electricity infrastructure;</p> <p>(g) medium impact industry;</p> <p>(h) rural industry;</p> <p>(i) sales office;</p> <p>(j) service station;</p> <p>(k) special industry</p> <p>(l) substation;</p> <p>(m) telecommunication<sup>s</sup> facility;</p> <p>(n) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and</p> <p>(o) warehouse.</p> |
|                      |                                                                                                                                                                                                                                                                                                                                                         | AO <sub>1.2</sub>   | <p>Uses which are inconsistent with the intent of the zone include:</p> <p>(a) accommodation activities (other than caretakers accommodation);</p> <p>(b) entertainment activities;</p> <p>(c) market;</p> <p>(d) recreation activities;</p> <p>(e) rural activities (other than rural industry);</p> <p>(f) service industries; and</p> <p>(g) business activities other than those listed in AO<sub>1.1</sub>.</p>                                                                                                                                                                                                                                                            |
| PO <sub>2</sub>      | <p>Direct sales to the public on industrial premises occur at a scale that is ancillary to and has a direct nexus with the industry conducted on the site.</p>                                                                                                                                                                                          | AO <sub>2.1</sub>   | <p>Direct sales to the public are restricted to the sale of items produced on site.</p> <p>and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                      |                                                                                                                                                                                                                                                                                                                                                         | AO <sub>2.2</sub>   | <p>The sales area does not exceed 10% of the site's GFA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



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| Performance outcomes   |                                                                                                                                                                                                                                                        | Acceptable outcomes |                                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Effects of development |                                                                                                                                                                                                                                                        |                     |                                                                                                                                                                                                                                                                                    |
| PO <sub>3</sub>        | Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour <sup>33</sup> , dust or other emissions.                                                                                                   | AO <sub>3.1</sub>   | Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> .                                                                                                                                                          |
|                        |                                                                                                                                                                                                                                                        | AO <sub>3.2</sub>   | Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:<br><br>(a) being wholly enclosed in storage bins; or<br><br>(b) a watering program so material cannot become airborne. |
| PO <sub>4</sub>        | Development prevents or minimises the generation of any noise so that:<br><br>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and<br><br>(b) desired ambient noise levels in residential areas are not exceeded. | AO <sub>4.1</sub>   | Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .                                                                                                                                                              |
| PO <sub>5</sub>        | Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.                                                                                                                           | AO <sub>5.1</sub>   | Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                             |
|                        |                                                                                                                                                                                                                                                        | AO <sub>5.2</sub>   | Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i> .                                                                               |
| PO <sub>6</sub>        | Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <sup>34</sup>                                                                   | AO <sub>6.1</sub>   | Areas where potentially contaminating substances are stored or used, are:<br><br>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and<br><br>(b) located in an area free of flood in a 1 in 100 year flood event.                          |
|                        |                                                                                                                                                                                                                                                        | AO <sub>6.2</sub>   | Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.                                                                                                                                                                      |
|                        |                                                                                                                                                                                                                                                        | AO <sub>6.3</sub>   | Roof water is piped away from areas of potential contamination.                                                                                                                                                                                                                    |

<sup>33</sup> Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

<sup>34</sup> Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

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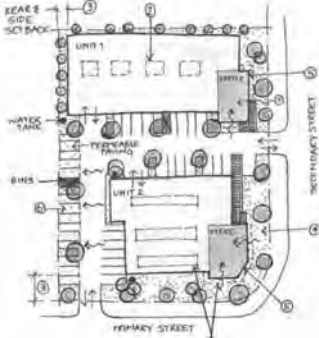
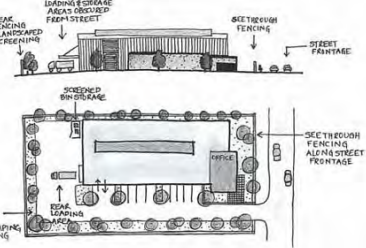
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>7</sub> 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"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                              |
| <p>PO<sub>8</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul>                | <p>AO<sub>8.1</sub> Site Layout provides the following characteristics:</p> <ul style="list-style-type: none"> <li>(a) visitor Parking is located adjacent to the office component of the building; and</li> <li>(b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.</li> </ul>                                          |
| <p>PO<sub>9</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>AO<sub>9.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |
| <p>PO<sub>10</sub> Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                              |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built form</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>11</sub> Where adjoining non-industrial land, development:</p> <ul style="list-style-type: none"> <li>(a) is of a scale and layout generally compatible with the character of the nearby non-industrial area; and</li> <li>(b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.</li> </ul> | <p>AO<sub>11.1</sub> Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m.</p> <p>AO<sub>11.2</sub> New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m.</p> <p>AO<sub>11.3</sub> Within the setback area provided under AO<sub>12.2</sub>, both of the following are provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid timber, brick or masonry fence; and</li> <li>(b) a densely planted landscape strip, having a minimum width of 3m.<sup>35</sup></li> </ul> <p>AO<sub>11.4</sub> All external areas are landscaped and sealed.</p> <p>AO<sub>11.5</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |

<sup>35</sup> Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

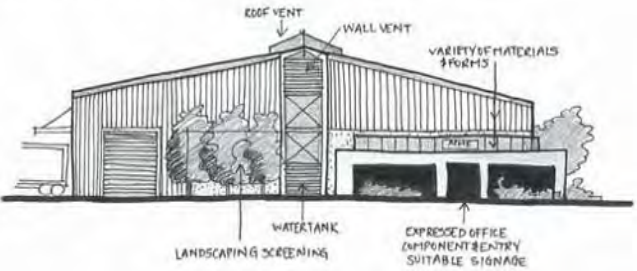
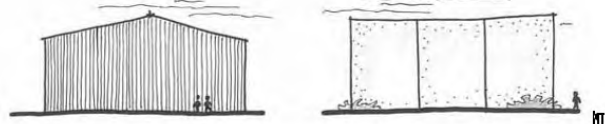
Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>12</sub> Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements. | <p>AO<sub>12.1</sub> The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO<sub>12.2</sub> Where applicable, ancillary office space and sales area, of each building is sited on and oriented towards the primary street frontage.</p>  <p>AO<sub>12.3</sub> Pedestrian entries:</p> <ul style="list-style-type: none"> <li>(a) are visible from the street and visitor car parking areas and are separate to vehicle access points;</li> <li>(b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and</li> <li>(c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</li> </ul> <p>AO<sub>12.4</sub> If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel.</p> <p>Screening and Fencing</p>  |

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| Performance outcomes                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>13</sub> Building setbacks facilitate significant landscaping at the front of the site and complement the existing building line.                    | AO <sub>13.1</sub> Buildings have the following minimum front boundary setbacks: <ul style="list-style-type: none"> <li>(a) 10m from a primary street frontage where the site is located in the High Impact Industry Zone;</li> <li>(b) otherwise 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and</li> <li>(c) 3m from a secondary street frontage that is not a regional arterial or sub-arterial road.</li> </ul>                                                                                                                                                                                                                                                                                                                                      |
| PO <sub>14</sub> Landscaping is provided to enhance the appearance of the development and unsightly components are screened.                                 | AO <sub>14.1</sub> Landscaping is provided <sup>36</sup> along all road frontages of the site, for a minimum width of: <ul style="list-style-type: none"> <li>(a) 5m along any other regional arterial or sub-arterial roads; or</li> <li>(b) 3m along any other road frontage.</li> </ul> AO <sub>14.2</sub> Outdoor work, storage (including bin storage) and servicing areas are: <ul style="list-style-type: none"> <li>(a) not located adjacent to any road frontage; and</li> <li>(b) screened from public view by either: <ul style="list-style-type: none"> <li>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</li> <li>(ii) mature landscaping that has the same effect as a 1.8m high wall.</li> </ul> </li> </ul> AO <sub>14.3</sub> A minimum of 5% of the site is used to provide landscaping. |
| PO <sub>15</sub> At important intersections distinctive buildings are established which act as gateway markers.                                              | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>16</sub> A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. | AO <sub>16.1</sub> The unarticulated length of external walls does not exceed 15m where: <ul style="list-style-type: none"> <li>(a) facing a road frontage; or</li> <li>(b) visible from a residential area or public open spaces.</li> </ul> Development achieves articulation through the use of variation in textures, colours, finishes and landscaping.<br>AO <sub>16.2</sub> Variation of building form and elevation is appropriate to the building's internal function.                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>36</sup> Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <p><b>Building Form Legibility</b></p>  <p><b>Appropriate Building Forms</b></p>  <p><b>Inappropriate Building Forms</b></p>  |                     |

## 6.6 Other Zones Category

### 6.6.1 Community Facilities Zone Code<sup>37</sup>

#### 6.6.1.1 Application

This code applies to assessable development:-

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

#### 6.6.1.2 Purpose and overall outcomes

- (1) The purpose of the Community Facilities Zone Code is to provide for community related activities and facilities whether under public or private ownership. These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.  
The zone facilitates the effective operation and optimum accessibility of community related activities.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) development is located in highly accessible locations and is sympathetic in scale, height and bulk with that of surrounding developments or designed to ensure that where of a greater scale, height and bulk to surrounding development the visual impacts are addressed through the use of setbacks, building form, landscaping and other means;
  - (b) development provides opportunities for co-location of community activities to create identifiable community nodes;
  - (c) development is integrated with surrounding land uses through permeable and legible connections;
  - (d) land within the zone remains available to accommodate community related activities;
  - (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (f) uses and works are located, designed and managed to avoid significant adverse effects on the natural environment and minimise impacts on adjacent land;
  - (g) adverse impacts on natural features and processes, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development;
  - (h) development will be provided with a level of development infrastructure, including utility installations that is appropriate to the use; and
  - (i) development is designed to consider CPTED principles and encourage public transport accessibility and active transport modes of walking and cycling.

##### Education Precinct

- (3) The overall outcome of the Education Precinct within the Community Facilities Zone is that:
  - (a) the primary use of the land is for educational establishment and related ancillary purposes including staff and student accommodation.

##### Higher Education Precinct

- (4) The overall outcome of the Higher Education Precinct within the Community Facilities Zone is that:

<sup>37</sup> Amended on 3 November 2014

- (a) the primary use of the land is for higher education and related purposes, including staff and student accommodation, limited convenience retailing, entertainment and community activities that support students and employees;
- (b) the built form of the development is primarily a garden campus style with landscaped spaces provided between buildings;
- (c) the built form of the development may be of a higher intensity than that in surrounding zones in recognition of the function and particular operational aspects of development; and
- (d) development is designed to encourage public transport accessibility and active transport modes of walking and cycling.

#### **Hospital Precinct**

- (5) The overall outcome of the Hospital Precinct within the Community Facilities Zone is that:
  - (a) the primary use of the land is for hospital and allied health uses, including education and research uses, staff accommodation, and limited convenience retailing and community uses that support employees and visitors;
  - (b) the built form of the development is a garden campus style with buildings up to 6 storeys in height that open onto courtyards;
  - (c) development is designed to provide clear legibility within the precinct and to identify points of arrival/destination at key public areas of the hospital; and
  - (d) development is designed to encourage public transport accessibility and active transport modes of walking and cycling.

#### **Government Precinct**

- (6) The overall outcome of the Government Precinct within the Community Facilities Zone is that:
  - (a) the primary use of land is for special uses and works that are owned or operated by Federal, State or Local Government, which may include municipal services, public utilities, community facilities and transport networks;
  - (b) the form of the development is specific to the facility in recognition of particular operational, functional and locational criteria of government functions; and
  - (c) the viability of government related facilities is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new facilities.

#### **Other Community Purposes Precinct**

- (7) The overall outcome of Other Community Purposes Precinct within the Community Facilities Zone is that:
  - (a) the primary use of land is for community purposes where the land is not in government ownership. This includes Community Uses (e.g., community halls, museums and art galleries) Cemeteries, Outdoor Sport and Recreation or Major Sports and Recreation facilities (e.g., showgrounds) and works associated with these activities; and
  - (b) the viability of community purpose facilities is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new facilities.



### 6.6.1.3 Criteria for assessment

**Table 6.6.1:1 – Community Facilities Zone – for self assessable and assessable development**

| Performance outcomes |                                                                                                                                                                          | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                   |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scale and character  |                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                   |
| PO <sub>1</sub>      | Buildings and structures are consistent with the scale of existing buildings and structures in the area.                                                                 | AO <sub>1.1</sub>   | In the Higher Education Precinct, Buildings and structures have a maximum height of three (3) storeys or 12.5m from ground level.                                                                                                                                                                                 |
|                      |                                                                                                                                                                          | AO <sub>1.2</sub>   | In other precincts, buildings and structures have a maximum height of two (2) storeys or 8.5m from ground level.                                                                                                                                                                                                  |
| Amenity              |                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                                   |
| PO <sub>2</sub>      | Development provides adequate separation, buffering and screening from residential premises so that the privacy and amenity of such premises are not adversely affected. | AO <sub>2.1</sub>   | Buildings are set back from any boundary adjoining a residential premises a minimum of 3m or half the height of the building, whichever is the greater.                                                                                                                                                           |
|                      |                                                                                                                                                                          | AO <sub>2.2</sub>   | Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining a residential premises a minimum of 3m.                                                                                                                                        |
|                      |                                                                                                                                                                          | AO <sub>2.3</sub>   | Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining a residential premises, the following is provided:<br><br>(a) a minimum 1.8m high solid timber, brick or masonry fence; or<br><br>(b) a densely planted landscape strip, having a minimum width of 3m. |
| PO <sub>3</sub>      | Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.                             | AO <sub>3.1</sub>   | Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                                                            |
|                      |                                                                                                                                                                          | AO <sub>3.2</sub>   | Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .                                                                                                             |

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| Performance outcomes                         |                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caretaker's accommodation                    |                                                                                                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>4</sub>                              | 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:<br><br>(a) does not compromise the productivity of the use;<br><br>(b) is safe for the residents; and<br><br>(c) has regard to the landscape and private recreation needs of the residents. | AO <sub>4.1</sub>   | A caretaker's accommodation is:<br><br>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;<br><br>(b) provided with a private landscape and recreation area which:<br><br>(i) is directly accessible from a habitable room; and<br><br>(ii) if at ground level, has a minimum area of 16m <sup>2</sup> with minimum dimensions of 4m; and<br><br>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m <sup>2</sup> with minimum dimensions of 2.4m.<br><br>AO <sub>4.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use. |
| Non residential uses – scale of use          |                                                                                                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>5</sub>                              | The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.                                                                                                                                                                                       | AO <sub>5.1</sub>   | The use:<br><br>(a) is carried out in an existing building;<br><br>(b) <u>only does not</u> increases the Gross Floor Area of the building <u>by a maximum of 25m<sup>2</sup></u> ;<br><br>(c) is a single tenancy only; and<br><br>(d) does not involve outdoor dining.                                                                                                                                                                                                                                                                                                                                                                 |
| Non-residential uses – noise amenity         |                                                                                                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>6</sub>                              | The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                                                                                                                                                                                | AO <sub>6.1</sub>   | New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>7</sub>                              | Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.                                                                                                                                                                                                         | AO <sub>7.1</sub>   | Where involving a shop or food outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm.<br><br>AO <sub>7.2</sub> Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.                                                                                                                                                                                                                                                                                                                                                                           |
| Non-residential uses – privacy and screening |                                                                                                                                                                                                                                                                                                                                                    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>8</sub>                              | Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.                                                                                                                                                                | AO <sub>8.1</sub>   | A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.<br><br>AO <sub>8.2</sub> 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.<br><br>AO <sub>8.3</sub> 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.                                                                |

| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>9</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                               | AO <sub>9.1</sub> 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.                                                                                                                                                                                                                                    |
| <b>Non-residential uses – outdoor lighting</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>10</sub> 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. | AO <sub>10.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br>AO <sub>10.2</sub> 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> .                                                                                                                 |
| <b>Non-residential uses – impact on road network</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>11</sub> Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.                                                                                                                                                   | AO <sub>11.1</sub> Non-residential uses are located on a Regional Arterial, Sub-Arterial or Distributor Road <del>only</del> and access to the development is not from a local street.                                                                                                                                                                                                                                                    |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <u>PO<sub>12</sub> 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.</u> | <u>PO<sub>12.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                               |
| <u>PO<sub>13</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>13.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                               |
| <u>PO<sub>14</sub> 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.</u>                                                                                        | <u>PO<sub>14.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                        |
| <u>PO<sub>15</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                   | <u>PO<sub>15.1</sub> 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.</u><br><br>OR<br><u>PO<sub>15.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u> |

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**Table 6.6.1:2 – Community Facilities Zone – for assessable development**

| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uses</b>          |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>1</sub>      | The zone accommodates a range of community related activities and uses which directly support them.                                                                                                                                                                                                                                                     | <p>AO<sub>1.1</sub> Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities where for staff or student accommodation in the Education Precinct;</li> <li>(b) caretakers accommodation;</li> <li>(c) cemetery in the Government or Other Community Purposes Precincts;</li> <li>(d) child care centre;</li> <li>(e) community residence;</li> <li>(f) community use;</li> <li>(g) educational establishment in the Education or Government Precincts;</li> <li>(h) emergency services in the Government or Other Community Purposes Precincts;</li> <li>(i) home based business;</li> <li>(j) landing;</li> <li>(k) major electricity infrastructure;</li> <li>(l) substation;</li> <li>(m) telecommunications facility; and</li> <li>(n) utility installation.</li> </ul> <p>AO<sub>1.2</sub> Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) entertainment activities;</li> <li>(b) industry activities; and</li> <li>(c) rural activities.</li> </ul> |
| PO <sub>2</sub>      | Non community related activities directly support the community related activity on the site and are ancillary in scale and nature.                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>3</sub>      | When a community related activity ceases operation, the land is redeveloped for an alternative community related activity.                                                                                                                                                                                                                              | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>4</sub>      | Development does not prejudice the on-going operation and expansion of existing uses or the development of new community related activities.                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Built form</b>    |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>5</sub>      | To the extent practical, the scale of development responds sensitively to surrounding development, which may include transitioning of building height to match that of the surrounding area at site boundaries, the articulation and variation of building lines or the provision of setbacks and landscaping to reduce the impacts of the development. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>6</sub> Development provides adequate separation, buffering and screening from land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.                                                                                                                                                             | <p>AO<sub>6.1</sub> Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater.</p> <p>AO<sub>6.2</sub> Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m.</p> <p>AO<sub>6.3</sub> Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid timber, brick or masonry fence; or</li> <li>(b) a densely planted landscape strip, having a minimum width of 3m.</li> </ul> <p>AO<sub>6.4</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |
| PO <sub>7</sub> The front building setback is consistent with the prevailing front setbacks in the street.                                                                                                                                                                                                                                                                      | <p>AO<sub>7.1</sub> 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"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 4m.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>8</sub> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:                                                                                                                                                                                          | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to services is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>9</sub> Where appropriate, development facilitates pedestrian and open space connections through the neighbourhood.                                                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Amenity and safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PO<sub>10</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>11</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>AO<sub>11.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |
| <p>PO<sub>12</sub> Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.</p>                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                      |

## 6.6.2 Emerging Community Zone Code<sup>38</sup>

### 6.6.2.1 Application

This code applies to assessable development:-

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

### 6.6.2.2 Purpose and overall outcomes

- (1) The purpose of the Emerging Community Zone Code is to:
  - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future;
  - (b) manage the timely conversion of non-urban land to urban purposes; and
  - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) Future development in the Emerging Community Zone:
  - (a) creates an integrated and compact urban form;
  - (b) establishes safe, attractive and walkable communities ;
  - (c) provides for a wide choice of housing and accessible community services; and
  - (d) avoids areas within the Emerging Community Zone that are unsuited to urban development because of their natural, scenic or cultural values.

Any development which occurs in the interim maintains the suitability and capacity for future urban development of a predominantly residential nature.
- (3) The overall outcomes sought for the zone code are as follows:
  - (a) master planning of areas within the zone is undertaken in advance of, or in parallel with, proposals to develop land for urban purposes;
  - (b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;
  - (c) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;
  - (d) urban development provides for a range of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net ;
  - (e) movement networks are established to promote active transport (walking and cycling) and public transport;
  - (f) development retains and protects significant environmental, topographic, scenic and cultural features and values;
  - (g) development provides for sufficient buffering to existing or intended non urban or incompatible uses in surrounding areas; and
  - (h) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.

<sup>38</sup> Amended on 3 November 2014

### 6.6.2.3 Criteria for assessment

**Table 6.6.2:1 – Emerging Community Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>1</sub> Setbacks are provided within new non-residential development to:</p> <ul style="list-style-type: none"> <li>(a) avoid potential nuisance to existing and future neighbours;</li> <li>(b) protect residential amenity within and external to the zone;</li> <li>(c) protect the functioning of existing uses and activities; and</li> <li>(d) maintain the local streetscape or landscape character.</li> </ul>                    | <p>AO<sub>1.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances:</p> <ul style="list-style-type: none"> <li>(a) from any dwelling on surrounding land in the Emerging Community or Rural Zone - 50m; and</li> <li>(b) from any land included in a residential zone or the Rural Residential zone - 100m.</li> </ul>                                                                                                                                                                                                                                                                                                                                                           |
| <p>PO<sub>2</sub> Development does not adversely impact on the character of the locality, having regard to the likely future urban form and the scale and visibility of existing and likely future buildings.</p>                                                                                                                                                                                                                                   | <p>AO<sub>2.1</sub> Building height (other than for silos, windmills and similar structures) does not exceed two (2) storeys or 10.5m in height above natural ground level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>3</sub> Development provides for the accommodation of a caretaker involved in the running of a non-urban use, and their family members in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not compromise the productivity or operations of the primary use of the land;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>3.1</sub> A caretaker's accommodation unit is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if at ground level has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>3.2</sub> No more than one (1) caretaker's accommodation unit is established per non-residential use.</p> |
| <b>Cropping being forestry</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>4</sub> Forestry is established, maintained and operated in a manner that protects the amenity of the locality.</p>                                                                                                                                                                                                                                                                                                                       | <p>AO<sub>4.1</sub> Use of equipment and machinery and haulage associated with forestry is restricted to:</p> <ul style="list-style-type: none"> <li>(a) Monday to Saturday – 7:00 am - 7:00 pm; and</li> <li>(b) Sunday and Public Holidays – 8:00 am – 7:00 pm.</li> </ul> <p>AO<sub>4.2</sub> Forestry does not occur on land having slopes steeper than 15%.</p>                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>5</sub> Adverse consequences of road traffic from harvesting activities on the road network are avoided.</p>                                                                                                                                                                                                                                                                                                                              | <p>AO<sub>5.1</sub> Truck movements associated with the use do not exceed four (4) return trips per day.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



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| Performance outcomes                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>6</sub> Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.                                                                                                           | AO <sub>6.1</sub> Land is not left in a disturbed and exposed condition and is rehabilitated following harvesting. <sup>39</sup>                                                                                                                                                                                                                                                                                                                            |
| <b>Roadside stall</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>7</sub> The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.                                                                                                        | AO <sub>7.1</sub> Any structure used for the sale of goods or produce is limited to 10m <sup>2</sup> gross floor area.<br>AO <sub>7.2</sub> Access to the structure is via the primary property access point.<br>AO <sub>7.3</sub> Produce sold is grown or produced on the land on which the road side stall is erected.                                                                                                                                   |
| <b>Building Work (not associated with a Material Change of Use)</b>                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <a href="#">PO<sub>8</sub> 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.</a> | <a href="#">PO<sub>8.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</a>                                                                                                                                                                                                                                                                                                                                         |
| <a href="#">PO<sub>9</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</a>                                                                                                                    | <a href="#">PO<sub>9.1</sub> No reduction of previously approved landscaping areas is to occur.</a>                                                                                                                                                                                                                                                                                                                                                         |
| <a href="#">PO<sub>10</sub> 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.</a>                                                                                       | <a href="#">PO<sub>10.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</a>                                                                                                                                                                                                                                                                                 |
| <a href="#">PO<sub>11</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</a>                                                                                                  | <a href="#">PO<sub>11.1</sub> 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.</a><br><br>OR<br><a href="#">PO<sub>11.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</a> |

<sup>39</sup> A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

**Table 6.6.2:2 – Emerging Community Zone Code – for assessable development**

| Performance outcomes   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Master Planning</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PO <sub>1</sub>        | The proposal complies with a master plan for the locality which provides a context and ensures development:<br><br>(a) contributes to a logical pattern and sequence of development;<br><br>(b) facilitates efficient use of land and infrastructure;<br><br>(c) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure; and<br><br>(d) responds to constraints and natural values on the site and mitigates any impacts on areas of ecological significance. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Uses</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PO <sub>2</sub>        | Unless otherwise specified as part of an approved master plan <sup>40</sup> , the zone primarily accommodates a limited range of rural activities and other uses that do not prejudice the long term urban development potential of the land.                                                                                                                                                                                                                                                                                                                                    | <p>AO<sub>2.1</sub> Unless otherwise specified as part of an approved master plan, uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry;</li> <li>(b) caretaker's accommodation;</li> <li>(c) cropping;</li> <li>(d) dwelling house;</li> <li>(e) educational establishment;</li> <li>(f) emergency services;</li> <li>(g) home based business;</li> <li>(h) major electricity infrastructure;</li> <li>(i) outdoor sport and recreation;</li> <li>(j) place of worship;</li> <li>(k) roadside stall if for products from a rural use on or adjacent to the site; and</li> <li>(l) substation.</li> </ul> <p>AO<sub>2.2</sub> Unless otherwise specified as part of an approved master plan, uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities (other than dwelling houses);</li> <li>(b) business activities;</li> <li>(c) entertainment activities;</li> <li>(d) industry activities; and</li> <li>(e) rural activities (other than those listed in AO<sub>1.1</sub>).</li> </ul> |

<sup>40</sup> A master plan may be prepared by the applicant and submitted as part of the development application or by Council in advance of or in parallel with development proposals.

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| Performance outcomes          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                 |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| PO <sub>3</sub>               | Development does not limit or preclude the long term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No acceptable outcome is nominated. |
| <b>Effects of development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| PO <sub>4</sub>               | Development does not unduly impact on the amenity, character or other values of the locality, having regard to: <ul style="list-style-type: none"> <li>(a) the scale, siting and design of buildings and structures;</li> <li>(b) visibility from roads and other public view points, screening vegetation and landscaping;</li> <li>(c) the natural landform and avoidance of visual scarring; and</li> <li>(d) noise, odour and other emissions.</li> </ul>                                                                                                                                                                                          | No acceptable outcome is nominated. |
| PO <sub>5</sub>               | The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: <ul style="list-style-type: none"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul> | No acceptable outcome is nominated. |
| PO <sub>6</sub>               | Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated. |

### 6.6.3 Extractive Industry Zone Code<sup>41</sup>

#### 6.6.3.1 Application

This code applies to assessable development:-

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

#### 6.6.3.2 Purpose and overall outcomes

- (1) The purpose of the Extractive Industry Zone Code is to provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil.  
Development such as the storage, processing, treatment and transportation facilities may be provided in the Extractive Industry Zone where such development is ancillary to the extractive.  
Key Resource Areas under the State Planning Policy December 2013, within the Region are protected from inappropriate development and are protected for future development optimal utilisation of the resource.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) the establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site;
  - (b) an effective buffer is maintained between extractive industry operations and existing and future sensitive land uses;
  - (c) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
  - (d) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (e) development is reflective of and responsive to the environmental constraints of the land;
  - (f) development has access to development infrastructure, including utility installations and essential services;
  - (g) the viability of existing and future industrial uses and operations are protected from the intrusion of incompatible uses; and
  - (h) development for an extractive industry provides for the progressive rehabilitation of the premises.

<sup>41</sup> Amended on 3 November 2014

### 6.6.3.3 Criteria for assessment

**Table 6.6.3:1 – Extractive Industry Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>1</sub> Development provides for the accommodation of a caretaker and their family members in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 20m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation unit is established.</p> |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>2</sub> <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.</u></p>                                                                             | <p>PO<sub>2.1</sub> <u>Car parking is provided in accordance with the Transport, Access and Parking Code.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>3</sub> <u>Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u></p>                                                                                                                                                                                                | <p>PO<sub>3.1</sub> <u>No reduction of previously approved landscaping areas is to occur.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>4</sub> <u>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.</u></p>                                                                                                                                                                    | <p>PO<sub>4.1</sub> <u>Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>5</sub> <u>Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u></p>                                                                                                                                                                               | <p>PO<sub>5.1</sub> <u>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.</u></p> <p>OR</p> <p>PO<sub>5.2</sub> <u>Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u></p>                                                                                                                                                                                                                                                                                   |

**Table 6.6.3:2 – Extractive Industry Zone Code – for assessable development**

| Performance outcomes   |                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                 |                                                                                                                                                                                                                                                                                   |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                   |                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                                                                                                                                                                                                                                   |
| PO <sub>1</sub>        | The zone accommodates extractive industry and only those activities that are compatible with the extractive operation.                                                                                                                                                                                                                                                           | AO <sub>1.1</sub>                   | Uses which are consistent with the intent of the zone include:<br>(a) caretaker's accommodation;<br>(b) animal husbandry;<br>(c) cropping;<br>(d) extractive industry;<br>(e) landing;<br>(f) major electricity infrastructure; and<br>(g) substation.                            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                  | AO <sub>1.2</sub>                   | Uses which are inconsistent with the intent of the zone include:<br>(a) accommodation activities (other than caretakers accommodation);<br>(b) business activities;<br>(c) entertainment activities;<br>(d) market;<br>(e) recreation activities; and<br>(f) industry activities. |
| PO <sub>2</sub>        | Development other than extractive industry does not reduce or preclude the potential for extractive operations on the land.                                                                                                                                                                                                                                                      | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                   |
| Effects of development |                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                                                                                                                                                                                                                                   |
| PO <sub>3</sub>        | Extractive industries are separated from sensitive land uses to avoid potential for nuisance or complaint.                                                                                                                                                                                                                                                                       | AO <sub>3.1</sub>                   | The resource/processing area is surrounded by the separation area set out in the State Planning Policy.                                                                                                                                                                           |
| PO <sub>4</sub>        | The design, operation and staging of the extractive industry use:<br>(a) promotes the efficient extraction of economic resources;<br>(b) minimises vibration, noise, dust, lighting and other impacts on the surrounding area;<br>(c) protects the natural environment; and<br>(d) results in optimal future land use and land form after extraction is completed. <sup>42</sup> | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                   |

<sup>42</sup> Demonstration of compliance with PO<sub>3</sub> is likely to require the submission of reports, prepared by suitably qualified persons, that include:

- survey drawings of the existing site and plans showing the proposed staging of extraction and rehabilitation and development in stages of on-site access, operational infrastructure, stockpiling areas, other storage and servicing areas and water management;
- geological and geotechnical information about the resource, and description and evaluation of alternatives considered for the exploitation of the resource;
- specification of all machinery, including vehicles, intended to be employed on the site;
- an evaluation of the need for the development, including markets and proposed rates of extraction;
- plans for progressive planting and site rehabilitation, including demonstration of visual impact over time;
- proposed methods of removing material or refuse from the site; and

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| Performance outcomes                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>5</sub> Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Haulage</b>                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>6</sub> The transportation of materials from the site occurs with minimal impacts upon the environment, the road system and premises along the haulage route.             | AO <sub>6.1</sub> The development has road access that: <ul style="list-style-type: none"> <li>(a) is of a standard sufficient to carry traffic of the nature that the extractive industry use would be likely to generate;</li> <li>(b) does not cause adverse impacts on the premises along the haulage route, in particular due to the effects of dust and noise; and</li> <li>(c) does not compromise traffic safety in the area.</li> </ul> |

(g) an Environmental Management Plan that addresses all issues relevant to the performance outcome.

## 6.6.4 Limited Development (Constrained Land) Zone Code<sup>43</sup>

### 6.6.4.1 Application

This code applies to assessable development:-

- (1) within the Limited Development (Constrained Land) Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Limited Development (Constrained Land) Zone Code by the tables of assessment in Part 5 (Tables of assessment).

### 6.6.4.2 Purpose and overall outcomes

- (1) The purpose of the zone is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas). Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.

This zone identifies and limits development within land that is unsuitable for further development as a result of:

- (a) multiple environmental development constraints (such as slope and soil stability, significant vegetation and bushfire); and
  - (b) historic subdivisions which are remote, lack urban services or are otherwise unsuitable for additional development.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) the limited potential for development restricts the number and type of land uses that can occur;
  - (b) new uses, buildings/structures and works reflect a low intensity non-urban nature and are provided with an appropriate level of infrastructure and access;
  - (c) where development is proposed, it is of a low intensity and scale and is reflective and responsive to the environmental development constraints of the land (such as slope and soil stability, significant vegetation and bushfire); and
  - (d) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.

### 6.6.4.3 Criteria for assessment

**Table 6.6.4:1 – Limited Development (Constrained Land) Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General</b>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>1</sub> Setbacks are provided to: <ol style="list-style-type: none"> <li>(a) avoid potential nuisance to neighbours;</li> <li>(b) protect residential amenity; and</li> <li>(c) maintain the local streetscape or landscape character.</li> </ol> | AO <sub>1.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: <ol style="list-style-type: none"> <li>(a) dwelling on surrounding land in the Limited Development (Constrained Land) Zone or the Rural Zone - 50m; and</li> <li>(b) land included in a residential zone or the Rural Residential zone - 100m.</li> </ol> |

<sup>43</sup> Amended on 3 November 2014



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| Performance outcomes                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub> Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.                                                                                                                                    | AO <sub>2.1</sub> Building height (other than for silos, windmills and similar structures) does not exceed 2 (two) storeys or 10.5m in height above natural ground level.                                                                                                                                                                                                                                                               |
| <b>Roadside stalls<sup>44</sup></b>                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>3</sub> The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.                                                                                               | AO <sub>3.1</sub> Any structure used for the sale of goods or produce is limited to 10m <sup>2</sup> gross floor area.<br>AO <sub>3.2</sub> Access to the structure is via the primary property access point.<br>AO <sub>3.3</sub> Produce sold is grown or produced on the land on which the road side stall is erected.                                                                                                               |
| <b>Building Work (not associated with a Material Change of Use)</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <u>PO<sub>4</sub> 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.</u> | <u>PO<sub>4.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                              |
| <u>PO<sub>5</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>5.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                              |
| <u>PO<sub>6</sub> 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.</u>                                                                                        | <u>PO<sub>6.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                       |
| <u>PO<sub>7</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                   | <u>PO<sub>7.1</sub> 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.</u><br><br>OR<br><u>PO<sub>7.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u> |

<sup>44</sup> Roadside stalls within the road corridor of a State-controlled road are subject to the TMR Roadside vending on State-controlled roads – Guideline and require an Ancillary Works and Encroachments approval from the Department of Transport and Main Roads.

**Table 6.6.4:2 – Limited Development (Constrained Land) Zone Code – for assessable development**

| Performance outcomes    |                                                                                                                                                                   | Acceptable outcomes                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cropping being forestry |                                                                                                                                                                   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>1</sub>         | Forestry is established, maintained and operated in a manner that protects the amenity of the locality.                                                           | AO <sub>1.1</sub>                   | Use of equipment and machinery and haulage associated with forestry is restricted to:<br>(a) Monday to Saturday – 7:00 am -7:00 pm; and<br>(b) Sunday and Public Holidays – 8:00 am – 7:00 pm.<br><br>AO <sub>1.2</sub> Forestry does not occur on land having slopes steeper than 15%.                                                                                                                                                                                                                                                                     |
| PO <sub>2</sub>         | Adverse consequences of road traffic from harvesting activities on the road network are avoided.                                                                  | AO <sub>2.1</sub>                   | Truck movements associated with the use do not exceed four (4) return trips per day.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>3</sub>         | Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site. | AO <sub>3.1</sub>                   | Land is not left in a disturbed and exposed condition and is rehabilitated following harvesting. <sup>45</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Uses                    |                                                                                                                                                                   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>4</sub>         | The zone primarily accommodates a limited range of rural activities and other non urban and low intensity activities.                                             | AO <sub>4.1</sub>                   | Uses which are consistent with the intent of the zone include:<br>(a) animal husbandry;<br>(b) cropping;<br>(c) home based business;<br>(d) major electricity infrastructure;<br>(e) roadside stalls; and<br>(f) substation.<br><br>AO <sub>4.2</sub> Uses which are inconsistent with the intent of the zone include:<br>(a) accommodation activities;<br>(b) business activities;<br>(c) entertainment activities;<br>(d) industry activities;<br>(e) rural activities (other than those listed in AO <sub>4.1</sub> ); and<br>(f) recreation activities. |
| PO <sub>5</sub>         | Development is small scale and low intensity.                                                                                                                     | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>6</sub>         | Development is compatible with the area's constraints and values.                                                                                                 | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

<sup>45</sup> A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

| Performance outcomes   |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                 |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Effects of development |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |
| PO <sub>7</sub>        | Development does not unduly impact on the amenity and character of the locality, having regard to: <ul style="list-style-type: none"> <li>(a) the scale, siting and design of buildings and structures;</li> <li>(b) visibility from roads and other public view points, screening vegetation and landscaping;</li> <li>(c) the natural landform and avoidance of visual scarring; and</li> <li>(d) noise, odour and other emissions.</li> </ul> | No acceptable outcome is nominated. |
| PO <sub>8</sub>        | Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to the environment, life and property.                                                                                                                                                                                                                                                              | No acceptable outcome is nominated. |
| PO <sub>9</sub>        | Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.                                                                                                                                                                                                                                                                                                                             | No acceptable outcome is nominated. |

## 6.6.5 Mixed Use Zone Code<sup>46</sup>

### 6.6.5.1 Application

This code applies to assessable development:-

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

### 6.6.5.2 Purpose and overall outcomes

- (1) The purpose of the zone is to provide a mixture of development including service industry, business, retail, residential and Low Impact Industrial uses.  
In addition the code aims to:
  - (a) facilitate development that provides a compact urban form;
  - (b) encourage development that contributes to the 'green city image' and integrates with open space and major pedestrian links between the principal centre and surrounding localities;
  - (c) ensure building height, scale and density assists in the realisation of compact and sustainable development, without compromising the primacy of the principal centre;
  - (d) facilitate a mix of uses that increases the intensity and diversity of activity within the zone;
  - (e) promote a mix of employment opportunities;
  - (f) facilitate development that activates street frontages where appropriate;
  - (g) promotes safe and efficient public transport use, walking and cycling;
  - (h) ensure new development complements and preserves existing heritage and character of Toowoomba City; and
  - (i) provide residential development at an appropriate scale and integrated with the other uses in the zone.
- (2) The overall outcomes sought for the zone code are as follows<sup>47</sup>:
  - (a) a mix of uses and activities which support and do not compromise the role and function of the principal centre and which include retail uses that serve a local need, commercial, tourism, industry and residential uses that are provided in accordance with the particular intent for each precinct where applicable;
  - (b) shops (being department stores, discount department stores, discount variety stores or other shops of similar scale) and large scale shopping centres are not located within the Mixed Use Zone;
  - (c) service industries and low impact industries which that have a high standard of building presentation and clean operation are facilitated within the zone;
  - (d) a variety of development types and forms are facilitated including a mix of uses vertically integrated within buildings, and single uses mixed horizontally throughout the zone;
  - (e) a diversity of building types that contribute to a high standard of amenity through appropriate scale, character and built form;
  - (f) building setbacks to street frontages clearly define streetscape and provide an improved quality of streetscape generally;
  - (g) development at 'gateway' or key entry locations includes landmark buildings with a public realm that makes a positive contribution to the legibility and urban structure of the surrounding area;
  - (h) development is designed to incorporate sustainable practices;

<sup>46</sup> Amended on 3 November 2014

<sup>47</sup> The code within the University District Local Plan also has specific provisions relating to mixed use development.

- (i) development is designed to engage with the street level where appropriate through land use and built form responses;
  - (j) development is reflective of and responsive to the environmental features of the land; and
  - (k) development has access to development infrastructure including utility installations and essential services.
- (3) The purpose of the Mixed Use Zone will further be achieved through the following overall outcomes for particular precincts:

**Parkland Living Precinct**

- (a) The precinct includes predominantly residential and commercial uses, with residential uses capitalising on the amenity and north facing orientation of sites overlooking East Creek and Queens Park.
- (b) Development provides improved east west pedestrian connections through the precinct.

**City South Precinct**

- (a) The precinct provides employment and residential opportunities which benefit from their proximity to the Principal Centre Zone and other surrounding precincts.
- (b) The precinct includes a range of bulky goods/showrooms, service industry, commercial and residential uses.
- (c) The precinct is an employment hub which includes commercial development and the consolidation and intensification of service industry and bulky goods/showroom uses.
- (d) High exposure sites are developed for predominantly commercial uses that support the surrounding precincts.
- (e) Development capitalises on the amenity and landscape of St Luke's churchyard;
- (f) Development provides improved pedestrian connections through the precinct.

**West Creek Precinct**

- (a) The precinct is an employment hub which consolidates and intensifies service industries, low impact industry and bulky goods/showrooms.
- (b) Development capitalises on the amenity and proximity of sites overlooking west creek and activates the corridor edges.
- (c) Development provides improved pedestrian connections through the precinct.
- (d) Different forms of residential development offer a range of accommodation.
- (e) Development provides for strong pedestrian connections and safe crossing points between built form and green spaces (including a network of bridges and paths).
- (f) High quality streetscape treatment is provided at the interface of the precinct with the Principal Centre Zone.

**Railyards Precinct**

- (a) The precinct is to develop as an 'urban village' being an integrated and master-planned urban environment, incorporating a mix of uses such as:
  - (i) residential uses, including affordable housing and short-term accommodation;
  - (ii) a mixed use convenience centre, incorporating a supermarket and supporting shops and commercial uses such as food and drink outlets and offices; and
  - (iii) community facilities such as child care centres, medical centres and indoor sport and recreation that are facilitated within the parkland area.
- (b) Development includes a range of high quality residential housing types.
- (c) Uses within the precinct are complementary to the uses in the adjacent Principal Centre Zone and do not compete with the primacy of the principal centre.
- (d) Development maximises access to and integration with the open space area of the precinct.

- (e) Development is sited to create a number of view corridors or green wedges that extend from the open space to Ruthven Street and Bellevue Street.
- (f) Development includes active streets and spaces which integrate with the open space areas.
- (g) Development includes a high quality streetscape and public open space network that comprises continuous/linked public spaces and parks that are designed to be safe, comfortable and well landscaped.
- (h) Development provides improved pedestrian connections through the precinct.
- (i) Development includes the adaptive reuse of heritage buildings for community or low level commercial operations.
- (j) Development on the foundry site provides for a diverse range of housing types integrated with local shops and food and drink outlets.
- (k) Development on the gasworks site provides for residential development.
- (l) Development is designed to incorporate contemporary architecture which responds sensitively to nearby heritage values and features.
- (m) Development provides a grid network of streets.
- (n) Parking is concealed in basements or in the centre of development blocks areas do not dominate the precinct and open space.

#### Health Support Precinct

- (a) The precinct provides for uses that support or are aligned with the Toowoomba Hospital, such as health care services, shops and food and drink outlets.
- (b) The precinct provides a range of housing types such as short-term accommodation.
- (c) Development capitalises on the amenity of sites overlooking West Creek to provide integrative opportunities.
- (d) Development provides improved pedestrian connections through the precinct.

#### 6.6.5.3 Criteria for assessment

Table 6.6.5:1 – Mixed Use Zone Code – for self assessable and assessable development

| Performance outcomes                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Non-residential uses – Scale of use</b>                                                                                                                                                          |                                                                                                                                                                                                                                                           |
| PO <sub>1</sub> The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.                        | AO <sub>1.1</sub> The use: <ul style="list-style-type: none"> <li>(a) is carried out in an existing building; and</li> <li>(b) <del>only does not</del> increases the Gross Floor Area of the building <u>by a maximum of 25m<sup>2</sup></u>.</li> </ul> |
| <b>Non-residential uses – Noise amenity</b>                                                                                                                                                         |                                                                                                                                                                                                                                                           |
| PO <sub>2</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                 | AO <sub>2.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                 |
| PO <sub>3</sub> Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.                                          | AO <sub>3.1</sub> Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.                                                                                                                                              |
| <b>Non-residential uses – Privacy and screening</b>                                                                                                                                                 |                                                                                                                                                                                                                                                           |
| PO <sub>4</sub> Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected. | AO <sub>4.1</sub> 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.                                                                                    |

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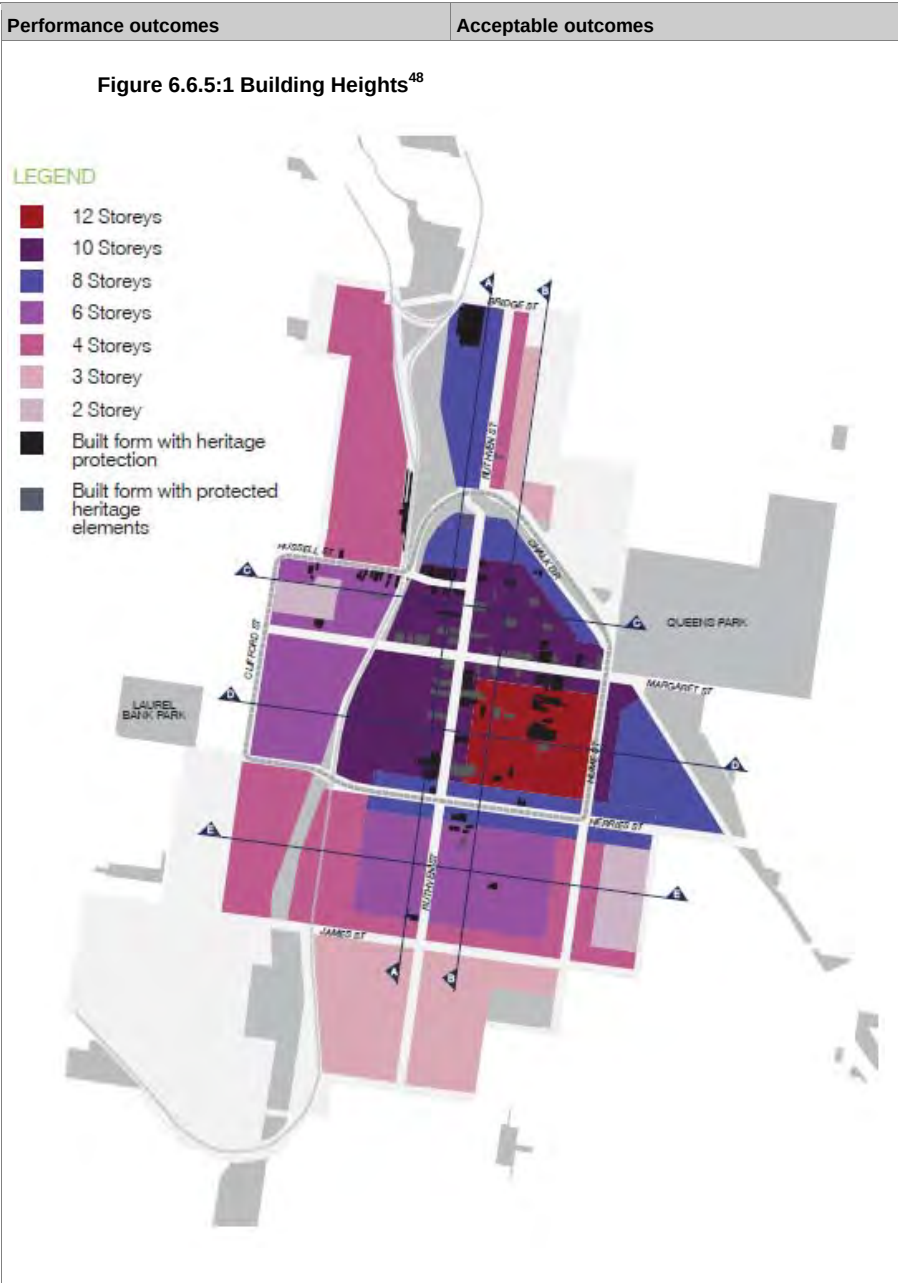
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| Performance outcomes                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>5</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                              | AO <sub>5.1</sub> 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.                                                                                                                                                                                                                                           |
| <b>Non-residential uses – Outdoor lighting</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>6</sub> 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. | AO <sub>6.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br>AO <sub>6.2</sub> 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> .                                                                                                                          |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <u>PO<sub>7</sub> 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.</u> | <u>PO<sub>7.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                       |
| <u>PO<sub>8</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>8.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                       |
| <u>PO<sub>9</sub> 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.</u>                                                                                        | <u>PO<sub>9.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                                |
| <u>PO<sub>10</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                  | <u>PO<sub>10.1</sub> 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.</u><br><br><u>OR</u><br><u>PO<sub>10.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u> |

**Table 6.6.5:2 – Mixed Use Zone Code – for assessable development**

| Performance outcomes      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Building Height and Scale |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                              |
| PO <sub>1</sub>           | <p>Building heights contribute towards compact and sustainable development and urban form and:</p> <ul style="list-style-type: none"> <li>(a) visually reinforce the primacy of the Principal Centre Zone;</li> <li>(b) assist in the legibility of the zone;</li> <li>(c) allow for a visual transition between the height and scale of existing or new built fabric outside the zone;</li> <li>(d) reflect the intent of the precinct in which the site is located;</li> <li>(e) are located in proximity to a transport interchange or facility;</li> <li>(f) terminate a key vista or view or mark a specific landmark;</li> <li>(g) define gateway locations as identified on the relevant precinct structure plans (Figures 6.6.5:2, 4 and 5); and</li> <li>(h) are cognisant of the local topography, allowing for views between the major ridges.</li> </ul> | AO <sub>1.1</sub> Development does not exceed the building heights shown in Figure 6.6.5:1 Building heights. |





<sup>48</sup> Council may require a height analysis be prepared and lodged with a development application to support heights over those recommended in Figure 6.6.5:1 Building heights.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub> Building scale and density of development makes efficient use of land and is consistent with the purpose and overall outcomes of the zone and the precinct in which the development is located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>3</sub> Building massing contributes to the creation of an attractive and distinctive built form in keeping with the purpose of and overall outcome sought for the zone and the precinct in which the development is located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>3.1</sub> Development of 6 or more storeys provides:</p> <p>(a) where built form steps, one (1) or two (2) clear and distinct steps rather than gradual stepping at each level.</p> <p>The following diagram illustrates this outcome.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Building setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>4</sub> Building setbacks:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>4.1</sub> Buildings are set back the following distances from the street frontage:</p> <p>(a) if located in the Residential Mixed Use designation of a precinct structure plan (Figures 6.6.5:2, 4 and 5), and overlooks open space: 4m;</p> <p>(b) if located along a key frontage as identified in a precinct structure plan: 2m minimum and 4m maximum;</p> <p>(c) if fronting Ruthven Street:</p> <p>(i) 1-3 storeys: built to boundary;</p> <p>(ii) above three (3) storeys - 10m.</p> <p>(d) in all other locations, 4m minimum; and 6m maximum.</p> <p>AO<sub>4.2</sub> Buildings are set back the following distances from the side boundaries:</p> <p>(a) habitable rooms of adjoining buildings are separated by a minimum of 9m;</p> <p>(b) along key frontages as identified in precinct structure plans Figures 6.6.5:2, 4 and 5, built to boundary for a max distance of 15m from front of lot, thereafter 2m for 1-3 storeys and 5m above three (3) storeys;</p> |
| <p>(a) create a desirable, pedestrian friendly environment at street level;</p> <p>(b) maintain a sense of open space and pedestrian scale in public and pedestrian areas;</p> <p>(c) enable the creation of an active frontage and interface with the street, especially along key frontages identified in the precinct structure plans Figures 6.6.5:2, 4 and 5;</p> <p>(d) maintain the continuity of facades especially along key frontages identified in precinct structure plans Figures 6.6.5:2, 4 and 5;</p> <p>(e) respond positively to heritage elements in the streetscape;</p> <p>(f) maintain or enhance significant views and vistas;</p> <p>(g) provide for strong and consistent built edges along street frontages;</p> <p>(h) are complementary to the role and function of the streets;</p> <p>(i) provide continuity with adjoining setbacks;</p> <p>(j) are sufficient to minimise overshadowing of adjoining premises;</p> <p>(k) provide adequate separation from residential uses; and</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(l) ensure existing and any possible future buildings are well separated from each other to allow light penetration, air circulation and privacy, and to ensure windows are not built out by adjoining buildings.</p>                                                                                                                                                                                                                                                            | <p>(c) 3m, or 6m where involving bulky goods/showrooms, service industry or low impact industry, or half the height of the building at that point, whichever is the greater, along the common boundary with any residential use or zone, and where involving a residential component, habitable rooms of adjoining buildings are to be separated by a minimum of 9m;</p> <p>(d) in other locations, for first three (3) storeys - 2m, above three (3) storeys - 5m;</p> <p>AO<sub>4.3</sub> Buildings are set back the following distances from the rear of the boundary:</p> <p>(a) habitable rooms of adjoining buildings are separated by a minimum of 9m;</p> <p>(b) 6m or half the height of the building at that point, whichever is the greater, along the common boundary with any residential uses or zone, provided that habitable rooms of adjoining buildings are separated by a minimum of 9m.</p> |
| <b>Built Form and Public Realm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>5</sub> Development on key frontages identified in the precinct structure plans (Figures 6.6.5:2, 4 and 5) provides:</p> <p>(a) high quality street interface and presentation;</p> <p>(b) built form with a high level of physical and visual permeability in the built form;</p> <p>(c) articulated built form;</p> <p>(d) active frontages;</p> <p>(e) canopy tree planting; and</p> <p>(f) high quality street furniture.</p>                                         | <p>AO<sub>5.1</sub> Development on a key frontage:</p> <p>(a) includes active uses and design at street level;</p> <p>(b) provides pedestrian access at grade;</p> <p>(c) provides for basement or half basement car parking or parking at the rear of the building; and</p> <p>(d) provides shade and weather protection such as awnings over footpaths.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PO<sub>6</sub> Development at gateways, identified on the precinct structure plans (Figures 6.6.5:2, 4 and 5) provides landmark buildings which contribute to legibility and orientation through, for example, height, built form response, highest quality design, landscape or public art.</p> <p>The following diagram illustrates this outcome</p>  <p>Landmark buildings at gateways</p> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>7</sub> Buildings are designed with flexible layouts to enable occupancy by different uses over time.                                                                                                                                                                                                                                    | AO <sub>7.1</sub> Buildings have floor to ceiling heights generally in accordance with the following:<br>(a) ground level: 3m minimum to allow for commercial and/or retail uses; and<br>(b) all other floors: 2.7m minimum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>8</sub> Building entrances on key frontages identified in the precinct structure plans (Figures 6.6.5:2, 4 and 5) and in development which includes a residential component contribute to the creation of safe, active and vibrant streets and are designed to contribute positively to the amenity and aesthetic quality of the street. | AO <sub>8.1</sub> Development provides individual entries from the street to all ground floor dwellings and small offices and retail premises.<br>AO <sub>8.2</sub> For residential development on sites with over 20m of street frontage, building entrance are provided a minimum of every 20m.<br>AO <sub>8.3</sub> Development provides conveniently located circulation cores with access provided either directly from the street frontage or through a foyer with direct access from the street frontage.<br>AO <sub>8.4</sub> Development provides entrances with unobstructed sight lines and visual connections between the street, the entry, foyers and circulation areas at all times of day and night.<br>AO <sub>8.5</sub> Development integrates elements such as signs, post boxes, street numbers, landscaping, car parking and gates to access ways as part of the overall building design.<br>AO <sub>8.6</sub> Development provides secure, private and separate access for different land uses. |
| PO <sub>9</sub> Development does not include any blank side facades visible from the street or a public space.                                                                                                                                                                                                                                   | AO <sub>9.1</sub> The design of the side facades of a building which are visible from public spaces, or key frontages or gateways as identified in the precinct structure plans (Figures 6.6.5:2, 4 and 5) includes design details such as windows, openings, doors, projections, balconies, awnings, articulation and variations in materials, textures and colours, to a minimum depth of 6m from the street frontage or frontage to a public space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>10</sub> Development maximises the amenity of inhabitants contributes to the garden city image of Toowoomba by addressing and actively engaging with street frontages and public spaces.                                                                                                                                                 | In partial fulfilment of the performance outcome:<br>AO <sub>10.1</sub> Development that is adjacent to or overlooking public spaces:<br>(a) addresses these spaces with balconies, terraces, windows and doors to activate the edges;<br>(b) are oriented to take advantage of views to these spaces; and<br>(c) includes uses in accordance with the intent of the precinct in which the site is located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>PO<sub>11</sub> Roof forms and spaces are designed as an integral part of the design and function of the building, contributing to the architectural quality and articulation of the skyline, the overall composition of the building form and the use of the building. For all buildings:</p> <ul style="list-style-type: none"> <li>(a) plant or lift equipment, vents and other technical equipment including solar or water collectors are integrated into the overall design of the building and do not disrupt the roof profile; and</li> <li>(b) the design of roof profile provides articulation and considers the view from the street, surrounding higher buildings and distant views.</li> </ul> | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>11.1</sub> Building design provides for activation of the roof spaces for recreation and amenity space through the incorporation of features such as windows, skylights, roof terraces and roof gardens which take advantage of the access to sunlight and distant views.</p>                                                                                                                                                                      |
| <p>PO<sub>12</sub> Buildings are finished with high quality materials, which:</p> <ul style="list-style-type: none"> <li>(a) contribute to the character of the zone and the precinct;</li> <li>(b) reflect a sense of place, context and setting;</li> <li>(c) are selected for their durability; and</li> <li>(d) are easily maintained and do not readily stain, discolour or deteriorate.</li> </ul>                                                                                                                                                                                                                                                                                                       | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>13</sub> Development involving a residential component contributes towards a safe public realm with good surveillance, whilst ensuring residential amenity, access to views and outlook, and a sufficient degree of privacy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>13.1</sub> Living areas and entrances are oriented towards adjoining streets and public spaces.</p> <p>AO<sub>13.2</sub> Level changes to the street level are provided which allow views from residential units whilst limiting views into these units.</p> <p>AO<sub>13.3</sub> Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space.</p> |
| <p>PO<sub>14</sub> Development on key frontages as identified in the precinct structure plans Figures 6.6.5.1 - 6 provides entrances, windows and openings on the ground level which provide interaction between the internal uses and activity on the street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>14.1</sub> Development with non-residential uses on the ground level provides a minimum of 50% transparent material on the ground floor façade.</p> <p>AO<sub>14.2</sub> Development provides views into any arcades and communal courtyards and gardens within the development.</p>                                                                                                                                                               |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>15</sub> Development involving a residential component contributes towards a safe public realm by providing:</p> <ul style="list-style-type: none"> <li>(a) good surveillance;</li> <li>(b) residential amenity;</li> <li>(c) access to views and outlook;</li> <li>(d) sufficient degree of privacy; and</li> <li>(e) clear demarcation between the public realm and private residential spaces.</li> </ul>                                                                                                                                                                                                                                                                       | <p>AO<sub>15.1</sub> Living areas and entrances are oriented towards adjoining streets and public spaces.</p> <p>AO<sub>15.2</sub> Unit design provides transition elements such as balconies and terraces from the public realm to semi-public space, private outdoor space and private space.</p> <p>AO<sub>15.3</sub> Development includes level changes to the street level which allow views from residential units whilst limiting views from the public realm into these units.</p> <p>AO<sub>15.4</sub> Development provides a low height fence or wall, or continuous landscape or planting element along the length of the interface with the public realm, with gates, entrances and crossovers as required.</p> <p>AO<sub>15.5</sub> Fences, walls and other elements used to define the interface with the public realm:</p> <ul style="list-style-type: none"> <li>(a) are designed and constructed with high quality materials;</li> <li>(b) include a level of transparency which maintains visibility and natural surveillance of the public environment whilst providing adequate privacy;</li> <li>(c) maintain visibility from front balconies, terraces and gardens onto the street; and</li> <li>(d) minimise direct views from the street into residential dwellings.</li> </ul> |
| <p>PO<sub>16</sub> Development contributes to the garden city image of Toowoomba through the provision of private, communal or public amenity space which:</p> <ul style="list-style-type: none"> <li>(a) is provided in a variety of forms such as terraces, balconies, publicly accessible arcades, landscaped courtyards and communal gardens;</li> <li>(b) is provided at a variety of different levels;</li> <li>(c) is attractive, accessible and usable in a range of weather conditions throughout the year; and</li> <li>(d) includes areas for planting and the establishment of green elements such as green/planted walls, landscaped roofs and terraces and gardens.</li> </ul> | <p>AO<sub>16.1</sub> For development containing a residential component:</p> <ul style="list-style-type: none"> <li>(a) all dwelling units have access to a private open space such as a balcony, terrace, landscaped courtyard with a minimum dimension of 3m; and</li> <li>(b) a private communal garden is provided which: <ul style="list-style-type: none"> <li>(i) is a minimum of 20% of the site area;</li> <li>(ii) has a minimum dimension of 3m;</li> <li>(iii) may be provided in a maximum of two distinct areas; and</li> <li>(iv) must allow for planting if provided at podium level.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>17</sub> Where bulky goods/showrooms, or service industry are proposed, development:</p> <ul style="list-style-type: none"> <li>(a) provides for clustering of buildings;</li> <li>(b) integrates car park areas, access points;</li> <li>(c) contributes to a contemporary urban environment; and</li> <li>(d) includes other commercial uses above ground level where practical.</li> </ul>                                                                                                                                                                                                                                                                                      | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sustainability and amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>PO<sub>18</sub> Noise emissions, light, odour and vibrations must be adequately controlled and attenuated so they do not cause environmental harm or nuisance, or unreasonably affect the amenity of sensitive land uses.</p> <p><i>Note: Sensitive land uses which may be affected are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials and include child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, rooming accommodations, multiple dwelling, office, residential care facility, retirement facility, short-term accommodation and tourist park.</i></p> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>19</sub> Development minimises the impact of shadows cast on adjoining lots and buildings and provides public spaces, including parks, plazas, squares and open spaces with adequate sun penetration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AO <sub>19.1</sub> Development ensures that adjoining facades and public spaces have a minimum of three (3) hours of direct sunshine between 9:00 am and 3:00 pm on 21 June or does not cast additional shadows for more than 20% longer than existing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>20</sub> The design and location of private and communal amenity space in a residential development maximises access to sunlight and provides protection from westerly winds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>AO<sub>20.1</sub> Balconies, terraces and communal gardens are located with a north easterly orientation.</p> <p>AO<sub>20.2</sub> Balconies, terraces and communal gardens receive a minimum of three (3) hours of direct sunshine on all days of the year.</p> <p>AO<sub>20.3</sub> Screening elements or similar are located on the south-westerly orientation but do not block views to adjoining amenity areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>21</sub> Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>AO<sub>21.1</sub> Habitable rooms of adjoining buildings are separated by at least 9m.</p> <p>AO<sub>21.2</sub> Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) sill heights a minimum 1.5m above floor level; or</li> <li>(b) fixed opaque glazing in any part of the window below 1.5m above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) fencing to a minimum 1.5m above ground floor level (only applies to overlooking from windows at ground floor level); or</li> <li>(e) where screening of decks and balconies is required, it is solid translucent screens, or perforated panels, or trellises that are permanent and durable and have a maximum of 25% openings.</li> </ul> |

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| Performance outcomes                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>22</sub> Development which includes retail, bulky goods/showrooms, service industries or low impact industry does not unreasonably impact on the amenity of residential zones or uses.                                                      | <p>AO<sub>22.1</sub> For development which includes retail, bulky goods/showrooms, service industries and low impact industry and which shares a boundary with a residential zone or use;</p> <p>(a) outdoor activities of low impact industry are restricted to between 7:00 am and 7:00 pm Monday to Saturday;</p> <p>(b) car parking areas do not adjoin any residential premises;</p> <p>(c) no vehicular access point is located closer than 10m to a boundary that adjoins a residential premises;</p> <p>(d) outdoor loading/ unloading and storage areas are sited or screened so as not to be visible from any adjacent premises used for residential purposes;</p> <p>(e) a minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential zone or use; and</p> <p>(f) bin storage and collection areas are located at least 5m from any common boundary with any residential use or zone.</p> |
| <b>Parkland Living Precinct</b>                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>23</sub> Development accords with the land use direction provided by the Parkland Living Precinct Structure Plan, Figure 6.6.5:2, in particular development in the:                                                                         | <p>AO<sub>23.1</sub> In the areas shown on Parkland Living Structure Plan: Figure 6.6.5:2 as residential (mixed use) development provides no more than 30% of the gross floor area of the proposal for non residential uses.</p> <p>AO<sub>23.2</sub> In the areas shown on Parkland Living Precinct Structure Plan: Figure 6.6.5:2 as commercial (mixed use), development provides no more than 30% of the gross floor area of the proposal for residential uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (a) Residential (Mixed Use) area accommodates predominantly residential development, supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; and |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (b) commercial (mixed use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses.                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

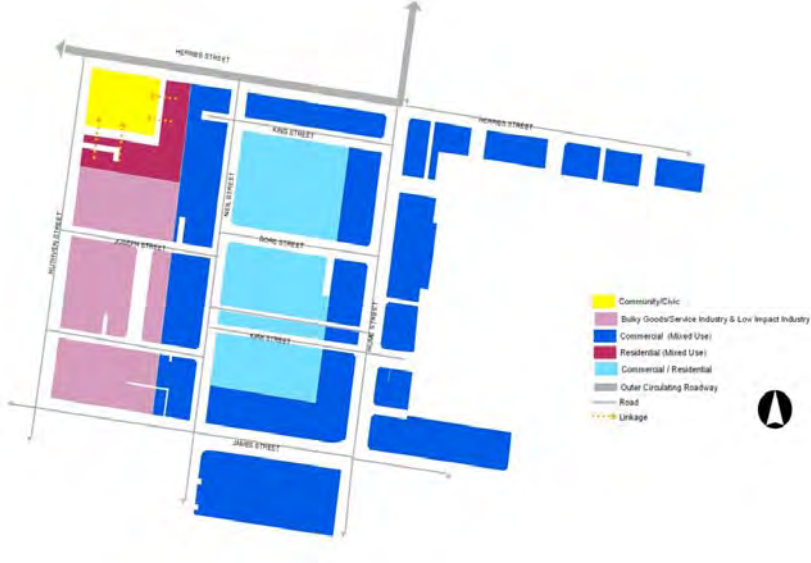
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <b>City South Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>PO<sub>27</sub> Development accords with the land use direction provided by the City South Precinct Structure Plan, Figure 6.6.5:3, in particular:</p> <ul style="list-style-type: none"> <li>(a) development in the Residential (Mixed Use) area capitalises on the amenity and landscape of St Luke's churchyard, delivering predominantly residential development which is: <ul style="list-style-type: none"> <li>(i) oriented to capitalise on the climatic orientation and churchyard views;</li> <li>(ii) provided in a parklike setting to visually define the space and provide surveillance over the churchyard grounds; and</li> <li>(iii) designed to have a building appearance that is sympathetic to the church building, for example, taking a strong 'cloister' form.</li> </ul> </li> <li>(b) development in the commercial (mixed use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses and is oriented to front: <ul style="list-style-type: none"> <li>(i) Herries Street;</li> <li>(ii) James Street, from the laneway west of Neil Street to Hume Street; and</li> <li>(iii) Neil Street and Hume Street.</li> </ul> </li> <li>(c) The bulky goods/showrooms and service industries area provides for larger format retail relating, for example, furniture, whitegoods and electrical retailers, with office uses above; and</li> <li>(d) The commercial/residential area provides a mix of commercial and residential uses to form a 'live / work' environment, with commercial uses on the lower levels, with a strong relationship with the street, and residential uses on the upper levels.</li> </ul> | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>27.1</sub> In the areas shown on the City South Precinct Structure Plan: Figure 6.6.5:3 as:</p> <ul style="list-style-type: none"> <li>(a) residential (mixed use), development provides no more than 30% of the gross floor area of the proposal for non residential uses;</li> <li>(b) commercial (mixed use), development provides no more than 30% of the gross floor area of the proposal for residential uses; and</li> <li>(c) commercial/residential, development provides commercial uses on the lower two levels with residential uses on the upper levels, with no more than 30% of the gross floor area of the proposal used for non residential uses.</li> </ul> |

| Performance outcomes                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Figure 6.6.5:3 City South Precinct Structure Plan</b></p>                                                                                                                                                                                                |                                                                                                                                                                                                                 |
| <p>PO<sub>28</sub> Development provides improved connectivity by providing new linkages including improved:</p> <ul style="list-style-type: none"><li>(a) east west pedestrian connections through the precinct towards West Creek and the hospital support precinct;</li><li>(b) north south connections to the Principal Centre Zone.</li></ul> | <p>AO<sub>28.1</sub> Development provides improved linkages to St Luke's churchyard at the corner of Herries and Ruthven Streets, in locations shown on City South Precinct Structure Plan: Figure 6.6.5:3.</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>West Creek Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>29</sub> Development accords with the land use direction provided by the West Creek Precinct Structure Plan, Figure 6.6.5:4, in particular the precinct provides:</p> <ul style="list-style-type: none"> <li>(a) bulky goods/showrooms, service industries and low impact industry, with the bulky goods/showrooms and service industries providing for larger format retail relating to, for example, furniture, whitegoods and electrical retailers, with office uses above;</li> <li>(b) development in the Residential (Mixed Use) area provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building; and</li> <li>(c) development in the commercial (mixed use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses.</li> </ul> | <p>In partial fulfilment of the performance outcome:</p> <p>AO<sub>29.1</sub> In the areas shown on the West Creek Precinct Structure Plan: Figure 6.6.5:4 as:</p> <ul style="list-style-type: none"> <li>(a) residential (mixed use), development provides no more than 30% of the gross floor area of the proposal for non residential uses; and</li> <li>(b) commercial (mixed use), development provides no more than 30% of the gross floor area of the proposal for residential uses.</li> </ul> |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <p><b>Figure 6.6.5:4 West Creek Precinct Structure Plan</b></p>                                                                                                                                                                                                                                                                                                                                                                                                |                                              |
| <p>PO<sub>30</sub> Development capitalises on the amenity of sites overlooking West Creek to deliver residential development which:</p> <ul style="list-style-type: none"> <li>(a) is oriented towards the open space;</li> <li>(b) activates the edges of the open space;</li> <li>(c) is designed to intersperse fingers of green space between buildings providing views of the open space from surrounding streets;</li> <li>(d) provides surveillance; and</li> <li>(e) provides a sense of spatial definition to the open space.</li> </ul> | <p>No acceptable outcomes are nominated.</p> |

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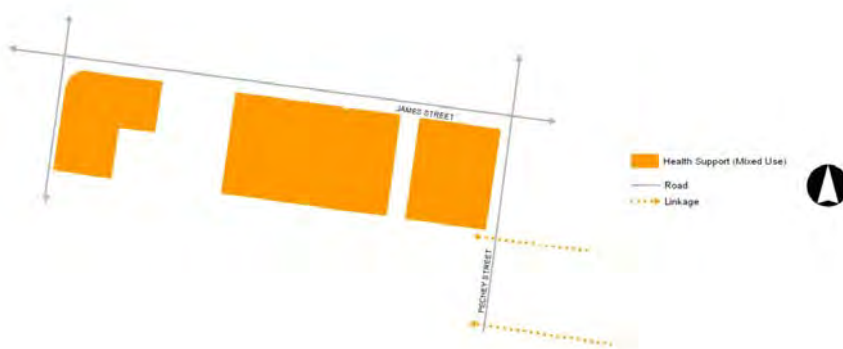
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>31</sub> Car parks and service areas are designed to be discrete with respect to their size, location and impact on the open space and key frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | In partial fulfilment of the performance outcome:<br>AO <sub>31.1</sub> Parking is provided as:<br>(a) basement or half basement car parking;<br>or<br>(b) above (but not at) ground level; or<br>(c) in the centre of development sites. |
| PO <sub>32</sub> Development provides improved connectivity by providing new linkages including:<br>(a) improved east west pedestrian connections through the precinct towards West Creek and towards the community purpose site;<br>(b) improved north south pedestrian connections through the precinct to the Principal Centre Zone.                                                                                                                                                                                                                                                                                                                                                                                         | AO <sub>32.1</sub> Development provides improved linkages in locations shown on West Creek Precinct Structure Plan: Figure 6.6.5:4.                                                                                                       |
| <b>Railyards Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                           |
| PO <sub>33</sub> Development accords with the land use direction provided by the Railyards Precinct Structure Plan, Figure 6.6.5:5, in particular:<br>(a) development in the Residential (Mixed Use) area provides predominantly residential development supported by a mix of other uses including commercial uses and ancillary retail uses, with commercial uses only occurring as part of a mixed use building;<br>(b) development in the commercial (Mixed Use) area provides predominantly commercial office and other intensive employment generating uses supported by a mix of other uses;<br>(c) development includes a range of housing types supported by local retail and services as well food and drink outlets. | No acceptable outcome is nominated.                                                                                                                                                                                                       |



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>34</sub> Development capitalises on the amenity of sites overlooking the open space to deliver residential development which:</p> <ul style="list-style-type: none"> <li>(a) is oriented towards the open space;</li> <li>(b) activates the edges of the open space;</li> <li>(c) is designed to intersperse fingers of green space between buildings providing views of the open space from surrounding streets;</li> <li>(d) provides surveillance; and</li> <li>(e) provides a sense of spatial definition to the open space.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PO<sub>35</sub> Car parks and service areas are designed to be discrete with respect to their size, location and impact on the open space and key frontages.</p>                                                                                                                                                                                                                                                                                                                                                                                   | <p>AO<sub>35.1</sub> Parking is provided as:</p> <ul style="list-style-type: none"> <li>(a) basement or half basement car parking; or</li> <li>(b) above (but not at) ground level; or</li> <li>(c) in the centre of development sites</li> </ul> <p>OR</p> <p>AO<sub>35.2</sub> Where it is not possible to comply with AO<sub>37.1</sub>, surface parking is allowed in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) number of surface parking spaces is limited to a maximum of 10 car parks or 20% coverage of the site whichever is the lesser;</li> <li>(b) is located within an attractive, high quality landscape court that includes: <ul style="list-style-type: none"> <li>(i) planting zones and significant tree planting, shrubbery and green/planted walls; and</li> <li>(ii) the use of surface materials that allows for rainwater infiltration.</li> </ul> </li> <li>(c) is located either: <ul style="list-style-type: none"> <li>(i) behind active uses at key frontages; or</li> <li>(ii) to the side of buildings and takes up no more than 40% of the lot frontage; or at the rear of the block.</li> </ul> </li> </ul> <p>AO<sub>35.3</sub> Screening of car parks does not result in blank walls or areas of minimal use, activity or occupation along key frontages.</p> |
| <p>PO<sub>36</sub> Development provides improved connectivity by providing new linkages including:</p> <ul style="list-style-type: none"> <li>(a) improved east-west linkages through the precinct between future open space and development sites;</li> <li>(b) improved north-south linkages through the precinct to the Principal Centre Zone.</li> </ul>                                                                                                                                                                                          | <p>AO<sub>36.1</sub> Development provides improved linkages in locations shown on Railyards Precinct Structure Plan: Figure 6.6.5:5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>37</sub> Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise impacts on the development generated by the railway.                                                                                                                                                                                               | No acceptable outcome nominated.                                                                                                                                      |
| <b>Health Support Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                       |
| PO <sub>38</sub> Development accords with the land use direction provided by the Health Support Precinct Structure Plan, Figure 6.6.5:6, in particular the precinct accommodates health care services and short-term accommodation that support the function of the adjacent hospital, residential development and commercial development, with commercial development only occurring as part of a mixed use building. | AO <sub>38.1</sub> Development in the Residential (Mixed use) area provides no more than 30% of the gross floor area of the proposal for non residential uses.        |
| <p><b>Figure 6.6.5:6 Health Support Precinct Structure Plan</b></p>                                                                                                                                                                                                                                                                |                                                                                                                                                                       |
| PO <sub>39</sub> Development provides improved connectivity to providing new linkages including:<br>(a) improved east west linkages through the precinct to West Creek corridor; and<br>(b) improvements to the public realm that enhance these connections.                                                                                                                                                           | AO <sub>39.1</sub> Development provides improved linkages in locations shown Health Support Precinct Structure Plan: Figure 6.6.5:6.                                  |
| PO <sub>40</sub> Car parking is designed so as not to dominate the interface with the creek corridor.                                                                                                                                                                                                                                                                                                                  | AO <sub>40.1</sub> Parking is provided as:<br>(a) basement or half basement; or<br>(b) above (but not at) ground level; or<br>(c) in the centre of development sites. |

## 6.6.6 Rural Zone Code<sup>49</sup>

### 6.6.6.1 Application

This code applies to assessable development:-

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

### 6.6.6.2 Purpose and overall outcomes

- (1) The purpose of the zone is to:
  - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and
  - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.

In addition, the zone code aims to:

- (a) protect the productive capacity of all rural land for rural use;
  - (b) protect water quality and the ecological and hydrological processes of waterways and wetlands;
  - (c) protect the landscape character and its associated visual and scenic amenity;
  - (d) minimise the potential for conflict between rural uses and other uses;
  - (e) provide for the establishment of appropriately scaled agri- and eco-tourism activities that are based on farm life or primary production in the locality, or on the scenic or environmental values of the locality;
  - (f) provide for intensive animal industries including feedlots, piggeries and poultry farms; and
  - (g) protect rural land from fragmentation that diminishes its productive capacity.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) areas used or suitable for primary production are conserved and are not further fragmented;
  - (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
  - (c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;
  - (d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;
  - (e) development contributes to the amenity and landscape character of the area;
  - (f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;
  - (g) rural industries are facilitated where:

<sup>49</sup> Amended on 3 November 2014

- (i) associated with rural production in the immediate vicinity;
- (ii) avoiding or minimising adverse impacts on the amenity of the locality; and
- (iii) compatible with the infrastructure in the locality.
- (h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;
- (i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
- (j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;
- (k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and
- (l) development has access to development infrastructure including utility installations and essential services.

#### 100 Hectare Precinct

- (3) The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation.

#### 200 Hectare Precinct

- (4) The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation.

#### Heinemann Road Transport Precinct

- (5) The overall outcome of the Heinemann Road Transport Precinct within the Rural Zone is that:
  - (a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and
  - (b) the scale, character and built form of development contributes to a high standard of amenity.

### 6.6.6.3 Criteria for assessment

**Table 6.6.6:1 – Rural Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General</b>                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>1</sub> Setbacks are provided to: <ul style="list-style-type: none"> <li>(a) avoid potential nuisance to neighbours;</li> <li>(b) protect residential amenity; and</li> <li>(c) maintain the local landscape character.</li> </ul> | AO <sub>1.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: <ul style="list-style-type: none"> <li>(a) dwelling on adjoining land in the Rural Zone - 50m;</li> <li>(b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.</li> </ul> |
| PO <sub>2</sub> Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.                                                                                            | AO <sub>2.1</sub> Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.                                                                                                                                                                                                                                              |

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| Performance outcomes                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Roadside Stalls and Shops</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>3</sub> The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.                                                                                                                              | AO <sub>3.1</sub> Any structure used for the sale of goods or produce is limited to 25m <sup>2</sup> gross floor area.<br>AO <sub>3.2</sub> Access to the structure is via the primary property access point.<br>AO <sub>3.3</sub> Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected.                                                                                                                                                                                                                                                                           |
| <b>Dwelling House</b>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>4</sub> Dwellings have safe, all weather road access.                                                                                                                                                                                                                                      | AO <sub>4.1</sub> Formed road access is provided to the dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>5</sub> An adequate, safe and reliable supply of potable and general use water is provided.                                                                                                                                                                                                | AO <sub>5.1</sub> The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>6</sub> Wastewater generated on site is treated and disposed of in a sustainable manner.                                                                                                                                                                                                   | AO <sub>6.1</sub> Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>7</sub> The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.                                                               | AO <sub>7.1</sub> The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.<br>AO <sub>7.2</sub> The dwelling is separated from an extractive industry by at least:<br>(a) 500m from a hard rock extractive industry;<br>(b) 200m from a sand and gravel extractive industry; and<br>(c) 100m from a haul route.<br>AO <sub>7.3</sub> The dwelling is setback from site boundaries by 50m.                                                                                                                                                                                         |
| <b>Caretaker's Accommodation</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PO <sub>8</sub> Development provides for the accommodation of a caretaker, and their family members, in a manner that:<br>(a) does not compromise the productivity of use;<br>(b) is safe for the residents; and<br>(c) has regard to the landscape and private recreation needs of the residents. | AO <sub>8.1</sub> A caretaker's accommodation is:<br>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;<br>(b) provided with a private landscape and recreation area which:<br>(i) is directly accessible from a habitable room; and<br>(ii) if at ground level, has a minimum area of 16m <sup>2</sup> with minimum dimensions of 4m; and<br>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m <sup>2</sup> with minimum dimensions of 2.4m.<br>AO <sub>8.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use. |

| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Noise Amenity</b>                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>9</sub> The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                                                                                                                 | AO <sub>9.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.                                                                                                                                                                                                                                                                           |
| <b>Outdoor Lighting</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>10</sub> Outdoor lighting maintains the amenity of the surrounding 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.                                      | AO <sub>10.1</sub> Outdoor lighting is restricted to low level security lighting only.<br>AO <sub>10.2</sub> 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> .                                                                                                                                                 |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <u>PO<sub>11</sub> 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.</u> | <u>PO<sub>11.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                      |
| <u>PO<sub>12</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>12.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                      |
| <u>PO<sub>13</sub> 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.</u>                                                                                        | <u>PO<sub>13.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                               |
| <u>PO<sub>14</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                   | <u>PO<sub>14.1</sub> 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.</u><br><br><u>OR</u><br><u>PO<sub>14.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u> |

**Table 6.6.6:2 – Rural Zone Code – for assessable development**

| Performance outcomes                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Cropping being Forestry</b>                                                                                          |                                                                                                                                                                                                                                                                                                           |
| PO <sub>1</sub> Forestry is established, maintained and operated in a manner that protects the amenity of the locality. | AO <sub>1.1</sub> Use of equipment and machinery and haulage associated with forestry is restricted to:<br>(a) Monday to Saturday – 7:00 am - 7:00 pm;<br>and<br>(b) Sunday and Public Holidays – 8:00 am – 7:00 pm.<br>AO <sub>1.2</sub> Forestry does not occur on land having slopes steeper than 15%. |

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| Performance outcomes |                                                                                                                                                                                                              | Acceptable outcomes                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub>      | Adverse consequences of road traffic from harvesting activities on the road network are avoided.                                                                                                             | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>3</sub>      | Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.                                            | AO <sub>3.1</sub>                   | Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting. <sup>50</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Uses                 |                                                                                                                                                                                                              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>4</sub>      | The zone primarily accommodates rural activities.                                                                                                                                                            | AO <sub>4.1</sub>                   | Uses which are consistent with the intent of the zone include:<br>(a) rural activities;<br>(b) dwelling house where associated with rural activities;<br>(c) caretaker's accommodation;<br>(d) emergency services;<br>(e) home based business;<br>(f) major electricity infrastructure;<br>(g) nature-based tourism;<br>(h) outstation;<br>(i) rural works' accommodation;<br>(j) substation; and<br>(k) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). |
|                      |                                                                                                                                                                                                              | AO <sub>4.2</sub>                   | Uses which are inconsistent with the intent of the zone include:<br>(a) business activities;<br>(b) accommodation activities (other than dwelling houses and short-term accommodation);<br>(c) entertainment activities;<br>(d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and<br>(e) recreation activities.                                                                                                                                                                                               |
| PO <sub>5</sub>      | Rural industries are established only where associated with rural production in the immediate vicinity.                                                                                                      | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>6</sub>      | Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity. | No acceptable outcome is nominated. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

<sup>50</sup> A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.

Toowoomba Regional Planning Scheme  
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| Performance outcomes                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                   |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rural Character</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                       |
| PO <sub>7</sub>                               | Buildings are of a low rise, rural character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AO <sub>7.1</sub> Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level. |
| PO <sub>8</sub>                               | Development does not unduly impact on the rural amenity and character of the locality, having regard to:<br>(a) the scale, siting and design of buildings and structures;<br>(b) visibility from roads and other public view points, screening vegetation and landscaping; and<br>(c) the natural landform and avoidance of visual scarring;<br>(d) noise, odour and other emissions.                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                   |
| PO <sub>9</sub>                               | Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No acceptable outcome is nominated.                                                                                                                                                   |
| <b>Rural Viability and Managing Conflicts</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                       |
| PO <sub>10</sub>                              | Development does not restrict the ongoing operation or viability of nearby rural uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is nominated.                                                                                                                                                   |
| PO <sub>11</sub>                              | Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict. <sup>51</sup>                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                   |
| <b>Site Layout</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                       |
| PO <sub>12</sub>                              | The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:<br>(a) any hazards to people or property are avoided;<br>(b) any earthworks are minimised;<br>(c) the retention of natural drainage lines is maximised;<br>(d) the retention of existing vegetation and biodiversity values is maximised;<br>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and<br>(f) there is adequate buffering, screening or separation to adjoining development. | No acceptable outcome is nominated.                                                                                                                                                   |

<sup>51</sup> To demonstrate compliance with this performance outcome, applicants should have regard to the SPP 1/92 Planning Guidelines: Separating Agricultural and Residential Land Uses.

Toowoomba Regional Planning Scheme  
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| Performance outcomes |                                                                                                                                                                                                                                         | Acceptable outcomes                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Precincts            |                                                                                                                                                                                                                                         |                                     |
| PO <sub>13</sub>     | Development in the 100ha Precinct:<br>(a) does not require the creation of additional lots smaller than 100ha;<br>(b) maintains the productive capacity of the land; and<br>(c) maintains the natural and landscape values of the land. | No acceptable outcome is nominated. |
| PO <sub>14</sub>     | Development in the 200ha Precinct:<br>(a) does not require the creation of additional lots smaller than 200ha;<br>(b) maintains the productive capacity of the land; and<br>(c) maintains the natural and landscape values of the land. | No acceptable outcome is nominated. |



## 6.6.7 Rural Residential Zone Code<sup>52</sup>

### 6.6.7.1 Application

This code applies to assessable development:-

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

### 6.6.7.2 Purpose and overall outcomes

- (1) The purpose of the zone is to provide for residential development on large lots where Local Government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed. Development for large residential lots provides for a range of residential housing styles to meet the needs of the community. Development maintains a semi-rural landscape character and expansion of these localities does not occur.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) the development of large residential lots with limited provision of infrastructure and services is facilitated within this zone only;
  - (b) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;
  - (c) development avoids areas of ecological significance;
  - (d) development is designed to incorporate sustainable practices including maximising energy efficiency and encouraging sustainable transport use;
  - (e) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management of the development;
  - (f) development provides a high level of residential amenity;
  - (g) non-residential uses may be appropriate where such uses meet the day to day convenience needs of the residential catchment in the zone or have a direct relationship and rely on the endemic characteristics of the land in which they are located. Non-residential uses are compatible with the semi-rural and low intensity residential character of the zone and are consistent with the following outcomes;
    - (i) non-residential uses are not located in areas with limited infrastructure and services necessary to meet the needs of the development;
    - (ii) low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;
    - (iii) uses such as a shop, community use, health care services and veterinary services may be appropriate where the building form is of a scale consistent with the surrounding rural residential locality, and the use does not undermine the viability of other centres or services/facilities within the rural residential catchment of the use;
    - (iv) low intensity rural activities are appropriate where they do not adversely impact on the amenity of the surrounding locality and are consistent with the intended character of the zone; and

<sup>52</sup> Amended on 3 November 2014

- (v) adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
- (h) development has access to development infrastructure including utility installations and essential services.

#### 4,000m<sup>2</sup> Precinct

- (3) The overall outcomes for this precinct are:
  - (a) provide for a very low density residential character located accessible and near to urban areas; and
  - (b) facilitate lots with a minimum lot size of 4,000m<sup>2</sup>.

#### 1 Hectare Precinct

- (4) The overall outcomes for this precinct are:
  - (a) provide for a semi-rural living environment, where development is subservient to and integrates with the natural or rural landscape; and
  - (b) facilitate lots with a minimum lot size of 1 hectare.

#### 2 Hectare Precinct

- (5) The overall outcomes for this precinct are:
  - (a) provide for a generally rural amenity and character;
  - (b) facilitate lots with a minimum lot size of 2 hectares; and
  - (c) facilitate cropping and animal husbandry activities.

### 6.6.7.3 Criteria for assessment

**Table 6.6.7.1 – Rural Residential Zone Code – for self assessable and assessable development**

| Performance outcomes                      |                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Animal husbandry and cropping uses</b> |                                                                                                                                                                                                                                           |                                                                                                                                                                    |
| PO <sub>1</sub>                           | Setbacks are provided to: <ul style="list-style-type: none"> <li>(a) avoid potential nuisance to neighbours;</li> <li>(b) protect residential amenity; and</li> <li>(c) maintain the local streetscape or landscape character.</li> </ul> | AO <sub>1.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback 50m from any dwelling on surrounding land. |
| PO <sub>2</sub>                           | Development does not adversely impact on the amenity and character of the locality, having regard to the scale and visibility of buildings and structures.                                                                                | AO <sub>2.1</sub> Building height does not exceed two (2) storeys or 8.5m in height above natural ground level.                                                    |
| PO <sub>3</sub>                           | Development does not adversely impact on the amenity and character of the locality, having regard to odour and other emissions.                                                                                                           | AO <sub>3.1</sub> Cropping does not involve chemical spraying unless a 40m vegetated buffer is provided between crops and adjoining land.                          |
| <b>Dwelling House</b>                     |                                                                                                                                                                                                                                           |                                                                                                                                                                    |
| PO <sub>4</sub>                           | Dwellings have safe, all weather road access.                                                                                                                                                                                             | AO <sub>4.1</sub> A formed access road is provided to the dwelling.                                                                                                |
| PO <sub>5</sub>                           | An adequate, safe and reliable supply of potable and general use water is provided.                                                                                                                                                       | AO <sub>5.1</sub> The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres where not connected to a reticulated water supply.       |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>6</sub> Wastewater generated on site is treated and disposed of in a sustainable manner.                                                                                                                                                                                                                                                                                                                    | AO <sub>6.1</sub> Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>7</sub> The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.                                                                                                                                                                                | AO <sub>7.1</sub> The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.<br>AO <sub>7.2</sub> The dwelling is separated from an extractive industry by at least: <ul style="list-style-type: none"> <li>(a) 500m from a hard rock extractive industry;</li> <li>(b) 200m from a sand and gravel extractive industry; and</li> <li>(c) 100m from a haul route.</li> </ul>                                                                                                                                                                                                                                                                                                                                  |
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>8</sub> 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: <ul style="list-style-type: none"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | AO <sub>8.1</sub> A caretaker's accommodation is: <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which:               <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> AO <sub>8.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use. |
| <b>Non-residential Uses – Scale of Use</b>                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>9</sub> The non-residential use is of a scale and intensity that: <ul style="list-style-type: none"> <li>(a) is compatible with the character of the streetscape and the residential appearance of the locality; and</li> <li>(b) does not undermine the viability of other centres or services/facilities.</li> </ul>                                                                                      | AO <sub>9.1</sub> The use: <ul style="list-style-type: none"> <li>(a) is carried out in an existing building;</li> <li>(b) <u>only does not increase</u> the Gross Floor Area of the building <u>by a maximum of 25m<sup>2</sup></u>;</li> <li>(c) is a single tenancy only; and</li> <li>(d) does not involve outdoor dining.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Non-residential Uses – Noise Amenity</b>                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>10</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                                                                                                                                                                                                                                | AO <sub>10.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>11</sub> Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.                                                                                                                                                                                                                                                         | AO <sub>11.1</sub> Where involving a shop or food outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm.<br>AO <sub>11.2</sub> Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Non-residential Uses – Privacy and Screening</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>12</sub> Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.                                                                                | AO <sub>12.1</sub> A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.<br>AO <sub>12.2</sub> 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.<br>AO <sub>12.3</sub> 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. |
| PO <sub>13</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                              | AO <sub>13.1</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Non-residential Uses – Outdoor Lighting</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>14</sub> 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. | AO <sub>14.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br>AO <sub>14.2</sub> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.                                                                                                                                                                                                                                                                      |
| <b>Non-residential Uses – Impact on Road Network</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>15</sub> Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.                                                                                                                                                   | AO <sub>15.1</sub> Non-residential uses are located on a Regional Arterial, Sub-Arterial or Distributor Road <b>only</b> and access to the development is not from a local street.                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <u>PO<sub>16</sub> 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.</u> | <u>PO<sub>16.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <u>PO<sub>17</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>17.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <u>PO<sub>18</sub> 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.</u>                                                                                        | <u>PO<sub>18.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                                                                                                                                                                                                                                                                                                                                                                     |

6.6 – Other Zones Category ♦ 6.6.7 – Rural Residential Zone Code

| Performance outcomes                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>19</sub> <a href="#">Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</a> | PO <sub>19.1</sub> <a href="#">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.</a><br><br>OR<br>PO <sub>19.2</sub> <a href="#">Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.</a> |

**Table 6.6.7:2 – Rural Residential Zone Code – for assessable development only**

| Performance outcomes                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uses</b>                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>1</sub> The zone accommodates very low density forms of housing and other small-scale uses that service the day to day needs of local residents. | <p>AO<sub>1.1</sub> Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry;</li> <li>(b) child care centre;</li> <li>(c) community residence;</li> <li>(d) cropping;</li> <li>(e) dwelling house;</li> <li>(f) emergency services;</li> <li>(g) health care services;</li> <li>(h) home based business;</li> <li>(i) major electricity infrastructure;</li> <li>(j) roadside stall;</li> <li>(k) rural works' accommodation;</li> <li>(l) shop;</li> <li>(m) substation;</li> <li>(n) veterinary services; and</li> <li>(o) recreation activities where for small scale outdoor sport and recreation uses.</li> </ul> <p>AO<sub>1.2</sub> Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) business activities (other than those listed in AO<sub>1.1</sub>);</li> <li>(b) rural activities (other than animal husbandry, cropping and roadside stalls);</li> <li>(c) entertainment activities;</li> <li>(d) industry activities; and</li> <li>(e) recreation activities (other than small scale outdoor sport and recreation).</li> </ul> |

Toowoomba Regional Planning Scheme  
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| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub>      | Non-residential uses:<br>(a) provide for the day to day needs of the immediate rural residential community and do not undermine the viability of nearby centres;<br>(b) have access to all necessary infrastructure and services;<br>(c) are of a nature that is compatible with the semi-rural and low intensity residential character of the zone;<br>(d) are in buildings of a scale that is consistent with the surrounding rural residential area; and<br>(e) do not unduly detract from the amenity of nearby residences.                                          | No acceptable outcome is nominated.                                                                                                                                                                                                                                |
| <b>Site Layout</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                    |
| PO <sub>3</sub>      | The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:<br>(a) any hazards to people or property are avoided;<br>(b) any earthworks are minimised;<br>(c) the retention of natural drainage lines is maximised;<br>(d) the retention of existing vegetation is maximised;<br>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and<br>(f) there is adequate buffering, screening or separation to adjoining development. | No acceptable outcome is nominated.                                                                                                                                                                                                                                |
| <b>Amenity</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                    |
| PO <sub>4</sub>      | 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.                                                                                                                                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated.                                                                                                                                                                                                                                |
| <b>Stables</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                    |
| PO <sub>5</sub>      | Stables do 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.                                                                                                                                                                                                                                                                                                                                                                                                          | AO <sub>5.1</sub> No horse is stabled closer than 15m to a residential building on an adjoining lot.<br>AO <sub>5.2</sub> Wastes are collected and disposed of daily.<br>AO <sub>5.3</sub> All food/waste holding areas and receptacles are contained and covered. |
| <b>Precincts</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                    |
| PO <sub>6</sub>      | Development in the 4,000m <sup>2</sup> precinct:<br>(a) does not require the creation of lots smaller than 4,000m <sup>2</sup> ; and<br>(b) maintains a very low density residential character.                                                                                                                                                                                                                                                                                                                                                                          | No acceptable outcome is nominated.                                                                                                                                                                                                                                |

6.6 – Other Zones Category ◆ 6.6.7 – Rural Residential Zone Code

Toowoomba Regional Planning Scheme  
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6.6 – Other Zones Category

| Performance outcomes |                                                                                                                                                                                                                             | Acceptable outcomes                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| PO <sub>7</sub>      | Development in the 1ha precinct:<br>(a) does not require the creation of lots smaller than 1ha;<br>(b) maintains the semi-rural character; and<br>(c) is subservient to and integrates with the natural or rural landscape. | No acceptable outcome is nominated. |
| PO <sub>8</sub>      | No acceptable outcome is nominated.                                                                                                                                                                                         | No acceptable outcome is nominated. |
| PO <sub>9</sub>      | Effluent generated by a development is capable of being treated and disposed of on site.                                                                                                                                    | No acceptable outcome is nominated. |

## 6.6.8 Specialised Centre Zone Code<sup>53</sup>

### 6.6.8.1 Application

This code applies to assessable development:-

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

### 6.6.8.2 Purpose and overall outcomes

- (1) The purpose of the Specialised Centre Zone Code provides for one (or more) specialised uses and activities, and to facilitate the effective on-going operation of these activities.

The overall outcomes sought for the zone code are as follows:

- (a) land within the zone remains available to accommodate specific uses, generally to the exclusion of other uses that are incompatible with the operational characteristics and nature of the specific uses;
- (b) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use such as public transport;
- (c) development does not compromise the viability, role and function of the hierarchy and network of centres;
- (d) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

#### Queensland Government Research Facility Precinct

- (1) The overall outcome of the Queensland Government Research Facility Precinct is:
  - (a) To facilitate the ongoing use and development of the Queensland Government Research Facility Centre for agricultural production systems research and for expansion of associated science, innovation and technology opportunities.

#### Toowoomba Airport Precinct

- (2) The overall outcomes of the Toowoomba Airport Precinct are:
  - (a) To facilitate the use of the land is as an airport, including general aviation, regional air emergency services, aviation communications and aviation training activities that are compatible with the primary use;
  - (b) uses and works for airport purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent land.

#### Defence Facilities Precinct

- (3) The overall outcomes of the Defence Facilities Precinct is:
  - (a) to support the ongoing use of land for Department of Defence related purposes, including aviation, communications, administration, accommodation and recreation facilities for defence personnel.

#### Specialist Retail Centre Precinct

- (4) The overall outcome of the Specialist Retail Centre Precinct is:
  - (a) development provides for the establishment of large format retailing including bulky goods/showrooms, garden centre, hardware and trade supplies but not including supermarkets, department stores or discount department stores;

<sup>53</sup> Amended on 3 November 2014



- (b) the establishment of other business activities does not significantly reduce the area available for large format retailing and is limited to convenience retailing and food outlets/entertainment uses that support and are associated with the predominant large format retailing activities.

### 6.6.8.3 Criteria for assessment

**Table 6.6.8:1 – Specialised Centre Zone Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b>General</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>2</sub> Setbacks are provided to:</p> <ul style="list-style-type: none"> <li>(a) avoid potential nuisance to neighbours;</li> <li>(b) protect residential amenity; and</li> <li>(c) maintain the local streetscape or landscape character.</li> </ul>                                                                                                                                                          | <p>AO<sub>2.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances:</p> <ul style="list-style-type: none"> <li>(a) from any land included in a residential or Rural Residential Zone – 100m;</li> <li>(b) from any dwelling on surrounding land in the Rural Zone – 50m.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PO<sub>3</sub> Development does not adversely affect the character of the locality, having regard to the scale and visibility of buildings.</p>                                                                                                                                                                                                                                                                       | <p>AO<sub>3.1</sub> Building height (other than for silos, windmills and similar structures) does not exceed two (2) storeys or 10.5m above Ground Level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Animal Keeping</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>4</sub> Animal keeping is sited, constructed and managed such that:</p> <ul style="list-style-type: none"> <li>(a) animals are securely housed; and</li> <li>(b) the use does not cause a nuisance beyond the site boundaries.</li> </ul>                                                                                                                                                                      | <p>AO<sub>4.1</sub> The area of the land in which animals are kept is fenced to a minimum of 1.8m designed to prevent escape of animals.</p> <p>AO<sub>4.2</sub> Animal pens and/or enclosures are gravity drained to the effluent collection/treatment point.</p> <p>AO<sub>4.3</sub> Animals are kept in pens and/or enclosures between the hours of 6:00 pm to 7:00 am.</p>                                                                                                                                                                                                                                                                                                                                                                         |

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| Performance outcomes                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                         |                                                                                                                                                                                                                                    |
| <u>PO<sub>5</sub> 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.</u> | <u>PO<sub>5.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                         |
| <u>PO<sub>6</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>6.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                         |
| <u>PO<sub>7</sub> 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.</u>                                                                                        | <u>PO<sub>7.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                  |
| <u>PO<sub>8</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                   | <u>PO<sub>8.1</sub> 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.</u> |
|                                                                                                                                                                                                                                                                                    | <u>OR</u><br><u>PO<sub>8.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u>                               |

6.6 – Other Zones Category ♦ 6.6.8 – Specialised Centre Zone Code

**Table 6.6.8:2 – Specialised Centre Zone Code – for assessable development**

| Performance outcomes |                                                                                                                                 | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                 |                                                                                                                                 |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>1</sub>      | Development protects and does not prejudice the on-going operation and/or expansion of specific uses accommodated in this zone. | AO <sub>1.1</sub>   | <p>Uses that are consistent with the intent of the Queensland Government Research Facility Precinct include:</p> <ul style="list-style-type: none"> <li>(a) where associated with research and science innovation purposes the following: <ul style="list-style-type: none"> <li>(i) animal husbandry;</li> <li>(ii) aquaculture;</li> <li>(iii) car wash</li> <li>(iv) cropping;</li> <li>(v) education establishment;</li> <li>(vi) intensive horticulture;</li> <li>(vii) major electricity infrastructure;</li> <li>(viii) market</li> <li>(ix) substation</li> <li>(x) veterinary services; and</li> <li>(xi) winery.</li> </ul> </li> </ul> |
|                      |                                                                                                                                 | AO <sub>1.2</sub>   | <p>Uses that are inconsistent with the intent of the Queensland Government Research Facility Precinct include:</p> <ul style="list-style-type: none"> <li>(a) offices that do not support the research activities of the precinct;</li> <li>(b) shops and shopping centre;</li> <li>(c) food and drink outlets;</li> <li>(d) sport and recreation uses;</li> <li>(e) residential uses; and</li> <li>(f) industry uses.</li> </ul>                                                                                                                                                                                                                 |
|                      |                                                                                                                                 | AO <sub>1.3</sub>   | <p>Uses that are consistent with the intent of the Toowoomba Airport Precinct include:</p> <ul style="list-style-type: none"> <li>(a) where associated with aviation purposes the following: <ul style="list-style-type: none"> <li>(i) air services;</li> <li>(ii) car wash</li> <li>(iii) educational establishment;</li> <li>(iv) emergency services.</li> <li>(v) food and drink outlets;</li> <li>(vi) major electricity infrastructure;</li> <li>(vii) office;</li> <li>(viii) service and low impact industry;</li> <li>(ix) shop; and</li> <li>(x) substation.</li> </ul> </li> </ul>                                                     |

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| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <p>AO<sub>1.4</sub> Uses that are inconsistent with the intent of the Toowoomba Airport Precinct include:</p> <ul style="list-style-type: none"> <li>(a) uses that are not associated with the aviation operations of the airport;</li> <li>(b) showrooms; and</li> <li>(c) industry.</li> </ul> <p>AO<sub>1.5</sub> Uses that are inconsistent with the Defence Force Precinct include:</p> <ul style="list-style-type: none"> <li>(a) shops and shopping centres that do not provide a direct service to defence personnel accommodated the site;</li> <li>(b) business activities;</li> <li>(c) entertainment facilities that do not provide a direct service to defence personnel accommodated on site; and</li> <li>(d) industry activities.</li> </ul> <p>AO<sub>1.6</sub> Uses that are consistent with the intent of the Defence Facilities Precinct include:</p> <ul style="list-style-type: none"> <li>(a) accommodation, recreation and community activities uses for defence personnel and their families;</li> <li>(b) offices associated with the defence operations;</li> <li>(c) aviation and telecommunications facilities associated with defence operations;</li> <li>(d) educational establishment associated with defence operations;</li> <li>(e) health care services for defence personnel and their families; and</li> <li>(f) veterinary services associated with the defence operations.</li> </ul> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>2</sub> Development provides adequate separation, buffering and screening from land in a residential or Rural Residential Zone so that the privacy and amenity of such premises are not adversely affected.</p>                                                                                                                                                                                                                                                                                                                                                                       | <p>AO<sub>2.1</sub> Buildings are set back from any boundary adjoining land in a residential or Rural Residential Zone a minimum of 3m or half the height of the building, whichever is the greater.</p> <p>AO<sub>2.2</sub> Active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or Rural Residential Zone a minimum of 3m.</p> <p>AO<sub>2.3</sub> Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or Rural Residential Zone, the following is provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid timber, brick or masonry fence; or</li> <li>(b) a densely planted landscape strip, having a minimum width of 3m.</li> </ul> <p>AO<sub>2.4</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or Rural Residential Zone, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p> |
| <p>PO<sub>3</sub> 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"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to services is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul>                    | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>4</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>5</sub> Development is designed to incorporate graffiti-prevention measures.                                                                                                                                                                                                                                                                                                                  | AO <sub>5.1</sub> Building design and layout incorporates the following features where practical:<br>(a) shrubbery planted against walls;<br>(b) designs with an absence of 'natural ladders';<br>(c) minimal unbroken vertical surface areas; and<br>(d) graffiti-deterrent surface treatments where adjoining public places.                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>6</sub> Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Role and Function</b>                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>7</sub> Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of any proximate residential areas.                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PO <sub>8</sub> The front building setback is consistent with the prevailing setbacks in the street and is sufficient for the convenient movement of pedestrians and appropriate landscaping.                                                                                                                                                                                                         | AO <sub>8.1</sub> Buildings are set back:<br>(a) within 20% of the average front setback of adjoining buildings; or<br>(b) where there are no adjoining buildings, 6m.<br>AO <sub>8.2</sub> A minimum 3m wide landscaped strip is provided along all street frontages. <sup>54</sup>                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>9</sub> Side and rear building setbacks:<br>(a) enhance the appearance and character of streets and buildings;<br>(b) are appropriate to the scale of the development and the character of the locality;<br>(c) are sufficient to minimise overshadowing and overlooking of adjoining premises; and<br>(d) provide adequate separation and buffering from residential premises. <sup>55</sup> | AO <sub>9.1</sub> A side setback of not less than 3m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone.<br>AO <sub>9.2</sub> A rear setback of not less than 6m or half the height of the building at that point, whichever is the greater; is provided along the common boundary with any residential use or zone.<br>AO <sub>9.3</sub> A minimum 1.8m high acoustic and visual screen fence is provided along the common boundary with any residential use or zone.<br>AO <sub>9.4</sub> Bin storage and collection areas are located at least 10m from any boundary. |
| PO <sub>10</sub> Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to historic character, built form, open space, landscaping and the public realm.                                                                                                                                                                                   | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>54</sup> The Landscaping Code and Planning Scheme Policy No. 9 sets out additional requirements for landscaping.

<sup>55</sup> The Landscaping Code sets out additional requirements for the provision of landscaping.

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>11</sub> 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"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                      |
| <b>Amenity and Safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                          |
| <p>PO<sub>12</sub> Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>13</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul>                                                                             | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>14</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>AO<sub>14.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |
| <p>PO<sub>15</sub> Any loading/unloading areas and outdoor storage areas are screened from public view.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>AO<sub>15.1</sub> Outdoor loading/unloading and storage areas are sited or screened so as not to be visible from any public place or adjacent premises used for residential purposes.</p>                                                                                                                                                                             |

## 6.6.9 Township Zone Code<sup>56</sup>

### 6.6.9.1 Application

This code applies to assessable development:-

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

### 6.6.9.2 Purpose and overall outcomes

- (1) The purpose of the Township Zone Code is to provide for small to medium-size service centres located within a rural area.  
Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community.  
Tourist facilities such as tourist attractions and short-term accommodation may be appropriate.
- (2) The overall outcomes sought for the zone code are as follows:
  - (a) a range of retail, commercial, industrial, administrative and cultural uses are provided that:
    - (i) are of a scale appropriate to serve the needs of the community and does not adversely affect the viability of other centres;
    - (ii) are conveniently located and accessible to residents and visitors;
    - (iii) are co-located with existing non-residential activities is preferred to reinforce a community focus/node, such as a main street; and
    - (iv) do not have adverse impacts on surrounding residential uses are minimised.
  - (b) a range of residential dwelling types are provided which reflect local housing needs and are developed at residential densities that are lower than that for other urban settlement areas;
  - (c) development protects and enhances the unique local or historic character of a town in a predominantly rural area;
  - (d) development services the needs of both local residents, residents of the surrounding rural area and visitors;
  - (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
  - (f) development is reflective of and responsive to the environmental constraints of the land;
  - (g) community facilities and infrastructure which directly supports the local community are facilitated;
  - (h) development has access to a range of development infrastructure, including utility installations and essential services but may not include all forms of urban services, particularly reticulated wastewater;
  - (i) development provides a high level of amenity; and
  - (j) development is facilitated where it has a direct relationship with the local or historic character of the town.

<sup>56</sup> Amended on 3 November 2014



### 6.6.9.3 Criteria for assessment

Table 6.6.9:1 – Township Zone Code – for self assessable and assessable development

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Caretaker's accommodation</b>                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>1</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe for the residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul> | <p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions generated by the primary use of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a maximum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p> |
| <b>Non-residential uses</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>PO<sub>2</sub> The amenity of the locality is not unreasonably affected as a result of the activity.</p>                                                                                                                                                                                                                                                                                                               | <p>AO<sub>2.1</sub> Hours of operation are limited to 7:00 am to 7:00 pm Monday to Saturday.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>3</sub> Development has a high quality appearance and makes a positive contribution to the character of the area.</p>                                                                                                                                                                                                                                                                                           | <p>AO<sub>3.1</sub> Outdoor work, storage (including bin storage) and servicing areas are:</p> <ul style="list-style-type: none"> <li>(a) not located adjacent to any road frontage; and</li> <li>(b) screened from public view by either: <ul style="list-style-type: none"> <li>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</li> <li>(ii) mature landscaping that has the same effect as a 1.8m high wall.</li> </ul> </li> </ul> <p>AO<sub>3.2</sub> All external areas are either landscaped or sealed.</p>                                                                                                                                                            |
| <p>PO<sub>4</sub> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour<sup>57</sup>, dust or other emissions.</p>                                                                                                                                                                                                                                                  | <p>AO<sub>4.1</sub> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>5</sub> Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> <li>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and</li> <li>(b) desired ambient noise levels in residential areas are not exceeded.</li> </ul>                                                                                                 | <p>AO<sub>5.1</sub> Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

<sup>57</sup> Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

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| Performance outcomes                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>6</sub> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.                                                         | <p>AO<sub>6.1</sub> Light emanating from any source complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO<sub>6.2</sub> Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – <i>Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>                                                                                                                                                               |
| PO <sub>7</sub> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <sup>58</sup> | <p>AO<sub>7.1</sub> Areas where potentially contaminating substances are stored or used, are:</p> <ul style="list-style-type: none"> <li>(a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and</li> <li>(b) located in a flood free area of a 1 in 100 year flood event.</li> </ul> <p>AO<sub>7.2</sub> Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO<sub>7.3</sub> Roof water is piped away from areas of potential contamination.</p> |
| <b>Non-Residential Uses – Scale of Use</b>                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>8</sub> The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.                         | <p>AO<sub>8.1</sub> The use:</p> <ul style="list-style-type: none"> <li>(a) is carried out in an existing building;</li> <li>(b) <del>only does not increase</del> the Gross Floor Area of the building <u>by a maximum of 25m<sup>2</sup></u>; <del>and</del></li> <li>(c) is a single tenancy only; and</li> <li>(d) does not involve outdoor dining.</li> </ul>                                                                                                                                                                                       |
| <b>Non-Residential Uses – Noise Amenity</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>9</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.                                  | AO <sub>9.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>10</sub> 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<sub>10.1</sub> Where involving a shop or food outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm.</p> <p>AO<sub>10.2</sub> Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.</p>                                                                                                                                                                                                                                                                  |

<sup>58</sup> Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Toowoomba Regional Planning Scheme  
Part 6 – Zones  
6.6 – Other Zones Category

| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Non-Residential Uses – Privacy and Screening</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>11</sub> Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.                                                                                | AO <sub>11.1</sub> A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.<br>AO <sub>11.2</sub> 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.<br>AO <sub>11.3</sub> 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.                                                                                                                                    |
| PO <sub>12</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.                                                                                                                                                                              | AO <sub>12.1</sub> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Non-Residential Uses – Outdoor Lighting</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>13</sub> 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. | AO <sub>13.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only.<br>AO <sub>13.2</sub> 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> .                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Non-Residential Uses – Impact on Road Network</b>                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>14</sub> Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.                                                                                                                                                   | AO <sub>14.1</sub> Non-residential uses are located on a Regional Arterial, Sub-Arterial or Distributor Road <b>only</b> and access to the development is not from a local street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Outdoor Activities and Storage</b><br><b>The following provisions apply to self assessable uses for:</b><br><b>Agricultural Supplies, Garden Centre, Hardware &amp; Trade Supplies,</b><br><b>Low Impact Industry, Rural Industry, Service Industry and Warehouse.</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>15</sub> The use does not adversely impact the amenity of adjoining residences or streetscape by way of noise, emissions or visible industrial activities.                                                                                                                  | AO <sub>15.1</sub> All outdoor storage and use areas are located behind the front building line, and:<br>(a) are screened from the street by a solid 1.5m high screen fence; and<br>(b) a 1.5m wide landscaping area is provided along the full frontage of the site except driveway crossovers.<br>AO <sub>15.2</sub> The use does not involve outdoor storage of more than 30m <sup>3</sup> exposed stockpiles of raw or processed material.<br>AO <sub>15.3</sub> Where adjoining a residential use:<br>(a) buildings have no openings, except for an office, storage room, lunch room or an amenities area that faces an adjoining residential use; and<br>(b) all work associated with the use is conducted indoors. |

Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Building Work (not associated with a Material Change of Use)</u></b>                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |
| <u>PO<sub>16</sub> 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.</u> | <u>PO<sub>16.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.</u>                                                                                                                         |
| <u>PO<sub>17</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</u>                                                                                                                    | <u>PO<sub>17.1</sub> No reduction of previously approved landscaping areas is to occur.</u>                                                                                                                                         |
| <u>PO<sub>18</sub> 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.</u>                                                                                        | <u>PO<sub>18.1</sub> Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.</u>                                                                  |
| <u>PO<sub>19</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</u>                                                                                                   | <u>PO<sub>19.1</sub> 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.</u> |
|                                                                                                                                                                                                                                                                                     | OR<br><u>PO<sub>19.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</u>                                      |

6.6 – Other Zones Category ♦ 6.6.9 – Township Zone Code

**Table 6.6.9:2 – Township Zone Code – for assessable development**

| Performance outcomes |                                                                                                                                                             | Acceptable outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                 |                                                                                                                                                             |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>1</sub>      | The zone accommodates low density forms of housing and other uses that service the needs of visitors and residents of the township and its rural catchment. | AO <sub>1.1</sub>   | <p>Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) business activities;</li> <li>(b) caretaker's accommodation;</li> <li>(c) car wash;</li> <li>(d) child care centre;</li> <li>(e) club;</li> <li>(f) community care centre;</li> <li>(g) community residence;</li> <li>(h) community use;</li> <li>(i) dwelling house;</li> <li>(j) dual occupancy;</li> <li>(k) educational establishment;</li> <li>(l) emergency services;</li> <li>(m) funeral parlour;</li> <li>(n) health care services;</li> <li>(o) home based business;</li> <li>(p) indoor sport and recreation;</li> <li>(q) low impact industry;</li> <li>(r) major electricity infrastructure;</li> <li>(s) nature-based tourism;</li> <li>(t) outdoor sport and recreation;</li> <li>(u) outstation;</li> <li>(v) place of worship;</li> <li>(w) roadside stalls;</li> <li>(x) rural industry;</li> <li>(y) substation;</li> <li>(z) theatre;</li> <li>(aa) veterinary services;</li> <li>(bb) warehouse;</li> <li>(cc) wholesale nursery; and</li> <li>(dd) winery.</li> </ul> <p>AO<sub>1.2</sub></p> <p>Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) rural activities (other than those listed in AO<sub>1.1</sub>);</li> <li>(b) high impact or special industry; and</li> <li>(c) recreation activity being a major sport, recreation and entertainment facility or motor sport facility.</li> </ul> |

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| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub>      | Non-residential uses:<br>(a) are of a scale appropriate to serve the needs of the visitors and residents of the township and its rural catchment, and which does not adversely affect the viability of other centres;<br>(b) are located on the town's main street or are co-located with non residential activities of a similar nature;<br>(c) are in buildings of a scale that is consistent with the surrounding area; and<br>(d) do not unduly detract from the amenity of nearby residences. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PO <sub>3</sub>      | Accommodation activities other than caretaker's accommodation, community residence and dwelling house reflect the residential scale and density of the surrounding area.                                                                                                                                                                                                                                                                                                                           | AO <sub>3.1</sub> The number of dwellings on the site does not exceed one per 500m <sup>2</sup> where within a wastewater area.<br>AO <sub>3.2</sub> Where not within a wastewater area, the number of dwellings does not exceed one per 500m <sup>2</sup> and the on-site waste water treatment and disposal is provided which complies with SC6.3 PSP No. 3 – <i>Engineering Standards – Water and Waste Water Infrastructure</i> . For the purposes of calculating density the area used for on-site waste water treatment and disposal is not included.<br>AO <sub>3.3</sub> The site has a minimum frontage of 12m. |
| Built Form           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>4</sub>      | Buildings are of a height which is consistent with the character of the township, and which do not unduly reduce privacy or access to sunlight on adjoining land.                                                                                                                                                                                                                                                                                                                                  | AO <sub>4.1</sub> Buildings have a maximum height of two (2) storeys or 8.5m above ground level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>5</sub>      | Site coverage:<br>(a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure;<br>(b) reduces the visual impact of additional hard surface areas; and<br>(c) respects the character of the township and responds to the features of the site.                                                                                                                                                                                            | <i>For accommodation activities (other than dwelling house and dual occupancy):</i><br>AO <sub>5.1</sub> Site cover does not exceed 60% of the site area.<br><i>For other development:</i><br>AO <sub>5.2</sub> Site cover does not exceed 50%.                                                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>6</sub>      | The front building setback is consistent with the prevailing front setbacks in the street.                                                                                                                                                                                                                                                                                                                                                                                                         | AO <sub>6.1</sub> Where the site has frontage to a collector or local road, buildings are set back from that frontage:<br>(a) within 20% of the average front setback of adjoining buildings; or<br>(b) where there are no adjoining buildings, 3m.                                                                                                                                                                                                                                                                                                                                                                      |

Toowoomba Regional Planning Scheme  
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>7</sub> Side and rear building setbacks:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) are appropriate to the scale of the development and the character of the township;</li> <li>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>(d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and</li> <li>(e) provide adequate separation and buffering between residential and non residential premises.</li> </ul>                                                                        | <p><i>For accommodation activities (other than dwelling house and dual occupancy):</i></p> <p>AO<sub>7.1</sub> Buildings are built to side boundaries where:</p> <ul style="list-style-type: none"> <li>(a) a maximum height of 3m; and</li> <li>(b) a maximum length of 9m.</li> </ul> <p>OR</p> <p>AO<sub>7.2</sub> Buildings are set back from a side boundary in accordance with Table 6.6.9:3</p> <p>AO<sub>7.3</sub> Buildings are set back a minimum of 4m from a rear boundary.</p> <p><i>For other development:</i></p> <p>No acceptable outcome is nominated.</p> |
| <p>PO<sub>8</sub> Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to historic character, built form, open space, landscaping and the public realm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>PO<sub>9</sub> 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"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Amenity and Safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>10</sub> Development maintains a high level of 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>11</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                               |
| <p>PO<sub>12</sub> Development is designed to incorporate graffiti-prevention measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>AO<sub>12.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) shrubbery planted against walls;</li> <li>(b) designs with an absence of 'natural ladders';</li> <li>(c) minimal unbroken vertical surface areas; and</li> <li>(d) graffiti-deterrent surface treatments.</li> </ul> |

**Table 6.6.9:3 – Side Boundary Setbacks**

| Width of lot frontages         |                               |                                |                               |                                |                               |                                |                               |            |
|--------------------------------|-------------------------------|--------------------------------|-------------------------------|--------------------------------|-------------------------------|--------------------------------|-------------------------------|------------|
| 10m – 12.4m                    |                               | 12.5 – 14.9m                   |                               | 15 – 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         |



# Appendix C

### 7.2.3 Charlton Wellcamp Enterprise Area Local Plan Code<sup>3</sup>

#### 7.2.3.1 Application

This code applies to assessable development:-

- (1) within the Charlton Wellcamp Enterprise Area Local Plan area as shown within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Charlton Wellcamp Enterprise Area Local Plan Code by the tables of assessment in Part 5 (Tables of assessment).

#### 7.2.3.2 Context and setting

- (1) The purpose of the Charlton Wellcamp Enterprise Area Local Plan Code is to provide additional local planning requirements for the Charlton Wellcamp Enterprise Area. The Charlton Wellcamp Enterprise Area is a regionally significant employment hub, accommodating a mix of business and industry activities that capitalises on the area's strategic location and competitive strengths.
- (2) The provisions of this local plan prevail over the provisions of any applicable zones, to the extent of any inconsistency. Development complies with this Code where it complies with the purpose of the Code. The purpose of the Code will be achieved through the Overall Outcomes. The Performance Outcomes express the Overall Outcomes in more detail. The Acceptable Outcomes represent the preferred way of complying with the Performance Outcomes, while there may be other ways of complying with the Performance Outcomes while still meeting the purpose of the Code.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Charlton Wellcamp Enterprise Area is a regionally significant employment hub, serving as a major business and employment area for the Toowoomba, Surat Basin Energy Province and broader Darling Downs Region. Intended to accommodate more than 10,000 employees, it is recognised as an important asset to the broader South-East Queensland and Queensland economies.
  - (b) Charlton Wellcamp Enterprise Area accommodates a mix of regionally significant business and industry activities that capitalises on the area's strategic location and competitive strengths, particularly proximity to regional transport networks and surrounding agricultural, energy and extractive industry activity. Accordingly, Charlton Wellcamp Enterprise Area will provide for transport and logistics and innovative major, high-impact and special industries providing high value-adding uses and employment opportunities.
- (4) The Area contains a number of precincts:  
**Intermodal Facility Precinct**
  - (a) The Intermodal Facility Precinct is located at the north of the Charlton Wellcamp Enterprise Area and incorporates approximately 359ha of developable land.
  - (b) The Intermodal Facility Precinct caters for enterprises that require the delivery of goods via rail or the interchange of freight between rail and road transport modes. It is envisaged that a number of businesses and facilities will be located in this precinct, including:
    - (i) road/rail freight interchange facilities;
    - (ii) major road freight terminal buildings and depots;
    - (iii) major rail freight terminals and depots; and
    - (iv) associated storage and operational facilities.

<sup>3</sup> Amended on 3 November 2014

- (c) Uses that are incompatible with the above facilities and activities not associated with the operation of intermodal activities are discouraged from establishing in the Intermodal Facility Precinct.
- (d) The intermodal facility is linked to the Surat Basin and the Port of Brisbane via a spur from the Western Railway line. In the longer term, the Melbourne to Brisbane inland rail line may be constructed, providing a link between Toowoomba and Moree and, ultimately, a connection to Melbourne.
- (e) The Precinct will be serviced by a spur line and sidings that connect to the Western Railway line. Two siding options have been explored - an east west orientation and a north south orientation. Each has the potential to satisfy current national rail design standards. Further investigation is required to identify the most suitable orientation in collaboration with Department of Transport and Main Roads and Queensland Rail.
- (f) The precinct will enjoy efficient access to the Warrego Highway and the proposed Toowoomba Bypass. Access to the Warrego Highway will be via a signalised intersection at O'Maras Road/Stegers Road. The Warrego Highway will have a future interchange with the Toowoomba Bypass.
- (g) Further subdivision and development of the precinct will not occur until a suitable rail siding alignment, with agreement from stakeholders, and the confirmation of a set alignment has been determined for the Melbourne to Brisbane inland rail line. Subdivision and development does not occur in the Precinct prior to relevant decisions being made about rail infrastructure, so as not to prejudice development of or limit siting and design flexibility for an intermodal facility.
- (h) The design and layout of the Intermodal Facility Precinct does not negatively impact upon the current or future operation of the Warrego Highway, Western Railway, the Proposed Toowoomba Bypass, or the Melbourne to Brisbane inland rail line.

#### Transport and Warehousing Precinct

- (a) The Transport and Warehousing Precinct is located to the north of the Warrego Highway, adjacent to the Intermodal Facility Precinct. The Transport and Warehousing Precinct covers a developable area of approximately 154ha.
- (b) The Transport and Warehousing Precinct provides land for road-based freight, transport, warehouse and distribution uses and facilities. The following uses are envisaged:
  - (i) road freight interchange facilities;
  - (ii) major road freight terminal buildings and depots; and
  - (iii) associated storage and operational facilities.
- (c) Uses considered incompatible with and activities not associated with the operation of the transport and warehouse uses are not supported in this precinct. Uses that do not take advantage of the high quality freight access opportunities are likewise not supported in this precinct.
- (d) Businesses within the Transport and Warehousing Precinct have synergies with the neighbouring Intermodal Facility Precinct.
- (e) The precinct will enjoy efficient links to the Intermodal Facility Precinct, Warrego Highway, and proposed Toowoomba Bypass Corridor. The design and layout of the Precinct does not negatively impact the current or future operation of the Warrego Highway, Western Railway, or the Proposed Toowoomba Bypass or Moree to Toowoomba section of the Melbourne to Brisbane inland rail line.

#### Wellcamp Low Impact Industry Precinct

- (a) The Wellcamp Low Impact Precinct is located to the southern side of the Toowoomba Cecil Plain Road, to the west of the quarry. The Wellcamp Low Industry Precinct covers a developable area of approximately 125ha.

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- (a) The Wellcamp Low Industry Precinct provides for the establishment of low impact industry and separates potentially heavier forms of industry to the south from sensitive land uses to the north.
- (b) Development in the Wellcamp Low Industry Precinct is for low impact industry uses and compatible uses, such as warehousing, that are regionally significant, support or have direct nexus with other development in the Charlton Wellcamp Enterprise Area Local Plan.

(e)

**General Industry Precinct**

- (a) The General Industry Precinct is located to the south of the Warrego Highway and includes approximately 315ha of developable land.
- (b) The General Industry Precinct provides land for medium and large scale general industry enterprises that service a regional market (or greater) and are linked to other activities in the Region, particularly in the Surat Basin and greater Darling Downs area.
- (c) The following uses build upon the competitive strengths of the Region and are envisaged in the General Industry Precinct:
  - (i) food product manufacturing;
  - (ii) metal and metallic product manufacturing;
  - (iii) building & construction material manufacturing;
  - (iv) machinery & equipment manufacturing;
  - (v) other chemical product manufacturing; and
  - (vi) leather and leather product manufacturing (e.g., specialised saddle and harness manufacture).
- (d) Initial development in the precinct is accommodated in the area immediately to the south of Warrego Highway, with longer term development in the area abutting the northern edge of Toowoomba Cecil Plains Road.

**Heavy Industry Precinct**

- (a) The Heavy Industry Precinct is located in the southernmost part of the Local Plan area. Developable land included within the Heavy Industry Precinct totals approximately 520ha.
- (b) The Heavy Industry Precinct provides land for high-impact industries of regional, state or national significance, with specific industry types and requirements developed in consultation with the State Government.
- (c) Servicing within the Precinct is not reliant on the development of services elsewhere in the Charlton Wellcamp Enterprise Area and will conform to best practice environmentally sustainable development and industrial efficiency standards.
- (d) The activities of the Heavy Industry Precinct do not adversely impact on the amenity or viability of the other industries within the Charlton Wellcamp Enterprise Area Local Plan.

**Commercial Centre Precinct**

- (a) The Commercial Centre Precinct meets the commercial, retail and service needs of the employee population in the Charlton Wellcamp Enterprise Area and passing traffic along the Warrego Highway.
- (b) Centres have high visual exposure to major arterials and sub-arterials and are also conveniently located and easily accessible to employment areas throughout the Charlton Wellcamp Enterprise Area Local Plan.
- (c) The nature of the retail activity is focused on servicing the needs of workers and businesses within the Charlton Wellcamp Enterprise Area. The ultimate mix of services accommodated in the Commercial Centre Precinct comprise a limited mix

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- of business activities that service the day-to-day needs of workers and businesses including food and drink outlet, hotel, sales office, service station, and shop uses.
- (d) Two new commercial centres are anticipated in the precinct:
- (i) Charlton North commercial centre - provides for an expansion of the existing commercial centre at Charlton at the intersection of the Warrego Highway, O'Maras Road and Steger Road. This commercial centre will primarily service the north portion of the Local Plan area as well as passing traffic on the Warrego Highway;
  - (ii) Charlton South commercial centre - is located along O'Maras Road to the south of Dry Creek. The centre services the southern portion of the Local Plan area.

#### Conservation Precinct

- (a) The purpose of the Conservation Precinct is to protect environmental values whilst managing stormwater and flooding.
- (b) The Charlton Wellcamp Enterprise Area landscape is characterised by predominantly cleared rural land. There are few known ecological values within the Charlton Wellcamp Enterprise Area Local Plan due to clearing for agricultural production and extractive industry.
- (c) Mapped areas of significant vegetation within the Charlton Wellcamp Enterprise Area Local Plan are areas identified on the Regional Ecosystem mapping as Not of Concern. Where practical this vegetation will be retained.
- (d) There is a significant possibility of isolated areas of significant vegetation and/or threatened species occurring across the area including nationally significant grassland and woodland communities.
- (e) Notwithstanding the low ecological values present in the Local Plan area, there are opportunities to rehabilitate ecosystem function in the Open Space Precinct and along riparian corridors. The Charlton Wellcamp Enterprise Area contains two (2) significant waterways (Westbrook Creek and Dry Creek), with Gowrie Creek located to the north of the Western Rail Line, just outside the Charlton Wellcamp Enterprise Area. There are also a number of smaller waterways and drainage lines throughout the site. Buffering of 140m (70m on either side from the centreline of a waterway) is provided along the major waterway line, providing for flood mitigation and riparian conservation and rehabilitation.
- (f) Low impact recreational uses are suitable within riparian corridors. Such uses are generally compatible with environmental values. Linear open spaces present opportunities to provide trails that link into the broader pedestrian and cycle network.

#### Quarry Precinct

- (a) The existing quarrying activities in this precinct continue, and expand in an environmentally responsible way.
  - (b) Progressive rehabilitation and landscaping of land in the precinct during and at the conclusion of the working life of the quarry occurs and an effective buffer area between quarrying activities and surrounding land is maintained within the precinct.
- (5) Development within the Charlton Wellcamp Enterprise Area provides for the timely, efficient and effective provision of infrastructure in a form that meets the needs of the type of industry encouraged within the area.
- (6) Charlton Wellcamp Enterprise Area is suitable as a regionally significant enterprise area due to its access to regional transport networks. The following existing and proposed major transport routes are essential to the successful delivery of the Charlton Wellcamp Enterprise Area and their implementation and operational efficiency is not to be prejudiced:
- (a) Warrego Highway.
  - (b) Gore/Newell Highway.

- (c) Proposed Toowoomba Bypass.
  - (d) Western Railway.
  - (e) Proposed link to the Port of Gladstone.
  - (f) Proposed Melbourne to Brisbane Inland Rail.
- (7) The functional layout of development in the Local Plan area capitalises on its location at the junction of regionally significant road and rail links, providing unparalleled access to regional and interstate freight transport and industrial enterprise hubs.
  - (8) The Local Plan area has a well integrated internal transport network with efficient links to the regional and interstate road and rail freight routes. The internal transport network is focussed on Stegers Road, O'Maras Road and Toowoomba Cecil Plains Road.
  - (9) All elements of the transport network are designed and constructed to maximise efficiency in transport and minimise potential for conflicts.
  - (10) An integrated public transport system provides convenient services throughout Charlton Wellcamp Enterprise Area and provides frequent, efficient connections to the Toowoomba urban area and key destinations in the Region.
  - (11) Pedestrian pathways and bicycle connections are provided throughout the Local Plan area.
  - (12) Infrastructure will be provided that contributes to the competitive strengths of the Local Plan area, and that supports the planned development of the area.
  - (13) All infrastructure networks are provided to the Local Plan area at the level capable of servicing the proposed development and which considers the needs of future development.
  - (14) The development and use of land within the zones for transport and industry purposes is dependent on the availability of adequate infrastructure. Until such time as infrastructure becomes available, the continued rural use of such lands is supported.
  - (15) Development minimises land use conflicts and impacts on amenity through good design and appropriate siting of lots and buildings.
  - (16) The industrial activities located in the Local Plan area are able to operate 24 hours a day, providing an active enterprise location.
  - (17) New development and ongoing business operations exemplify best practice sustainable design principles and technologies.
  - (18) Charlton Wellcamp Enterprise Area is aesthetically appealing, well-connected, functional, economically viable and environmentally sustainable, thereby setting the benchmark for best practice industrial and enterprise development of this type.
  - (19) New development is located, designed, sited and used in ways that avoids environmental harm and does not present unacceptable environmental, health or safety risks.
  - (20) Development is sited to minimise land use conflicts between industrial activities and surrounding sensitive land uses.

### 7.2.3.3 Criteria for assessment

**Table 7.2.3:1 – Charlton Wellcamp Enterprise Area Local Plan Code – for assessable development**

| Performance outcomes                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General - applies to the whole of the Local Plan area</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Regional Significance</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>1</sub>                                              | Businesses that locate in Charlton Wellcamp contribute facilities of regional significance that capitalise on the area's strategic location and competitive strengths.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | AO <sub>1.1</sub> Businesses that locate in Charlton Wellcamp: <ul style="list-style-type: none"> <li>(a) provide goods and services to resource and energy businesses in the Surat Basin;</li> <li>(b) take advantage of the Warrego Highway and Gore Highway for the transport of freight and goods;</li> <li>(c) take advantage of existing and proposed east/west and north/south rail connections within the area; or</li> <li>(d) have links to other major employment nodes/markets/distribution networks for imports and exports, including the Port of Brisbane, Surat Basin and existing industrial areas at Ebenezer, Bromelton, Toowoomba or Brisbane.</li> </ul> |
| <b>Major Access Network</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>2</sub>                                              | Charlton Wellcamp is suitable as a regionally significant enterprise area due to its high level of access to regional transport networks.<br>The following existing and proposed major transport routes are essential to the successful delivery of the Charlton Wellcamp Enterprise Area and their operational efficiency is not prejudiced: <ul style="list-style-type: none"> <li>(a) Warrego Highway;</li> <li>(b) Gore Highway;</li> <li>(c) proposed Toowoomba Bypass;</li> <li>(d) Western Railway, which provides access to the Darling Downs and Western Queensland, Surat Basin Energy Province and the Port of Brisbane;</li> <li>(e) proposed link to the Port of Gladstone; and</li> <li>(f) proposed Melbourne to Brisbane Inland Rail.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Staging</b>                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>3</sub>                                              | Development has access to all infrastructure networks at the level capable of servicing the proposed development and which considers the needs of future development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AO <sub>3.1</sub> Development occurs on land that adjoins land where transport, water, wastewater, drainage and telecommunications infrastructure is already in place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| Performance outcomes                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
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| Subdivision Layout/Reconfiguring a Lot                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| PO <sub>4</sub>                                       | <p>Subdivision creates lots that have appropriate areas and dimensions for the siting and construction of required buildings and other structures, the provision of safe access and adequate on-site vehicle parking, required landscaping and buffering, other user needs and environmental considerations, having particular regard to the other Performance Outcomes and Acceptable Outcomes of this Code.</p> <p><i>Note: Figure 1- Indicative Industrial Subdivision Layout demonstrates how an appropriate subdivision layout may be achieved.</i></p> <p>Lot size and dimensions take into account the slope of the land, topography, and the desirability of minimising earthworks/retaining walls associated with building construction.</p> <p>Lot size and dimensions enable buildings, structures and use areas are sited and managed to:</p> <ul style="list-style-type: none"><li>(a) protect natural or cultural features;</li><li>(b) respect site constraints including soil conditions, bushfire risk, flooding, erosion, drainage and buffers to incompatible land uses;</li></ul> | AO <sub>4.1</sub>                           | <p>Subdivision creates regular shaped lots with minimum areas and average widths of not less than the following:</p> <table><tr><th>Precinct</th><th>Minimum Area</th><th>Minimum Average Width</th></tr><tr><td>Intermodal Facility</td><td>Subdivision not permitted</td><td>Subdivision not permitted</td></tr><tr><td>Transport and Warehousing</td><td>5ha</td><td>100m</td></tr><tr><td><a href="#">Wellcamp Low Impact Industry Precinct</a></td><td><a href="#">2ha</a></td><td><a href="#">Ratio of 1:2 width to depth</a></td></tr><tr><td>General Industry</td><td>2ha</td><td>Ratio of 1:2 width to depth</td></tr><tr><td><b>Extractive and Heavy Industry</b></td><td>10ha</td><td>100m</td></tr><tr><td><a href="#">Quarry Precinct</a></td><td><a href="#">10ha</a></td><td><a href="#">100m</a></td></tr><tr><td>Commercial Centre</td><td>Not Applicable</td><td>Not Applicable</td></tr><tr><td>Conservation</td><td>Subdivision not permitted</td><td>Subdivision not permitted</td></tr><tr><td><b>Recreation</b></td><td><b>Subdivision not permitted</b></td><td><b>Subdivision not permitted</b></td></tr></table> | Precinct | Minimum Area | Minimum Average Width | Intermodal Facility | Subdivision not permitted | Subdivision not permitted | Transport and Warehousing | 5ha | 100m | <a href="#">Wellcamp Low Impact Industry Precinct</a> | <a href="#">2ha</a> | <a href="#">Ratio of 1:2 width to depth</a> | General Industry | 2ha | Ratio of 1:2 width to depth | <b>Extractive and Heavy Industry</b> | 10ha | 100m | <a href="#">Quarry Precinct</a> | <a href="#">10ha</a> | <a href="#">100m</a> | Commercial Centre | Not Applicable | Not Applicable | Conservation | Subdivision not permitted | Subdivision not permitted | <b>Recreation</b> | <b>Subdivision not permitted</b> | <b>Subdivision not permitted</b> |
| Precinct                                              | Minimum Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Minimum Average Width                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| Intermodal Facility                                   | Subdivision not permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Subdivision not permitted                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| Transport and Warehousing                             | 5ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100m                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| <a href="#">Wellcamp Low Impact Industry Precinct</a> | <a href="#">2ha</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <a href="#">Ratio of 1:2 width to depth</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| General Industry                                      | 2ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ratio of 1:2 width to depth                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| <b>Extractive and Heavy Industry</b>                  | 10ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100m                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| <a href="#">Quarry Precinct</a>                       | <a href="#">10ha</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <a href="#">100m</a>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| Commercial Centre                                     | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Not Applicable                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| Conservation                                          | Subdivision not permitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Subdivision not permitted                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |
| <b>Recreation</b>                                     | <b>Subdivision not permitted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Subdivision not permitted</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |              |                       |                     |                           |                           |                           |     |      |                                                       |                     |                                             |                  |     |                             |                                      |      |      |                                 |                      |                      |                   |                |                |              |                           |                           |                   |                                  |                                  |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p>(c) allow for special features such as important vegetation, landforms, waterways and views are protected or enhanced; and</p> <p>(d) if applicable, protect the on-going or future viability of adjoining agricultural land for viable commercial rural production.</p>                                                                                                                                                                                                                                                                                   | <p>AO<sub>4.2</sub> Lot areas and dimensions allow for site development to incorporate open space as follows:</p> <ul style="list-style-type: none"> <li>(a) in a minimum 70m wide corridor on either side of the centreline of a waterway or in a corridor the width of flood prone land, established and maintained as a vegetated area along each side of the waterway;</li> <li>(b) on areas with a slope in excess of 7.5%;</li> <li>(c) in accordance with the Conservation and Recreation Precincts of the Local Plan; and</li> <li>(d) on areas adjoining agricultural land external to the Local Plan area, by providing minimum 40m wide buffer areas designed in accordance with Section 3 of the State Planning Guidelines: Separating Agricultural and Residential Land Uses.</li> </ul> <p><i>Note: Figure 2 Open Space and Constrained Areas demonstrates how land required for open space may be provided.</i></p>                                                                                       |
| <p>PO<sub>5</sub> The reconfiguration gives the location a strong and positive identity by responding to site characteristics, setting, landmarks, places of cultural heritage significance, views, and by establishing clearly legible road hierarchy and streetscapes themes.</p> <p>The design facilitates the staged development of the precinct in an orderly, integrated and cost-effective way, and the integration of business and industry premises into their surroundings, ensuring minimal impact on the amenity of adjacent or nearby areas.</p> | <p>No acceptable Outcome is nominated.</p> <p><i>Note: One way to demonstrate compliance with the Performance Outcome is to prepare a 'Detailed Concept Plan' for the site and its surrounds. A Detailed Concept Plan would be expected to determine and indicate:</i></p> <ul style="list-style-type: none"> <li>(a) major land use areas;</li> <li>(b) any areas with significant environmental value or physical constraints;</li> <li>(c) preferred movement corridors;</li> <li>(d) major drainage paths and detention areas, and other open spaces;</li> <li>(e) the relationship of the sites to the surrounding locality; and</li> <li>(f) staging for development.</li> </ul> <p><i>A development proponent may also prepare an alternative Concept Plan for approval by Council to replace an existing Concept Plan. Any such proponent prepared Concept Plan will be assessed and decided by Council at the time of lot reconfiguration, or material change of use (if no lot is to be reconfigured).</i></p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>PO<sub>6</sub> The street system and road hierarchy has capacity to safely and efficiently accommodate projected vehicle movements, and allows adequate and safe connectivity to the external road network in a way that does not compromise the operating conditions of that network, particularly the Warrego Highway, the Toowoomba Cecil Plains Road and the Toowoomba Bypass (when constructed).</p> <p>The street system provides a high level of internal accessibility and safe external connections for vehicles (including heavy vehicles) which includes minimising the use of cul-de-sacs.</p> <p>The road and street system has a clear structure, with component streets designed and constructed to operate to their intended function and hierarchy.</p> <p>The street system takes proper account of the topography and natural drainage systems.</p> <p>The layout provides a network of streets, paths and cycle ways which allow for a high degree of local accessibility and connectivity and achieve a high standard of comfort and safety, through the use of trees and lighting, surveillance from buildings along street frontages and the design of roads that discourage higher traffic speeds.</p> <p>The density and layout of the development, including the reconfiguration of lots for industrial purposes, is responsive to the promotion of public transport and non-vehicular transport modes.</p> <p>The following roads are designed to limit any site access:</p> <ul style="list-style-type: none"> <li>(a) Warrego Highway (between Leeson Road and Troys Road);</li> <li>(b) Toowoomba Cecil Plains Road;</li> <li>(c) O'Maras Road; and</li> <li>(d) Steger Road.</li> </ul> | <p>AO<sub>6.1</sub> The street system reflects the characteristics specified in Table 7.2.3:2 and Table 7.2.3:3 and as represented in Figures 3a, 3b and 3c Industrial Roads Cross Sections.</p> <p>AO<sub>6.2</sub> An internal road network is established consistent with Table 7.2.3:2, and which is focussed on Stegers Road, O'Maras Road and Toowoomba Cecil Plains Road.</p> <p>AO<sub>6.3</sub> All streets link with other streets that are no more than one level higher or lower in the hierarchy, as defined in Table 7.2.3:2 and Table 7.2.3:3.</p> <p>AO<sub>6.4</sub> Development complies with the current version of 'Complete Streets: Guidelines for Urban Street Design 2010 (the new Queensland Streets)'.</p> <p>AO<sub>6.5</sub> Direct vehicular access is not provided to:</p> <ul style="list-style-type: none"> <li>(a) Warrego Highway (between Leeson Road and Troys Road);</li> <li>(b) Toowoomba Cecil Plains Road;</li> <li>(c) O'Maras Road; or</li> <li>(d) Steger Road.</li> </ul> |
| <p>PO<sub>7</sub> The layout of development contributes to the character of the precinct, provide for the desirable range of uses and activities, be cost-effective to maintain, and contribute to stormwater management and environmental sustainability.</p> <p>The layout incorporates natural and cultural features, allows for the control of soil erosion and sedimentation, and avoids inappropriate development on flood-prone land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>No Acceptable outcome is nominated.</p> <p><i>Note: One way to demonstrate compliance with the Performance Outcome is to prepare a 'Concept Plan'. A Concept Plan would be expected to determine and indicate:</i></p> <ul style="list-style-type: none"> <li>(a) major land use areas;</li> <li>(b) any areas with significant environmental value or physical constraints;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>The layout integrates with its surrounding urban and/or natural environment, allows for orderly and cost-effective staged provision of infrastructure, and provides for buffers between any existing or potential incompatible land uses.</p> <p>Public or communal open space and landscaping provides for:</p> <ul style="list-style-type: none"> <li>(a) the creation of attractive streetscape environments with distinctive character and identity;</li> <li>(b) a range and equitable distribution and connectivity of recreation areas, paths, and attractive settings and focal points;</li> <li>(c) the opportunities and constraints presented by the physical characteristics of the land;</li> <li>(d) opportunities for the incorporation of existing trees, rocks, streams and other sites of natural or cultural value, and linkage of habitats and wildlife corridors;</li> <li>(e) opportunities to link public open spaces into an effective network;</li> <li>(f) public safety and reasonable amenity of adjoining land uses in the design of facilities and associated engineering works;</li> <li>(g) effective visual buffering, and separation of industrial activities from surrounding incompatible sensitive land uses; and</li> <li>(h) a clear relationship between public open space and adjoining land uses established by appropriate treatment including alignment, fencing, landscaping, and issues of security and surveillance.</li> </ul> | <ul style="list-style-type: none"> <li>(c) <i>preferred movement corridors;</i></li> <li>(d) <i>major drainage paths and other open spaces;</i></li> <li>(e) <i>the relationship of the site/s to the surrounding locality; and</i></li> <li>(f) <i>staging for development.</i></li> </ul> <p>A development proponent may also prepare an alternative Concept Plan for approval by Council to replace an existing plan. Any such proponent prepared plan will be assessed and decided upon by Council at the time of lot reconfiguration, or material change of use (if no lot is to be reconfigured).</p> |
| Site Layout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>PO<sub>8</sub> The site layout takes into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation, and adjoining land use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>PO<sub>9</sub> The site layout, building form and landscaping assists in minimising noise generation and spill lighting and screening unsightly open storage and other outdoor areas from public view.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>AO<sub>9.1</sub> The site layout and building form maximises protection of surrounding sensitive land uses from adverse impacts by providing:</p> <ul style="list-style-type: none"> <li>(a) all or most building openings facing away from residential and community uses;</li> <li>(b) external lighting oriented away from residential and community uses; and</li> <li>(c) landscaping which complies with the Landscaping Code.</li> </ul>                                                                                                                                                          |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>10</sub> The site layout contributes as much as possible to energy efficiency (in terms of heating, cooling, lighting and natural ventilation).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AO <sub>10.1</sub> The building is sited to maximise the exposure of occupants to cooling summer breezes, and to minimise their exposure to the western summer sun and to cold winter winds.<br><br><i>Note: Figure 4 Climatically Responsive Design Site Layout and Figure 5 Climatically Responsive Design Natural Light and Ventilation demonstrate how AO<sub>10.1</sub> may be achieved.</i> |
| PO <sub>11</sub> Where the site is not being fully developed at one time, the layout allows for later development to be carried out in an orderly and efficient manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>12</sub> Hard stand areas are sited at the rear of buildings to ensure that such ancillary uses do not dominate streetscapes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                               |
| Building Setbacks and Envelope Siting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>13</sub> Buildings are setback from the road frontage in such a way that:<br>(a) allowance is made for efficient use of the site and the desired road character and operation;<br>(b) future identified road corridors and existing highway/road interchange upgrades are not compromised;<br>(c) significant landscaping is provided at the front of the site;<br>(d) on-site visitor carparking is provided in an easily visible location at or near the front of the site;<br>(e) buildings contribute to an attractive streetscape character;<br>(f) buildings help to screen any unsightly outdoor service, storage or other use area; and<br>(g) the location of utility services and drainage paths are taken into account. | AO <sub>13.1</sub> All buildings are setback from the primary road frontage not less than:<br>(a) 40m from the Toowoomba Bypass corridor;<br>(b) 20m from the Warrego Highway (other than in the Commercial/Centre Precinct) or the Toowoomba Cecil Plains Road; or<br>(c) 10m otherwise.                                                                                                         |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>PO<sub>14</sub> Buildings are sited in relation to side and rear boundaries such that:</p> <ul style="list-style-type: none"> <li>(a) allowance is made for efficient use of the site;</li> <li>(b) the requirements of the Building Code of Australia can be satisfied;</li> <li>(c) the location of utility services and drainage paths are taken into account;</li> <li>(d) buildings help to screen any unsightly outdoor service, storage or other use areas;</li> <li>(e) existing or likely future use of adjoining land is not significantly adversely affected; and</li> <li>(f) effective buffer areas are provided to creeks and to agricultural land adjoining the Charlton Wellcamp Enterprise Area Local Plan area.</li> </ul> | <p>AO<sub>14.1</sub> Buildings are setback:</p> <ul style="list-style-type: none"> <li>(a) not less than 40m from any boundary adjoining land outside the Charlton Wellcamp Enterprise Area Local Plan area used for rural purposes; and</li> <li>(b) not less than 70m from Dry Creek, Westbrook Creek or Spring Creek;</li> </ul> <p>or otherwise, where not for (a) or (b):</p> <ul style="list-style-type: none"> <li>(c) a minimum of 5m from any side or rear boundary.</li> </ul>                                                                                                                                                                                                                                                                  |
| <b>Building Scale and Appearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>PO<sub>15</sub> The building has a height and bulk that allows for the building to be set into the landscape/ streetscape without becoming visually intrusive.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>AO<sub>15.1</sub> Development provides a site cover of not more than:</p> <ul style="list-style-type: none"> <li>(a) 50% in the Heavy Industry Precinct; or</li> <li>(b) 65% in all other Precincts.</li> </ul> <p>AO<sub>15.2</sub> Building height is not greater than 12m where on land within 100m of the Warrego Highway, Toowoomba Bypass or Toowoomba Cecil Plains Road. A building may have a height greater than 12m where it can be demonstrated that it will not have a significant impact on the visual amenity of the precinct.</p>                                                                                                                                                                                                       |
| <p>PO<sub>16</sub> Building bulk and form responds to local character, climatic conditions and contributes to an attractive streetscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>AO<sub>16.1</sub> The unarticulated length of external walls does not exceed 15m where:</p> <ul style="list-style-type: none"> <li>(a) facing a road frontage; or</li> <li>(b) visible from a residential area or public open spaces.</li> </ul> <p>Development achieves articulation through the use of variation in textures, colours, finishes and landscaping.</p> <p><i>Note: Figure 6 Building Appearance demonstrates how AO<sub>16.1</sub> may be achieved.</i></p> <p>AO<sub>16.2</sub> Variation of building form and elevation is appropriate to the building's internal function.</p> <p><i>Note: Figure 7 Definition of Entries, and Reinforcement of Site Building Functions demonstrates how AO<sub>16.2</sub> may be achieved.</i></p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p>PO<sub>17</sub> Buildings and signage located at important intersections are distinctive and act as gateway markers to identify entry points into the local plan area.</p>                                                                                                                                                                                                                                                                                                                                         | <p>AO<sub>17.1</sub> Gateway signage is constructed at:</p> <ul style="list-style-type: none"> <li>(a) Toowoomba Bypass/Warrego Highway interchange;</li> <li>(b) Toowoomba Bypass/Toowoomba Cecil Plains Road interchange;</li> <li>(c) Warrego Highway on the western entrance;</li> <li>(d) Toowoomba Cecil Plains Road western entrance; and</li> <li>(e) O'Maras Road Overpass.</li> </ul> <p>AO<sub>17.2</sub> Signage at the locations in AO<sub>17.1</sub> is:</p> <ul style="list-style-type: none"> <li>(a) consistent with the Advertising Devices Code;</li> <li>(b) provides a single sign with capacity to advertise numerous major businesses located in the Charlton Wellcamp Enterprise Area; and</li> <li>(c) has a theme consistent with other gateway signage established in the Charlton Wellcamp Enterprise Area.</li> </ul> <p><i>Note: Figure 7 Definition of Entries, and Reinforcement of Site Building Functions demonstrates how AO<sub>17.1</sub> and AO<sub>17.2</sub> may be achieved.</i></p> <p><i>Note: If no other gateway signage has been established in the Charlton Wellcamp Enterprise Area then the first gateway signage is prepared with the assistance of Council officers.</i></p> |
| <p>PO<sub>18</sub> Ensure that the front of the building addresses the street. Areas within the buildings requiring public access are orientated towards the street frontage or well connected to it both physically and visually by:</p> <ul style="list-style-type: none"> <li>(a) ensuring the building has a definite hierarchy of functions; and</li> <li>(b) areas within the buildings requiring private or more secure access are configured so as to hinder passive visual or physical intrusion.</li> </ul> | <p>AO<sub>18.1</sub> Important design considerations are incorporated into new buildings and include:</p> <ul style="list-style-type: none"> <li>(a) all elevations of buildings which address any street frontage have openings that allow for visual and/or physical connection to the street, regardless of whether it is the main entry street;</li> <li>(b) the function of different parts of the building is easily recognisable from the external appearance e.g., administration/entrances/offices appear different from warehouse areas and have different levels of accessibility; and</li> <li>(c) private spaces or areas requiring secure containment are appropriately integrated into the building form and located in less public spaces.</li> </ul> <p><i>Note: Figure 6 Building Appearance; Figure 7 Definition of Entries, and Reinforcement of Site Building Functions; and Figure 8 Gateway features demonstrate how AO<sub>18.1</sub> may be achieved.</i></p>                                                                                                                                                                                                                                          |

| Performance outcomes                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>PO<sub>19</sub> Building Entrances are:</p> <ul style="list-style-type: none"> <li>(a) clearly identified by singular entrances and defined pathways; and</li> <li>(b) defined through shelter and human scale architectural design.</li> </ul> | <p>AO<sub>19.1</sub> Entrances to buildings are identifiable from public areas including car parks, roads and footpaths. Important design considerations in achieving this include but are not limited to:</p> <ul style="list-style-type: none"> <li>(a) the design and scale of building entrances are appropriate for their function;</li> </ul> <p><i>Note: Figure 6 Building Appearance and Figure 7 Definition of Entries, and Reinforcement of Site Building Functions demonstrate how AO<sub>19.1</sub> (a) may be achieved.</i></p> <ul style="list-style-type: none"> <li>(b) separate entrances are provided for vehicles and for pedestrians;</li> </ul> <p><i>Note: Figure 9 Industrial Site Layout Principles demonstrates how AO<sub>19.1</sub> (b) may be achieved.</i></p> <ul style="list-style-type: none"> <li>(c) the main entry to the building is at the front of the building or otherwise easily identifiable from the street;</li> </ul> <p><i>Note: Figure 6 Building Appearance; Figure 7 Definition of Entries, and Reinforcement of Site Building Functions; and Figure 9 Industrial Site Layout Principles demonstrate how AO<sub>19.1</sub> (c) may be achieved.</i></p> <ul style="list-style-type: none"> <li>(d) the office space for each building is located along the principal road frontage of the site;</li> </ul> <p><i>Note: Figure 9 Industrial Site Layout Principles demonstrates how AO<sub>19.1</sub> (d) may be achieved.</i></p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>(e) building entries are defined by distinctive architectural elements that contrast against the building façade. This can be achieved through glazing, colour, architectural features (i.e. awnings) etc;</p> <p>(f) pedestrian entries incorporate sun and rain shelter;</p> <p>(g) pedestrian entries are defined by human scale design elements;</p> <p><i>Note: Figure 6 Building Appearance demonstrates how AO<sub>19.1</sub> (e), (f) and (g) may be achieved.</i></p> <p>(h) landscaping at the front of buildings reinforces the prominence of building entries; and</p> <p>(i) defined pathways provide a direct line of travel to building entrances.</p> <p><i>Note: Figure 7 Definition of Entries, and Reinforcement of Site Building Functions demonstrates how AO<sub>19.1</sub> (h) and (i) may be achieved.</i></p> |
| <p>PO<sub>20</sub> Thresholds and fenestrations:</p> <p>(a) allow for adequate access, and egress, ventilation and light for the required function of their location; and</p> <p>(b) are designed to ensure the integrity of the building's weather protection and security.</p>                                                                                                                                                                                                                                                                                                                                    | <p>AO<sub>20.1</sub> Thresholds and fenestrations allow for:</p> <p>(a) fenestration placement and design to overlook public and communal areas;</p> <p>(b) identification of the building/s functional components e.g. larger windows to public areas with appropriate orientation and awnings, smaller windows to more private areas and where the orientation means that solar and breeze access is limited.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>21</sub> Roof design:</p> <p>(a) achieves variety in roof shape and colour to compliment the building design and contribute towards the character;</p> <p>(b) keeps within the scale of the building envelope;</p> <p>(c) conceals plant rooms and equipment;</p> <p>(d) allows for water collection, ventilation, shade and shelter;</p> <p>(e) provides large overhangs on pitched roofs to shade external walls and surrounding grounds (especially hardscape areas that may act as heat sinks); and</p> <p>(f) provides appropriately scaled and integrated guttering, downpipes and water tanks.</p> | <p>AO<sub>21.1</sub> Overhangs or awnings over pedestrian entrances are a minimum of 900mm from the external building face to the outermost projection.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>PO<sub>22</sub> Development:</p> <p>(a) has a high quality appearance when viewed from the street, adjoining properties and public open space; and</p> <p>(b) minimises air quality, noise and odour impacts on the amenity of adjoining land.</p>                                                                                                                                                                                                                                                                                                                                                               | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| PO <sub>23</sub> The building is designed and finished to have a high quality, modern appearance that helps integrate the building into the environment in which it is set.                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>23.1</sub> A building has materials, colours and architectural details of a high standard, and in accordance with the following: <ul style="list-style-type: none"> <li>(a) materials - brick, masonry, glass, colourbond; and</li> <li>(b) colours – 'earth tones' comprising greens, blues, greys.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>24</sub> Suitable building materials are used that provide: <ul style="list-style-type: none"> <li>(a) durability - materials are applied as fit for their design. Considered material selection according to its vandal resistance and maintenance regimes will assist in the development maintaining a quality appearance for longer; and</li> <li>(b) liveability - selection and configuration of materials to minimise noise and air-borne pollutant transmission.</li> </ul>                                                                  | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PO <sub>25</sub> Landscaping is designed, established and maintained in a manner to: <ul style="list-style-type: none"> <li>(a) be an appropriate scale relative both to the street reserve width and to the size and nature of the development;</li> <li>(b) incorporate significant existing vegetation, where possible;</li> <li>(c) be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage; and</li> <li>(d) allow adequate lighting and pedestrian and vehicular safety.</li> </ul> | AO <sub>25.1</sub> On-site landscaping is provided: <ul style="list-style-type: none"> <li>(a) along the full length of the road frontage of the site, apart from vehicle access points, with a minimum width of: <ul style="list-style-type: none"> <li>(i) 10m along the Toowoomba Bypass Corridor, and where opposite rural land outside the Charlton Wellcamp Enterprise Area Local Plan area;</li> <li>(ii) 6m along the Warrego Highway;</li> <li>(iii) 6m along Toowoomba Cecil Plains Road;</li> <li>(iv) 2m along the Warrego Highway within the Commercial Centre Precinct;</li> <li>(v) 3m along any other road frontage; and</li> <li>(vi) 10m, densely planted, along the rear of buildings adjoining non-access roads;</li> </ul> </li> <li>(b) along any adjoining waterway for a minimum width of 70m (measured from the edge of the defined waterway channel and applicable to each side of the waterway); and</li> <li>(c) elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view where such screen planting has a minimum width and height of 2m.</li> </ul> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>AO<sub>25.2</sub> Landscaping near electric lines or substations, whether for commercial or private purposes, is designed and developed so that:</p> <ul style="list-style-type: none"> <li>(a) on land beneath, or within 5m of land beneath, an electric line, or within 5m of a substation boundary, any vegetation at maturity or landscaping structures or works do not exceed 4m in height;</li> <li>(b) otherwise, vegetation is planted in a position that is further from the nearest edge of the land beneath electric line or substation boundary than the expected maximum height at maturity of the vegetation;</li> <li>(c) on land adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3m of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall; and</li> <li>(d) there is personnel and vehicular access available to the electricity works.</li> </ul> <p>Note: Figure 10 Electricity Infrastructure Buffers demonstrates how AO<sub>25.2</sub> may be achieved.</p> |
| <p>PO<sub>26</sub> Landscape placement and orientation achieves the following outcomes:</p> <ul style="list-style-type: none"> <li>(a) soften the appearance of building walls;</li> <li>(b) soften the view of large areas of hard paving when viewed from adjoining streets;</li> <li>(c) soften or screen the view in to work or storage areas;</li> <li>(d) incorporate shade planting to parking areas;</li> <li>(e) provide visual buffering along the rear of buildings on non-access roads;</li> <li>(f) planting to not excessively reduce solar access and ventilation; and</li> <li>(g) maintain sightlines.</li> </ul> <p>Plant selection achieves the following outcomes:</p> <ul style="list-style-type: none"> <li>(a) species that have low water requirements and are drought resistant;</li> <li>(b) durable plant species that are able to withstand placement in an industrial environment;</li> <li>(c) species that do not create an excessive amount of litter or shed limbs; and</li> <li>(d) species with non-invasive root systems or shallow root systems that have the potential to damage underground services or paved services.</li> </ul> | <p>AO<sub>26.1</sub> Landscape treatment is used to frame pathways and building entries, adding to site legibility.</p> <p>Note: <i>Figure 7 Definition of Entries, and Reinforcement of Site Building Functions demonstrates how AO<sub>26.1</sub> may be achieved.</i></p> <p>AO<sub>26.2</sub> Landscape areas do not impact on the safe operation of vehicles. Sightlines are maintained by avoiding the location of dense planting at corners of carpark aisles or at car park entries.</p> <p>AO<sub>26.3</sub> Development retains existing large mature trees where possible.</p> <p>AO<sub>26.4</sub> Plant selection occurs consistent with the Acceptable Outcomes of the Landscaping Code.</p> <p>AO<sub>26.5</sub> Planted landscape areas within the carpark areas generally consist of:</p> <ul style="list-style-type: none"> <li>(a) ground cover;</li> <li>(b) bare stem (between 1.2m - 2m in height) tree species, provided every three car spaces; and</li> <li>(c) tree species that have low water requirements and are non-limb shedding and do not create excessive litter.</li> </ul>                                        |

| Performance outcomes                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                |                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ancillary Use Areas                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                    |
| PO <sub>27</sub>                                     | Waste storage and collection areas, loading/unloading areas and any outdoor storage facilities of premises are:<br><br>(a) suitably located for convenient use; and<br>(b) designed to be visually attractive or screened.                                                                                                                                                                                                                                                                                      | AO <sub>27.1</sub>                                                                                                                                                 | Waste storage and loading/unloading areas are located for convenient use and collection, screened from public view and are behind the main building line or in a building or enclosure.                                                                                            |
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>27.2</sub>                                                                                                                                                 | Outdoor storage areas are sited so as to be visually unobtrusive from the street or any nearby residential or other incompatible use, or screened from view.                                                                                                                       |
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <i>Note: Figure 9 Industrial Site Layout Principles and Figure 11 Landscape Screening demonstrate how AO<sub>27.1</sub> and AO<sub>27.2</sub> may be achieved.</i> |                                                                                                                                                                                                                                                                                    |
| Fences and Walls                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                    |
| PO <sub>28</sub>                                     | Fences and walls:<br><br>(a) are finished and maintained to be visually attractive and to contribute to or blend with the site's landscaping;<br><br>(b) where appropriate, are designed and detailed to provide visual interest to the streetscape;<br><br>(c) are constructed of materials which are compatible with the buildings on the site;<br><br>(d) can provide effective screening from any adjoining incompatible use; and<br><br>(e) where appropriate, assist in highlighting entrances and paths. | AO <sub>28.1</sub>                                                                                                                                                 | Retaining walls do not exceed a height of 2m and are landscaped or otherwise detailed so as not to appear to be a solid expanse or mass.                                                                                                                                           |
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>28.2</sub>                                                                                                                                                 | Solid fencing or walls or landscaped earth mounds are provided to screen views and/or buffer noise to any adjoining non-industrial use.                                                                                                                                            |
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <i>Note: Figure 12 Fencing for Industrial Areas provides examples of preferred and undesirable fencing in industrial areas.</i>                                    |                                                                                                                                                                                                                                                                                    |
| Environmental Performance - Environmental Management |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                    |
| PO <sub>29</sub>                                     | Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour <sup>4</sup> , dust or other emissions.                                                                                                                                                                                                                                                                                                                                                             | AO <sub>29.1</sub>                                                                                                                                                 | Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2008.                                                                                                                                                                  |
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>29.2</sub>                                                                                                                                                 | Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:<br><br>(a) being wholly enclosed in storage bins; or<br><br>(b) a watering program so material cannot become airborne. |
| PO <sub>30</sub>                                     | Development prevents or minimises the generation of any noise so that:<br><br>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and<br><br>(b) desired ambient noise levels in residential areas are not exceeded.                                                                                                                                                                                                                                                          | AO <sub>30.1</sub>                                                                                                                                                 | Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.                                                                                                                                                                      |

<sup>4</sup> Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

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| Performance outcomes                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental Performance – Hazard and risk</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>31</sub> The industry proposed contributes to public safety by:</p> <ul style="list-style-type: none"> <li>(a) minimising the potential for harm to development by natural events; and</li> <li>(b) minimising the potential for harm to the surrounding community.</li> </ul>                       | <p>No acceptable outcome is nominated.</p> <p><i>Note: Council may require as part of an information request, a hazard and risk assessment that demonstrates that potential hazards have been controlled through physical design, material handling and storage, adopted site procedures and safety management systems.</i></p>                                                                                                                                                                                                                                                    |
| <b>Environmental Performance – Rainwater Tanks</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>32</sub> All new buildings are to capture, retain and reuse a substantial amount of rainwater.</p>                                                                                                                                                                                                   | <p>AO<sub>32.1</sub> All new buildings are to incorporate rainwater tanks with a capacity of 3kl per 100m<sup>2</sup> of roof area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Where in the Intermodal Facility Precinct</b>                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>PO<sub>33</sub> Development requires the delivery of goods via rail or the interchange of freight between rail and road transport modes or is directly associated with rail or road transport activities.</p>                                                                                               | <p>AO<sub>33.1</sub> Development is for:</p> <ul style="list-style-type: none"> <li>(a) road/rail freight interchange facilities;</li> <li>(b) major road freight terminal buildings and depots;</li> <li>(c) major rail freight terminals and depots; or</li> <li>(d) associated storage and operational facilities.</li> </ul>                                                                                                                                                                                                                                                   |
| <p>PO<sub>34</sub> Development within the Intermodal Facility Precinct does not compromise the ability of the intermodal facility to take full advantage of the Melbourne to Brisbane inland rail line or negatively impact on ability to provide a rail siding that integrates with the inland rail line.</p> | <p>AO<sub>34.1</sub> Development does not occur until a set alignment for the Melbourne to Brisbane inland rail line has been confirmed in writing and a suitable alignment for the rail siding in the precinct has been identified. The preferred alignment is agreed in writing with Queensland Transport (DTMR), Queensland Rail and all other relevant stakeholders.</p> <p>AO<sub>34.2</sub> The design and layout of the precinct does not negatively impact upon the opportunity to establish the Melbourne to Brisbane inland rail line and associated infrastructure.</p> |
| <p>PO<sub>35</sub> The design of the rail siding within the Intermodal Precinct provides for the efficient operation of rail services and the intermodal facility, provides for the safe and efficient movement of trains and minimises conflict with the road network.</p>                                    | <p>AO<sub>35.1</sub> The design of the rail siding within the Intermodal Precinct achieves the following:</p> <ul style="list-style-type: none"> <li>(a) high level layout design for trains up to 1,800m in length with double stacked containers. This is achieved without having to break down trains prior to entering the site;</li> <li>(b) enable efficient connections for services in all directions. This enables the operation of the intermodal facility without significantly impacting on the operation of the Western Rail line;</li> </ul>                         |

| Performance outcomes                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>(c) minimal conflict with the road network. This final alignment necessitates the construction of the least number of bridges and other highly engineered road infrastructure that would otherwise be required to facilitate the efficient operation of the Warrego, proposed Toowoomba Bypass and internal road network;</li> <li>(d) minimum length of siding road (between turnouts) corresponds with length of trains to be serviced;</li> <li>(e) grade separation for major and minor arterial roads;</li> <li>(f) straight alignment and 5m centres for yard tracks and 6.5m minimum between track centres of main line and siding;</li> <li>(g) corridor (right of way) width for main lines as per 'QR standard drawing 2571 track formation';</li> <li>(h) horizontal curve radii are limited to 200m (40kph) for main lines and 100m (25kph) for the terminal;</li> <li>(i) turnouts to be located on a straight; and</li> <li>(j) allowances to be made for locomotive provisioning, maintenance, safe vehicular access and possible overhead gantry crane.</li> </ul> |
| <b>Where in the Transport and Warehousing Precinct</b>                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>36</sub> Development is for road based freight, transport, warehouse and distribution uses and facilities.                                                                                                                                                                            | AO <sub>36.1</sub> Development is for: <ul style="list-style-type: none"> <li>(a) road freight interchange facilities;</li> <li>(b) major road freight terminal buildings and depots; or</li> <li>(c) associated storage and operational facilities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Where in the Heavy Industry Precinct</b>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>37</sub> New development comprises uses of regional, state or national significance, as determined through ongoing negotiations with Toowoomba Regional Council, the Department of Infrastructure and Planning and the Department of Employment, Economic Development and Innovation. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Where in the Quarry Precinct</b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PO <sub>38</sub> The existing hard rock quarry continues to operate.                                                                                                                                                                                                                          | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PO <sub>39</sub> Development is for a purpose that is compatible with the existing quarry and does not have a detrimental impact on the ongoing operation and future expansion of the quarry.                                                                                                 | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Performance outcomes                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Where in the Commercial Centre Precinct |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>40</sub>                        | The preferred land uses in the Commercial Centre Precinct are focussed on servicing the needs of workers and businesses in the Charlton Wellcamp Enterprise Area Local Plan area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | AO <sub>40.1</sub> The built form is appropriate to the function of the Commercial Centre Precinct as a local service centre, incorporating uses such as: <ul style="list-style-type: none"> <li>(a) food and drink outlet;</li> <li>(b) hotel (where in the Charlton North Commercial Centre Sub-Precinct);</li> <li>(c) sales office;</li> <li>(d) service station (where in the Charlton North commercial centre);</li> <li>(e) short-term accommodation (where in the Charlton North commercial centre); and</li> <li>(f) shop.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PO <sub>41</sub>                        | <p>Built form within the Commercial Centre Precinct contributes to the character of the area by creating a pedestrian scale village atmosphere. This is achieved through high quality building design which presents a human scale and addresses public areas.</p> <p>Buildings in the Commercial Centre Precinct reflect the human-oriented nature of the precinct as compared to the industrial areas of the Charlton Wellcamp Enterprise Area Local Plan area, through distinctions in building design, form and scale.</p> <p>All buildings and structures are designed to reflect the desired image of the Charlton Wellcamp Enterprise Area Local Plan area as a contemporary enterprise area.</p> | <p>AO<sub>41.1</sub> All buildings and structures are designed to reflect the desired image of the Charlton Wellcamp Enterprise Area Local Plan area as a contemporary enterprise area.</p> <p>AO<sub>41.2</sub> The Charlton North Commercial Centre functions as a gateway marker to the Local Plan area. To reinforce this role, the architectural design is distinctive and promotes the image of Charlton Wellcamp as a regionally significant enterprise area.</p> <p>AO<sub>41.3</sub> Buildings address outdoor public areas including footpaths, open space and car parks.</p> <p>AO<sub>41.4</sub> Pedestrian routes are covered by protective awnings and shade trees over footpaths.</p> <p>AO<sub>41.5</sub> Vistas are created by street trees along the edges of footpaths and road pavement, road alignment, topography and overall built form.</p> <p>AO<sub>41.6</sub> Building design addresses main roads, public areas and adjoining open space, to create an integrated, urban built form.</p> <p>AO<sub>41.7</sub> Buildings are designed with flexible layouts and building heights to enable occupancy by different uses over time. This is achieved through buildings with floor to ceiling heights of: <ul style="list-style-type: none"> <li>(a) ground level: 3.3m minimum to allow for commercial and/or retail uses; and</li> <li>(b) all other floors: 3m minimum.</li> </ul> </p> <p>AO<sub>41.8</sub> Dominant uses such as the service station and the hotel are integrated with the overall design and architectural style for the site, making a positive contribution to the image of the centre.</p> |
| PO <sub>42</sub>                        | The public realm within centres contributes to a human scale village atmosphere with high levels of user amenity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | AO <sub>42.2</sub> Development oriented to street frontages incorporates feature points such as pedestrian thoroughfares (arcades), entries, corners and congregation areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Table 7.2.3:2 – Industrial Streets Summary of Acceptable Outcomes**

| Road Classification                         | Minimum Reserve Width | Carriageway Width (Traffic Lane) | Median Width | Minimum Verge Width Each Side | Recommended Nominal Reserve Width |
|---------------------------------------------|-----------------------|----------------------------------|--------------|-------------------------------|-----------------------------------|
| Highway                                     | 60 – 100m             | 14m – 14.8m<br>(4 x 3.5–3.7)     | 5m           | 9 – 13m                       | 100m                              |
| Industrial Sub-arterial (4 lanes)           | 36m                   | 14m (4 x 3.5)                    | 5m           | 8.5m                          | 36m                               |
| Industrial Distributor (2 lanes)            | 31m                   | 14m (2 x 7)                      | -            | 8.5m                          | 31m                               |
| Industrial Collector/Local Access (2 lanes) | 31m                   | 14m (2 x 7)                      | -            | 7m                            | 28m                               |

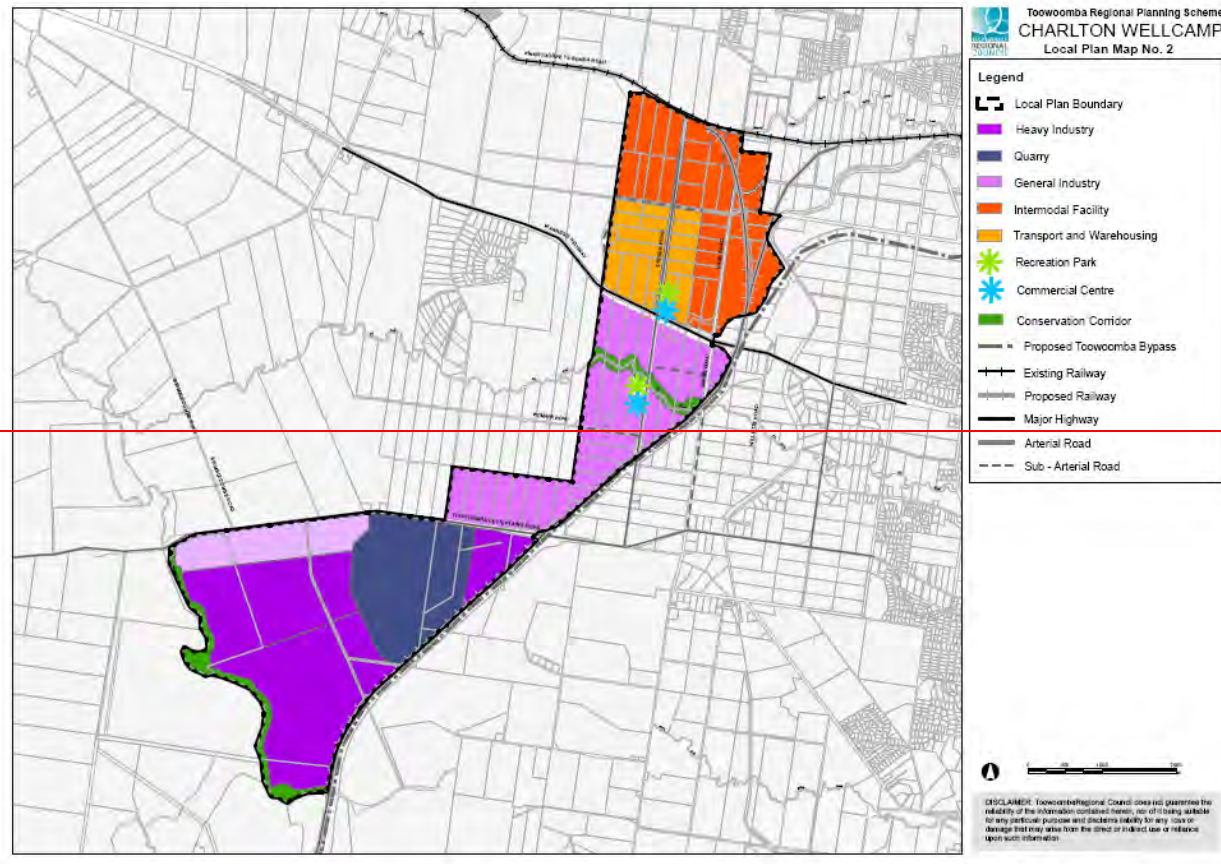
**Note:** All details as per TRC Preliminary Road Design Report

**Table 7.2.3:3 – Preferred Road Types**

| Road Name                                                              | Road Type                                                        | Road Reserve Width |
|------------------------------------------------------------------------|------------------------------------------------------------------|--------------------|
| Warrego Highway (between Leeson Road and Troys Road)                   | 4 lane divided highway plus potential provision of service roads | 100m               |
| Toowoomba Cecil Plains Road (between Brimblecombe Road and Troys Road) | 4 lane divided regional arterial                                 | 60m                |
| O'Maras Road                                                           | 4 lane divided industrial sub-arterial                           | 36m                |
| Steger Road                                                            | 4 lane divided industrial sub-arterial                           | 36m                |
| Witmack Road                                                           | 2 lane industrial distributor                                    | 31m                |
| Wirths Road                                                            | 2 lane industrial distributor                                    | 31m                |
| Nass Road                                                              | 2 lane industrial distributor                                    | 31m                |
| Meehans Road                                                           | 2 lane industrial collector                                      | 28m                |
| Leeson Road                                                            | 2 lane industrial collector                                      | 28m                |

**Note:** All details as per TRC Preliminary Road Design Report

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**Note: Sight Distance**—Minimum sight distance is achieved in accordance with the Department of Transport and Main Roads Planning and Design Manual and the Road Landscape Manual.



Figure 1 – Indicative industrial Subdivision Layout

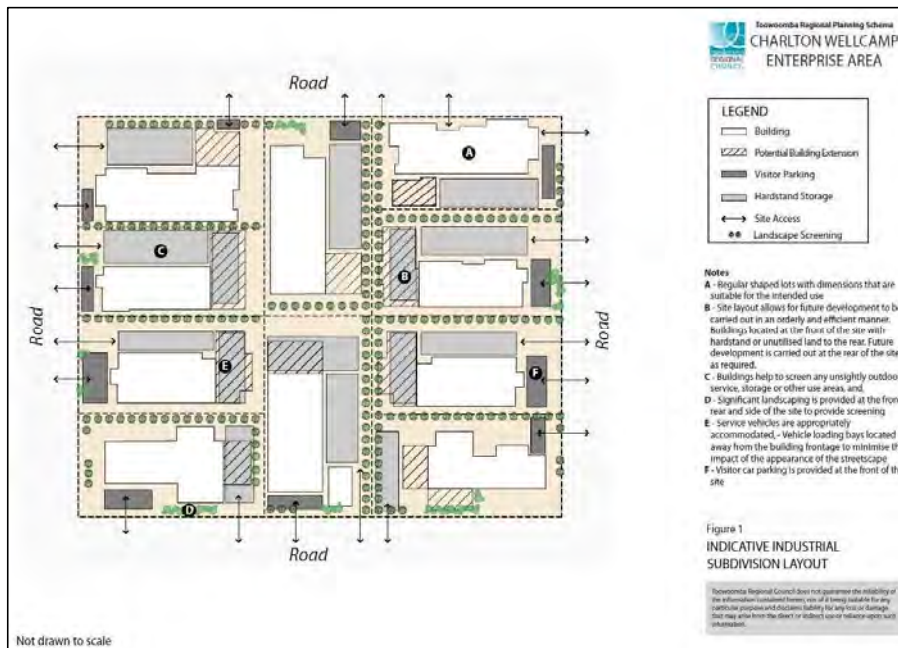


Figure 2 Open Space and Constrained Areas

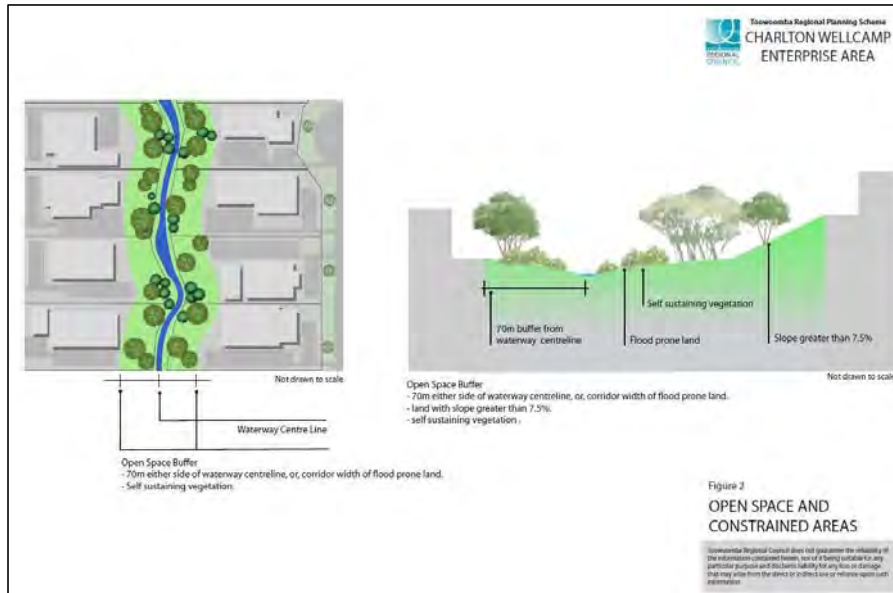


Figure 3 Industrial Roads and Cross Sections

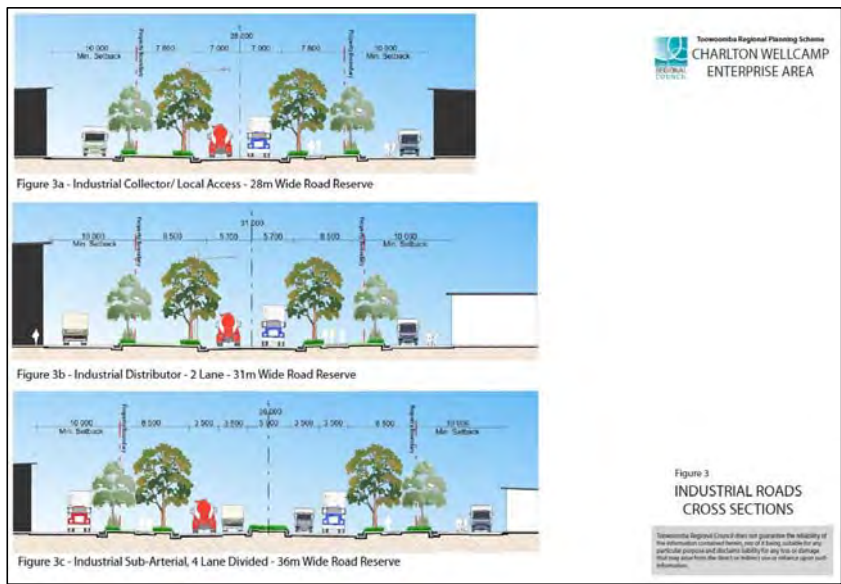


Figure 4 Climatically Responsive Design Site Layout

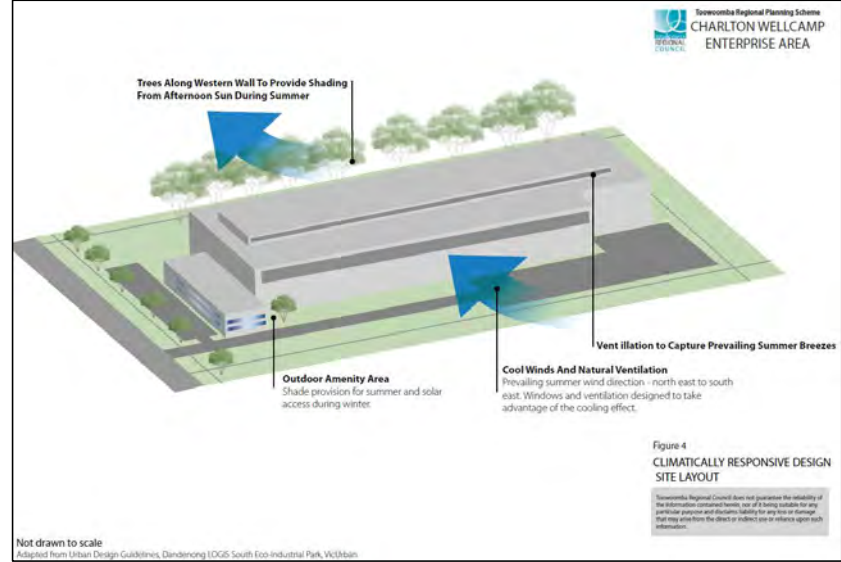


Figure 5 Climatically Responsive Design Natural Light and Ventilation

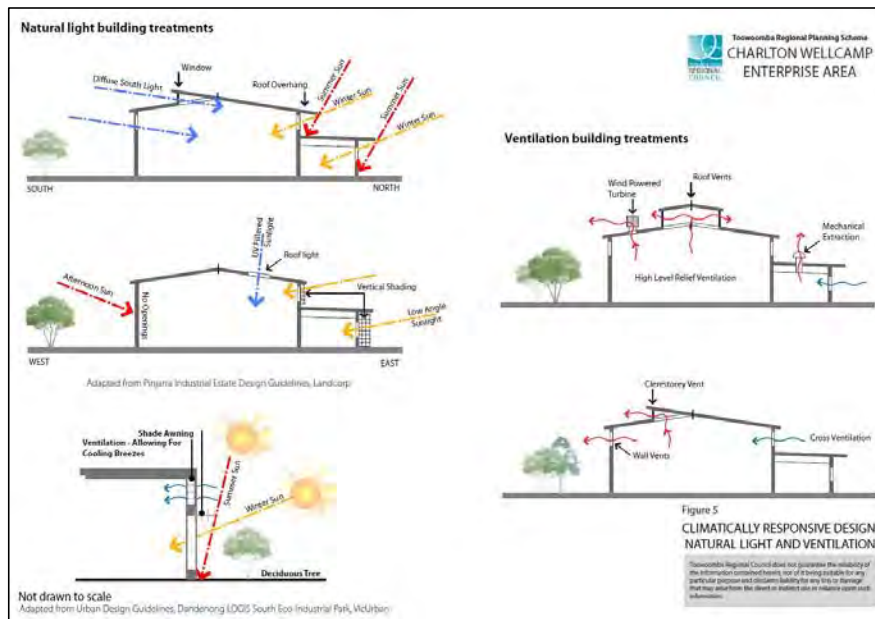


Figure 6 Building Appearance



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Figure 7 Definition of Entries, and Reinforcement of Site Building Functions

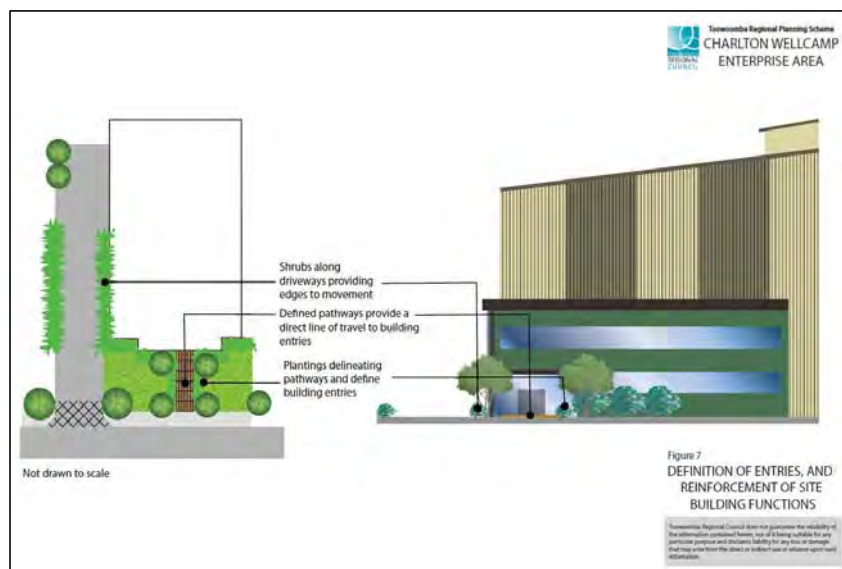


Figure 8 Gateway Features

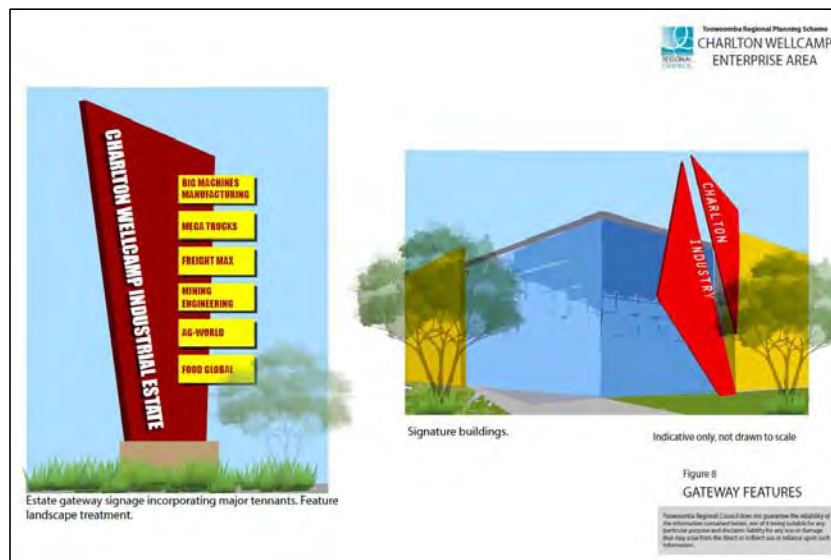


Figure 9 Industrial Site Layout Principles

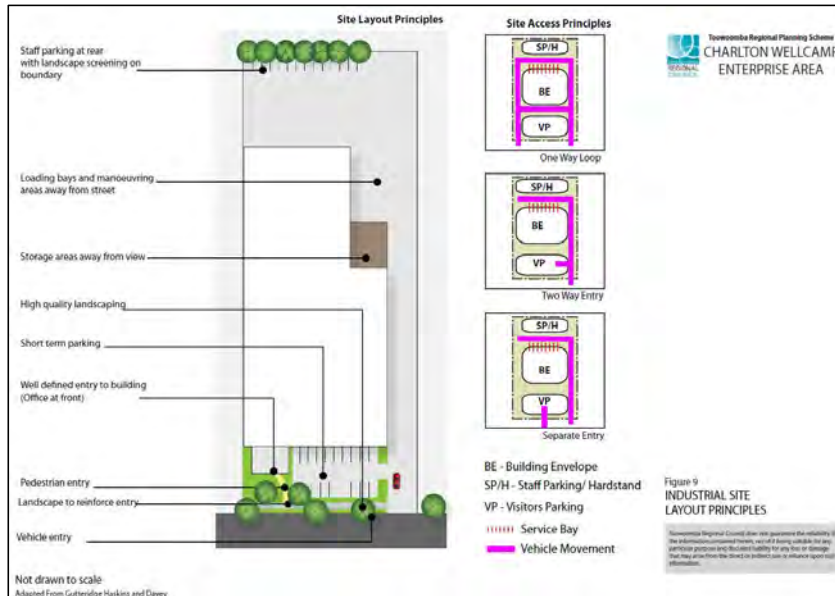


Figure 10 Electricity Infrastructure Buffers

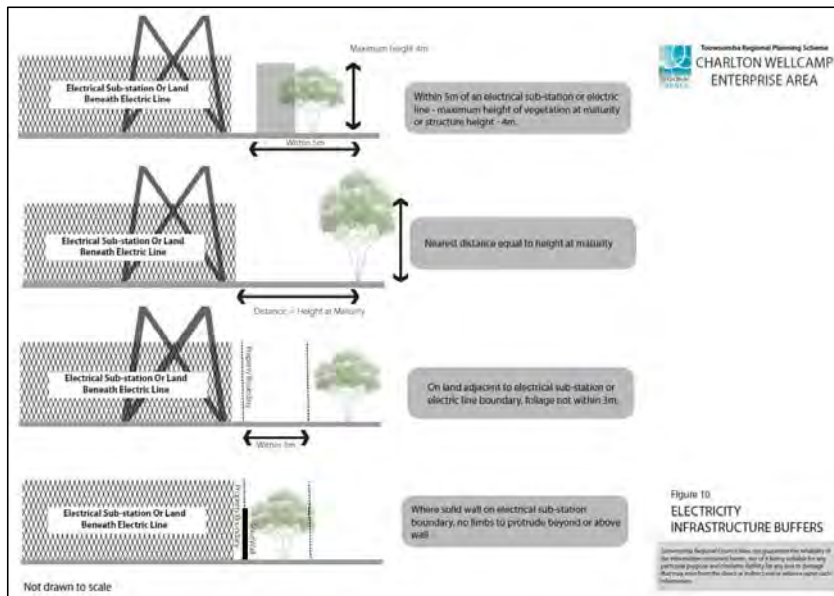




Figure 11 Landscape Screening

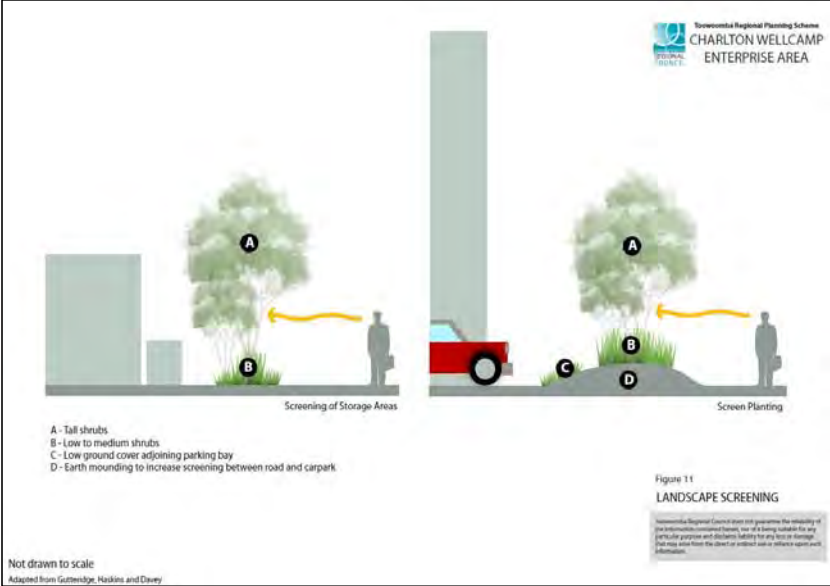
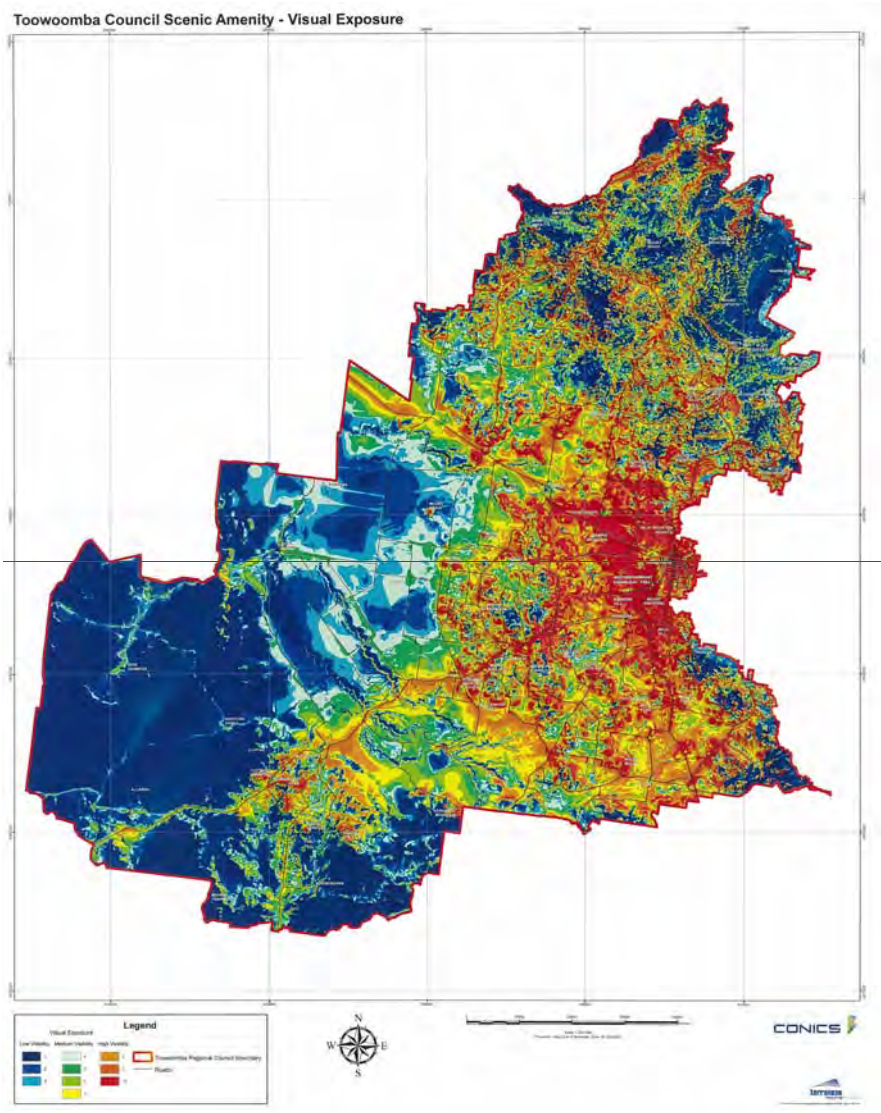


Figure 12 Fencing for Industrial Areas



# Appendix D

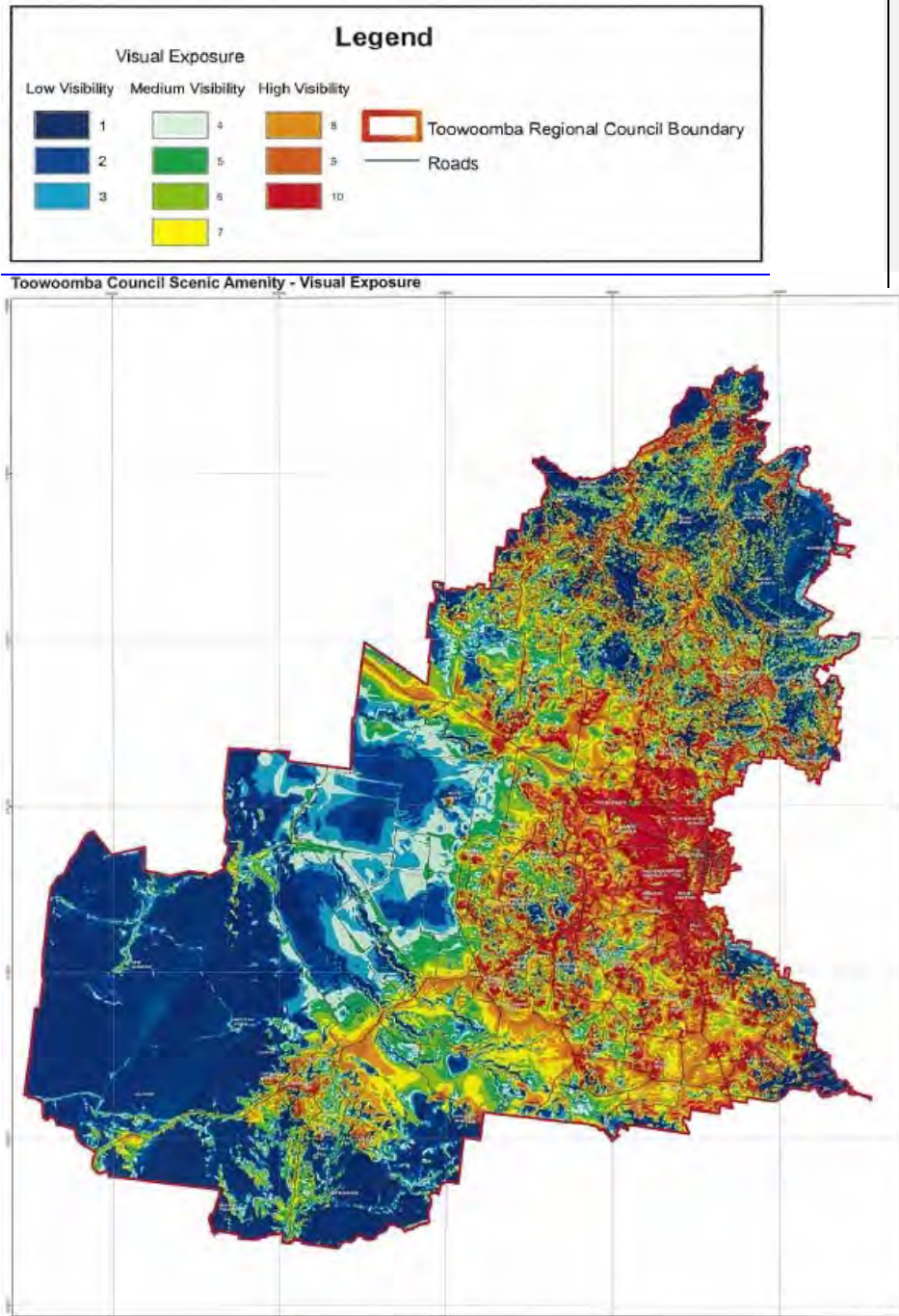
Diagram 8.3.3:2 – Toowoomba Regional Council Scenic Amenity – Visual Exposure<sup>8</sup>



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<sup>8</sup> Amended on 3 November 2014





## 8.4 Infrastructure overlay codes category

### 8.4.1 Regional Infrastructure Corridors and Substations Overlay Code<sup>9</sup>

#### 8.4.1.1 Application

This code applies to assessable development:-

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

#### 8.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Regional Infrastructure Corridors and Substations Overlay Code is to protect existing significant infrastructure, specifically ensuring that any nearby new development does not compromise its role, function and operation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) adequate buffering is provided between sensitive land uses<sup>10</sup> and the identified infrastructure;
  - (b) the health and safety of people and property is maintained; and
  - (c) the existing and future safety and efficiency of the identified infrastructure is protected.

#### 8.4.1.3 Criteria for assessment

**Table 8.4.1:1 – Regional Infrastructure Corridors and Substations Overlay Code – for assessable development**

| Performance outcomes              |                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Petroleum / Natural Gas Pipelines |                                                                                                                                                                                                                                                                                                                               |                                     |
| PO <sub>1</sub>                   | Development is separated from a petroleum and natural gas pipeline and associated easements (as identified on Overlay Maps) such that: <ol style="list-style-type: none"> <li>(a) the safe operation and maintenance of the pipeline is not compromised; and</li> <li>(b) people and property are not put at risk.</li> </ol> | No acceptable outcome is nominated. |

<sup>9</sup> Amended on 3 November 2014

<sup>10</sup> Sensitive Land Uses are defined in Schedule 1 of the State Planning Policy 5/10 Air, Noise and Hazardous Materials. The list of sensitive land uses includes: child care centre, community care centre, dwelling house, educational establishment, health care services, hospital, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, rooming accommodation, short-term accommodation and tourist park.

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8.4 – Infrastructure overlay codes category

| Performance outcomes                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>2</sub> Reconfigurations within 100m of any high pressure gas pipeline do not:</p> <p>(a) <del>increase the density of development;</del></p> <p><del>(b)</del> affect the long term operation of the pipe line;</p> <p><del>(c)</del> put at risk the safety and lives of people; or</p> <p><del>(d)</del> put at risk the safety of property.</p> | <p>AO<sub>2.1</sub> <u>A qualitative risk assessment undertaken in accordance with <b>AS2885 - Pipelines - Gas and Liquid Petroleum Design and Construction</b> demonstrates that the safe operation of any pipeline shown on the Regional infrastructure corridors and substations overlay map is not compromised and that development does not pose a risk to people and property based on its proximity to a high pressure pipeline. No acceptable outcome is nominated.</u></p> |
| <b>Army Communication Signal Buffers</b>                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PO<sub>3</sub> Development does not interfere with the operation of the Cabarlah Army Signals Base identified on the Regional Infrastructure overlay maps.</p>                                                                                                                                                                                             | <p>AO<sub>3.1</sub> Components of the development which have the potential to create electrical interference are not located within 50m of the Cabarlah Army Signals Base buffer identified on the Regional Infrastructure overlay maps.</p>                                                                                                                                                                                                                                        |
| <p>PO<sub>4</sub> Acceptable levels of safety and amenity for occupants or users of the development is maintained.</p>                                                                                                                                                                                                                                        | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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# Appendix E

| Performance outcomes                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Traffic</b>                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>7</sub> The use does not generate traffic more than that reasonably expected for the surrounding area.                                                                                                           | <p><sup>19</sup><u>Where not in the Rural Zone:</u></p> <p>AO<sub>7.1</sub> The use does not involve more than one (1) business related motor vehicle being parked on the site or in the street/s the site has frontage to, at any time (excluding business related vehicle/s of the permanent resident/s and one non-resident employee's vehicle).</p> <p>AO<sub>7.2</sub> The use involves no more than one (1) visit per day of a delivery vehicle with a capacity of less than 2.5 tonnes.</p> <p>AO<sub>7.3</sub> The use does not involve or require the use of or visit by a vehicle with a capacity of more than 2.5 tonnes.</p> <p><u>Where in the Rural Zone:</u></p> <p>AO<sub>7.4</sub> <u>The use does not involve more than one (1) business related motor vehicle up to B-double in size per employee being parked within 100m of any site boundary.</u></p> <p>AO<sub>7.5</sub> <u>The use involves no more than one (1) visit per day of a delivery vehicle with a capacity not exceeding a B-double classification.</u></p> <p>AO<sub>7.6</sub> <u>The use does not involve or require the use of or visit by a vehicle with a capacity exceeding a B-double classification.</u></p> <p><u>In all zones:</u></p> <p>AO<sub>7.7</sub> Loading or unloading activities are undertaken within the site.</p> <p>AO<sub>7.8</sub> The use does not generate more than 10 vehicle trips per day where one (1) vehicle trip equates to arriving and departing the site.</p> |
| PO <sub>8</sub> Where access is from a state-controlled road, on-site parking areas provide sufficient clearance from accesses to ensure vehicles do not block through-traffic lanes when negotiating entry to the site. | AO <sub>8.1</sub> On sites with access from a state-controlled road an access strip/driveway of at least 3m in length is provided between the frontage of the site and the first car parking bay.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

<sup>19</sup> Amended on 3 November 2014

### 9.3.7 Medium Density Residential Code<sup>24</sup>

#### 9.3.7.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Medium Density Residential Code by the tables of assessment in Part 5 – Tables of Assessment.

#### 9.3.7.2 Purpose

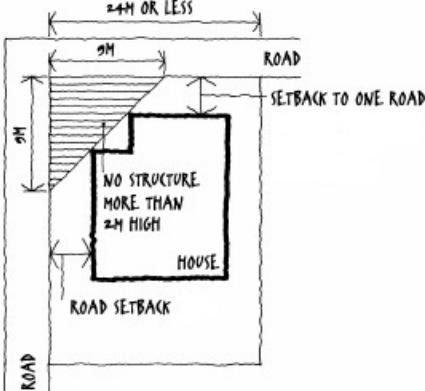
- (1) The purpose of the Medium Density Residential Code is to guide the development of the following uses to ensure that medium density residential development creates pleasant, safe and attractive living environments while facilitating a range of housing types that sensitively blend with existing streetscapes and neighbourhoods and facilitate increased population within proximity to major centres:
- ~~(a)~~ (a) Community Residence.
  - ~~(a)~~ (b) Dual Occupancy (detached)
  - ~~(b)~~ (c) Multiple Dwelling.
  - ~~(c)~~ (d) Nature-based Tourism.
  - ~~(d)~~ (e) Non-resident Workforce Accommodation.
  - ~~(e)~~ (f) Relocatable Home Park.
  - ~~(f)~~ (g) Residential Care Facility.
  - ~~(g)~~ (h) Retirement Facility.
  - ~~(h)~~ (i) Resort Complex.
  - ~~(i)~~ (j) Rooming Accommodation.
  - ~~(j)~~ (k) Short-Term Accommodation.
  - ~~(k)~~ (l) Tourist Park.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) the character, scale and density of development are commensurate with the purpose and overall outcomes of the zone or precinct in which the development is proposed;
  - (b) development facilitates a high level of residential amenity including provision of adequate safety, privacy, access to sunlight, open space, ventilation and natural climate control;
  - (c) increased residential densities to promote the creation of walkable communities within proximity to the major centres of Highfields, Kearneys Spring, Clifford Gardens and Wilston and along Ruthven Street between Perth and Stenner Streets;
  - (d) development contributes positively to the local streetscape and reflects Toowoomba's 'garden city' character; and
  - (e) development does not create unacceptable impacts on surrounding premises.

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<sup>24</sup> Amended on 3 November 2014

9.3.7.3 Criteria for assessment

**Table 9.3.7:1 – Medium Density Residential Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Where a Detached Dual Occupancy</b>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO <sub>1</sub> The location of a dwelling facilitates an acceptable streetscape, appropriate for:<br>(a) the bulk of the building or structure; and<br>(b) the road boundary setbacks of neighbouring dwellings; and<br>(c) the outlook and views of neighbouring residents; and<br>(d) nuisance and safety to the public. | AO <sub>1.1</sub> The minimum road setback for a dwelling is:<br>(a) 4 metres; or<br>(b) the average of the road setbacks of the two adjoining dwellings, where there are existing dwellings on both adjoining lots and at least one of the dwellings is setback from the road less than 4 metres.<br><br>AO <sub>1.2</sub> For a corner lot, the minimum road setbacks are:<br>(a) 4 metres; and<br>(b) no structure over 2 metres high is built within a 9 metre by 9 metre truncation at the corner of the two road frontages (see Figure 1). |
|                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                             | Figure 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
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| <p><u>PO<sub>2</sub> Dwellings:</u></p> <p>(a) <u>provide adequate day light and ventilation to habitable rooms; and</u></p> <p>(b) <u>allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and</u></p> <p>(c) <u>do not adversely impact on the amenity and privacy of residents on adjoining lots.</u></p> | <p><u>AO<sub>2.1</sub> The side and rear boundary clearance for a part of the dwelling is:</u></p> <p>(a) <u>where the height of that part is 4.5 metres or less - 1.5 metres; and</u></p> <p>(b) <u>where the height of that part is greater than 4.5 metres but not more than 7.5 metres - 2 metres; and</u></p> <p>(c) <u>where the height is greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres of part exceeding 7.5 metres.</u></p> <p><u>AO<sub>2.2</sub> For a rectangular or near rectangular lot with a frontage width of 15 metres or less, the minimum side and rear setbacks for that part are:</u></p> <p>(a) <u>where the height is not more than 7.5 metres - in accordance with table A2; and</u></p> <p>(b) <u>where the height is more than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part of 3 metres by which the height exceeds 7.5 metres.</u></p> <p style="text-align: center;"><b>Table A2</b></p> <table><tr><th rowspan="2">Road Frontage<br/>in metres</th><th colspan="2">Side and Rear Boundary<br/>Clearances</th></tr><tr><th colspan="2">Height in metres</th></tr><tr><td></td><td><u>4.5 or less</u></td><td><u>4.5 to 7.5</u></td></tr><tr><td><u>14.501 – 15.000</u></td><td><u>1.425</u></td><td><u>1.900</u></td></tr><tr><td><u>14.001 – 14.500</u></td><td><u>1.350</u></td><td><u>1.800</u></td></tr><tr><td><u>13.501 – 14.000</u></td><td><u>1.275</u></td><td><u>1.700</u></td></tr><tr><td><u>13.001 – 13.500</u></td><td><u>1.200</u></td><td><u>1.600</u></td></tr><tr><td><u>12.501 – 13.000</u></td><td><u>1.125</u></td><td><u>1.500</u></td></tr><tr><td><u>12.001 – 12.500</u></td><td><u>1.050</u></td><td><u>1.400</u></td></tr><tr><td><u>11.501 – 12.000</u></td><td><u>0.975</u></td><td><u>1.300</u></td></tr><tr><td><u>11.001 – 11.500</u></td><td><u>0.900</u></td><td><u>1.200</u></td></tr><tr><td><u>11.501 – 11.000</u></td><td><u>0.825</u></td><td><u>1.100</u></td></tr><tr><td><u>10.500 or less</u></td><td><u>0.750</u></td><td><u>1.000</u></td></tr></table> | Road Frontage<br>in metres | Side and Rear Boundary<br>Clearances |  | Height in metres |  |  | <u>4.5 or less</u> | <u>4.5 to 7.5</u> | <u>14.501 – 15.000</u> | <u>1.425</u> | <u>1.900</u> | <u>14.001 – 14.500</u> | <u>1.350</u> | <u>1.800</u> | <u>13.501 – 14.000</u> | <u>1.275</u> | <u>1.700</u> | <u>13.001 – 13.500</u> | <u>1.200</u> | <u>1.600</u> | <u>12.501 – 13.000</u> | <u>1.125</u> | <u>1.500</u> | <u>12.001 – 12.500</u> | <u>1.050</u> | <u>1.400</u> | <u>11.501 – 12.000</u> | <u>0.975</u> | <u>1.300</u> | <u>11.001 – 11.500</u> | <u>0.900</u> | <u>1.200</u> | <u>11.501 – 11.000</u> | <u>0.825</u> | <u>1.100</u> | <u>10.500 or less</u> | <u>0.750</u> | <u>1.000</u> |
| Road Frontage<br>in metres                                                                                                                                                                                                                                                                                                                      | Side and Rear Boundary<br>Clearances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
|                                                                                                                                                                                                                                                                                                                                                 | Height in metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
|                                                                                                                                                                                                                                                                                                                                                 | <u>4.5 or less</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>4.5 to 7.5</u>          |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>14.501 – 15.000</u>                                                                                                                                                                                                                                                                                                                          | <u>1.425</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.900</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>14.001 – 14.500</u>                                                                                                                                                                                                                                                                                                                          | <u>1.350</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.800</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>13.501 – 14.000</u>                                                                                                                                                                                                                                                                                                                          | <u>1.275</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.700</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>13.001 – 13.500</u>                                                                                                                                                                                                                                                                                                                          | <u>1.200</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.600</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>12.501 – 13.000</u>                                                                                                                                                                                                                                                                                                                          | <u>1.125</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.500</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>12.001 – 12.500</u>                                                                                                                                                                                                                                                                                                                          | <u>1.050</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.400</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>11.501 – 12.000</u>                                                                                                                                                                                                                                                                                                                          | <u>0.975</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.300</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>11.001 – 11.500</u>                                                                                                                                                                                                                                                                                                                          | <u>0.900</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.200</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>11.501 – 11.000</u>                                                                                                                                                                                                                                                                                                                          | <u>0.825</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.100</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <u>10.500 or less</u>                                                                                                                                                                                                                                                                                                                           | <u>0.750</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>1.000</u>               |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <p><u>PO<sub>3</sub> Adequate open space is provided for recreation, service facilities and landscaping.</u></p>                                                                                                                                                                                                                                | <p><u>AO<sub>3.1</sub> The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |
| <p><u>PO<sub>4</sub> The height of a dwelling does not unduly:</u></p> <p>(a) <u>overshadow adjoining dwellings; and</u></p> <p>(b) <u>obstruct the outlook from adjoining lots.</u></p>                                                                                                                                                        | <p><u>AO<sub>4.1</sub> For lot slopes:</u></p> <p>(a) <u>up to 15%, the building height is not more than 8.5 metres; and</u></p> <p>(b) <u>of 15% or more, the building height is not more than 10 metres.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |                                      |  |                  |  |  |                    |                   |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                        |              |              |                       |              |              |

9.3.7 – Medium Density Residential Code ♦ 9.3.7.3– Criteria for assessment

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| <u>Performance outcomes</u>                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>Acceptable outcomes</u>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| PO <sub>5</sub> Dwellings are sited and designed to provide adequate visual privacy for neighbours.                                                                                                                                                                                                                                                                                                                                               | AO <sub>5.1</sub> Where the distance separating a window or balcony of a dwelling from the side or rear boundary is less than 1.5 metres:<br>(a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5 metres above the adjacent floor level; or<br>(b) a window has a sill height more than 1.5 metres above the adjacent floor level; or<br>(c) a window has obscure glazing below 1.5 metres. |
| PO <sub>6</sub> The location of a dwelling facilitates normal building maintenance.                                                                                                                                                                                                                                                                                                                                                               | AO <sub>6.1</sub> A wall is:<br>(a) set back a minimum of 750 mm from the side or rear boundary; or<br>(b) where less than 750mm to the boundary, maintenance free, such as unpainted or untreated masonry or prefinished steel sheeting.                                                                                                                                                                                                                                |
| PO <sub>7</sub> Sufficient space for on-site car parking to satisfy the projected needs of residents and visitors, appropriate for:<br>(a) the availability of public transport; and<br>(b) the availability of on-street parking; and<br>(c) the desirability of on-street parking in respect to the streetscape; and<br>(d) the residents likelihood to have or need a vehicle.                                                                 | AO <sub>7.1</sub> Each dwelling has two car parking spaces, which may be in tandem provided that one space per dwelling is located behind the front setback required under AO 1.1 or AO 1.2 above.                                                                                                                                                                                                                                                                       |
| PO <sub>8</sub> Each dwelling has its own individual outdoor living space available which:<br>(a) has suitable size and slope to allow residents to extend their living activities outdoors; and<br>(b) is available for the sole use of the residents of the individual dwellings; and<br>(c) the desirability of on-street parking in respect to the streetscape; and<br>(d) is adequately separated from each other to provide visual privacy. | AO <sub>8.1</sub> Each dwelling has a clearly defined outdoor living space which:<br>(a) has an area of at least 16m <sup>2</sup> ; and<br>(b) has no dimension less than 4 metres; and<br>(c) has access from a living area; and<br>(d) has a slope of not more than 1 in 10; and<br>(e) provides visual privacy from another outdoor living space by a window/balcony screen.                                                                                          |

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Table 9.3.7:21 – Medium Density Residential Code – for assessable development

| <u>Performance outcomes</u>                                                                                                             | <u>Acceptable outcomes</u>          |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Building Design</b>                                                                                                                  |                                     |
| PO <sub>1</sub> Buildings are designed to a high aesthetic standard and complement or enhance the character of the local neighbourhood. | No acceptable outcome is nominated. |

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| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>2</sub>      | Buildings:<br>(a) are oriented to and address the street frontage;<br>(b) have a clearly defined front entry that is visible from the street;<br>(c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms; and<br>(d) where practical, the entry is level with or above the level of the street.                                                               | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>3</sub>      | The building design ensures building bulk is reduced through articulation and other design measures, including:<br>(a) verandahs, porches or balconies;<br>(b) roof overhangs;<br>(c) window hoods/screens;<br>(d) awning and shade structures;<br>(e) variation to roof and building lines;<br>(f) windows recessed into the façade;<br>(g) use of varying building materials and finishes; and<br>(h) recesses. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PO <sub>4</sub>      | Development responds to the slope of steep land in the siting, design and form of buildings and structures, to minimise requirements for cut and fill.                                                                                                                                                                                                                                                            | AO <sub>4.1</sub> Identify maximum levels for cut and fill beyond natural ground (at least from public viewing vantage points such as the road frontage);<br>(a) identify cut or fill is not limited where contained within the perimeter of the building wall (building height limits are then the constraining factor); and<br>(b) built to boundary walls located on the low side of the site.                                                              |
| PO <sub>5</sub>      | Vehicle parking, other than parking for visitors, is located under or behind the building to contribute to the establishment of a garden setting and to avoid large areas of visible hardstand.                                                                                                                                                                                                                   | AO <sub>5.1</sub> Vehicle parking:<br>(a) is clearly signposted;<br>(b) ensures parking spaces are freely available for use by the development's occupants;<br>(c) ensures parking spaces are located in the most accessible position to the main entrance of the building and signed as such; and<br>(d) is underground or behind the building parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings. |
| PO <sub>6</sub>      | Long, unvaried driveways are avoided and do not detract from the local streetscape.                                                                                                                                                                                                                                                                                                                               | AO <sub>6.1</sub> The alignment of driveways is offset from the side boundary by a minimum of 1.5m for the first 6m to accommodate dense landscaping.                                                                                                                                                                                                                                                                                                          |

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| Performance outcomes                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Open Space and Landscaping</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>7</sub> Adequate and suitable open space is provided to meet the needs of occupants for privacy, relaxation, entertainment and direct access to daylight and open air.                                     | AO <sub>7.1</sub> Where in a multiple dwelling, dwelling units with their main living areas located at ground level have private open space that is: <ul style="list-style-type: none"> <li>(a) a minimum of 16m<sup>2</sup> in area per dwelling unit;</li> <li>(b) a minimum dimension of 4m;</li> <li>(c) directly accessible from a living room; and</li> <li>(d) fenced to achieve privacy for occupants.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                    | AO <sub>7.2</sub> Where in a multiple dwelling, dwelling units with their main living areas located above ground level have private open space that is: <ul style="list-style-type: none"> <li>(a) a minimum of 8m<sup>2</sup>;</li> <li>(b) a minimum dimension of 2.4m; and</li> <li>(c) directly accessible from a living room.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>8</sub> Fencing contributes to privacy and security while maintaining a visual relationship between buildings and public spaces.                                                                           | AO <sub>8.1</sub> Fences and walls at street frontages are no more than 2m high and contain openings that make it at least 50 % transparent.<br>AO <sub>8.2</sub> Fencing interfacing with a park contains openings that make it at least 50% transparent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PO <sub>9</sub> Where the site has frontage to a regional arterial, sub-arterial or distributor road, the development includes landscaping that contributes to the creation of a boulevard character for the road. | AO <sub>9.1</sub> Landscaping within the front setback area includes at least one (1) tree of a species capable of reaching a height of at least 10m at maturity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Sustainability and Amenity</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>10</sub> The privacy of on-site residents and residents of adjacent properties is adequately protected from visual intrusion.                                                                              | AO <sub>10.1</sub> Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit.<br>OR<br>AO <sub>10.2</sub> Outlook from windows, balconies, and terraces of a dwelling unit is screened where a direct view within 9m is available into a habitable room or private open space of another dwelling unit.<br>OR<br>AO <sub>10.3</sub> Windows have translucent glazing or sill heights of at least 1.5m where within 9m of a habitable room or private open space of a dwelling unit.<br>AO <sub>10.4</sub> Where screening is used, it: <ul style="list-style-type: none"> <li>(a) is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and</li> <li>(b) is permanent and fixed, and designed to complement the development.</li> </ul> |

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| Performance outcomes                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>11</sub> Noise from the development does not unreasonably affect existing or likely future dwellings on nearby land.                                                                                                             | <p>AO<sub>11.1</sub> For developments of six (6) dwellings or more, vehicle movement areas are located a minimum of 3m from any adjoining dwellings, and acoustic screening is provided along that part of the site boundary.</p> <p>AO<sub>11.2</sub> Communal open space is located a minimum of 3m from adjoining dwellings and acoustic screening is provided along that part of the site boundary.</p> |
| PO <sub>12</sub> Communal facilities are easily accessible conveniently located for the use of occupants.                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>13</sub> Exposure of new dwellings to noise, odour or other nuisance is minimised.                                                                                                                                               | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Relocatable Home, Tourist Park or Nature-based Tourism</b>                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>14</sub> The development site has an appropriate area and configuration to accommodate home or van sites, as well as adequate landscape and recreation areas, ancillary amenities and facilities, car parking and service areas. | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                         |

## 9.3.8 Rural Uses Code

### 9.3.8.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Rural Uses Code by the tables of assessment in Part 5 – Tables of Assessment.

### 9.3.8.2 Purpose

- (1) The purpose of the Rural Uses Code is to guide the development of the following uses to facilitate the appropriate development of a range of rural activities and to protect the productive capacity and natural resource values of rural land:
  - (a) Animal Keeping.
  - (b) Aquaculture.
  - (c) Intensive Animal Industries.
  - (d) Intensive Horticulture.<sup>25</sup>
  - (e) Permanent Plantations.
  - (f) Rural Industry.
  - (g) Wholesale Nursery.
  - (h) Winery.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located, designed and operated to avoid or appropriately minimise impacts on the amenity and character of the locality;
  - (b) areas or values of environmental significance including biodiversity, waterways, wetlands, water quality and soil quality, are protected from the adverse impacts of development; and
  - (c) development is provided with an appropriate standard of infrastructure that reflects the operational needs/capacity of the development and does not adversely impact on existing infrastructure or the carrying capacity of land in the locality.

<sup>25</sup> For intensive horticulture, applicants should have regard to the Section 3 of the SPP1/92 – Planning Guidelines – Separating agricultural and residential land uses. For other uses Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 1997 or Environmental Protection (Noise) Policy 1997.

### 9.3.10 Telecommunications Facility Code<sup>27</sup>

#### 9.3.10.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Telecommunications Facility Code by the tables of assessment in Part 5 – Tables of Assessment.

#### 9.3.10.2 Purpose

- (1) The purpose of the Telecommunications Facility Code is to ensure that telecommunications facilities are visually integrated with the surrounding natural and built environment and co-located or provide for co-location.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development minimises adverse impacts to the community and environment, including impacts of noise and electromagnetic emissions and visual amenity;
  - (b) development implements best practice with respect to design, environmental management and construction standards;
  - (c) sufficient all-weather access is provided to the site/facility and maintained; and
  - (d) risks to public health and safety are minimised.

<sup>27</sup> Amended on 3 November 2014

### 9.3.10.3 Criteria for assessment

**Table 9.3.10.1 – Telecommunications Facility Code – for self assessable and assessable development**

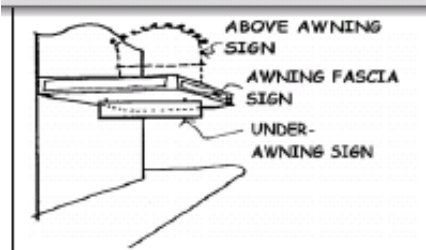
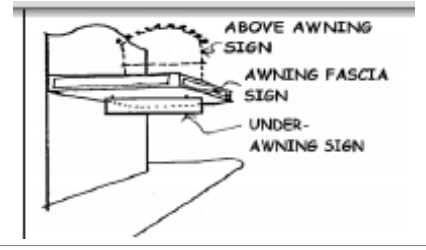
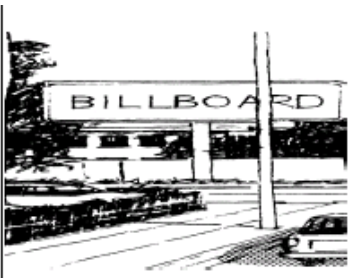
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Visual Integration</b>                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PO<sub>1</sub> Development:</p> <p>(a) <del>minimises visual intrusion</del> <del>is not visually obtrusive</del>, having regard to its scale, height, bulk, materials and colour;</p> <p>(b) minimises the potential for proliferation of telecommunications facility infrastructure; and</p> <p>(c) integrates with the character of the area and surrounding land uses.</p> | <p>AO<sub>1.1</sub> The telecommunications facility is co-located on an existing tower.</p> <p>OR</p> <p>AO<sub>1.2</sub> If the telecommunications facility is either a new freestanding structure or attached to a building, the height does not exceed:</p> <p>(a) 10m above ground level, where located in a road reserve; or</p> <p>(b) 10m above natural ground level, where located in a residential, Community Facilities, Township or Emerging Community Zone; or</p> <p>(c) 30m above ground level where located in the centre zone, Mixed Use Zone, industrial zone, Sport and Recreation, Open Space or rural zone.</p> <p>AO<sub>1.3</sub> Where the telecommunications facility is attached to a building, the above height is the combined height of the building and the facility.</p> <p>AO<sub>1.4</sub> If a pole, lattice tower or mast, the telecommunications facility provides for the co-location of future facilities.</p> <p>AO<sub>1.5</sub> The telecommunications facility is constructed of non-reflective materials and similar colouring to the surrounding land uses.</p> <p><u>AO<sub>1.6</sub> Development does not exceed two telecommunications facilities per site.</u></p> |
| <p>PO<sub>2</sub> The telecommunications facility is located at distances from the property frontage and the side and rear boundaries to provide clear separation from neighbouring properties and road frontages so that visual obtrusiveness is minimised.</p>                                                                                                                  | <p>AO<sub>2.1</sub> Where the telecommunications facility is a freestanding structure (that is, not attached to a building) the following minimum setbacks to property boundaries are achieved:</p> <p>(a) 10m, where the height of the structure is less than 20m;</p> <p>(b) 12m, where the height of the structure is between 20m and 30m; and</p> <p>(c) 20m, where the height of the structure is greater than 30m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>3</sub> Tree and shrub planting provides screening to reduce the visual impacts of the telecommunications facility and to enhance the character of the local area.</p>                                                                                                                                                                                                  | <p>AO<sub>3.1</sub> Other than where attached to an existing building, a minimum 3m wide densely planted landscape strip is provided along all site boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Environmental Impact</b>                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>PO<sub>4</sub> Telecommunications facilities do not detract from areas of high scenic amenity.</p>                                                                                                                                                                                                                                                                             | <p>AO<sub>4.1</sub> Telecommunications facilities are not located within areas shown on Scenic Amenity Overlay Maps.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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9.3 – Use codes

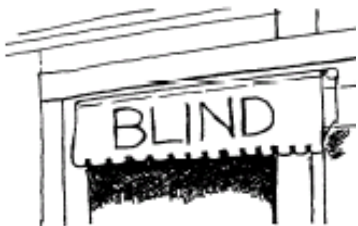
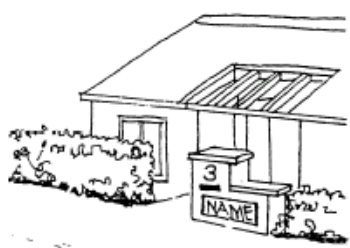
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>5</sub> Telecommunications facilities do not adversely impact on residential premises, or other sensitive receiving environments.                                                                                                                                                                                                                                       | AO <sub>5.1</sub> Where the telecommunications facility is a freestanding tower (that is, not attached to a building) the following minimum clearances are achieved:<br><br>(a) 300m to educational establishments, child care centres or retirement facility; and<br><br>(b) 150m to residential premises.                                                                                                                                                                                     |
| PO <sub>6</sub> Telecommunications facilities do not cast shadows such that the amenity and character of adjacent premises or a public place is adversely impacted.                                                                                                                                                                                                             | AO <sub>6.1</sub> Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.                                                                                                                                                                                                                   |
| PO <sub>7</sub> Telecommunications facilities prevent or minimise the generation of any noise so that:<br><br>(a) nuisance is not caused to adjoining premises or other nearby noise sensitive areas; and<br><br>(b) desired ambient noise levels in residential areas are not exceeded.                                                                                        | AO <sub>7.1</sub> Telecommunications facilities achieve the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .                                                                                                                                                                                                                                                                                                                                        |
| <b>Public Health and Safety</b>                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PO <sub>8</sub> Telecommunications facilities are established, operated and maintained to minimise the risk to public health and safety.                                                                                                                                                                                                                                        | AO <sub>8.1</sub> Telecommunications facilities are designed and operated to restrict electromagnetic emissions in accordance with:<br><br>(a) <i>Radiocommunications (Electromagnetic radiation – Human Exposure) Standard 2003</i> ; and<br><br>(b) <i>Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3KHz to 300GHz</i> .<br><br>AO <sub>8.2</sub> Telecommunications facilities incorporate safety and warning signage to discourage unauthorised access. |
| PO <sub>9</sub> Fencing encloses the outermost boundaries of the land on which the telecommunication <sup>s</sup> facility is built, in order to:<br><br>(a) prevent unauthorised access;<br><br>(b) protect ease of maintenance access to the property; and<br><br>(c) integrate the telecommunications facility into the local built form character of the surrounding areas. | AO <sub>9.1</sub> The site is fenced along all boundaries of land identified for telecommunications facility use, including enclosed areas for vehicle parking, storage and landscape works.<br><br>AO <sub>9.2</sub> The materials and coloured finishes used for fencing or walls match those used in the surrounding locality, or where there is no fencing in the surrounding locality the fencing used is green wire mesh to blend with the surrounding natural environment.               |
| PO <sub>10</sub> <a href="#">Telecommunications Facilities are to be sited to maximise their efficiency and minimise the number of towers required to service a specific area.</a>                                                                                                                                                                                              | <a href="#">No acceptable outcome is nominated.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                             |



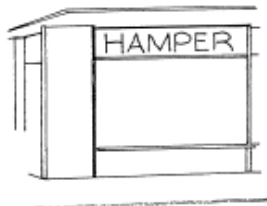
Table 9.4.1:2 – Signage Information<sup>28</sup>

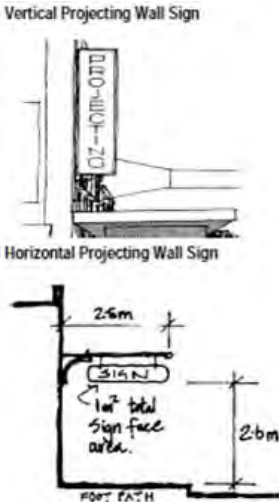
| Type                                                                                                                                                                                                                                                                                      | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Above awning sign</b><br>An advertising sign attached to the roof of the awning.<br>                                                                                                                  | <ul style="list-style-type: none"> <li>(a) Only one 'above awning' sign is located on the premises.</li> <li>(b) The sign does not exceed 0.5m above the top of the existing awning.</li> <li>(c) The sign is not illuminated <del>apart from other</del> <u>than internally or by</u> baffled lights.</li> <li>(d) The sign does not extend beyond the ends of the existing awning.</li> </ul>                                         |
| <b>Awning fascia sign</b><br>An advertising sign painted or attached to the front or side face of an awning.<br>                                                                                        | <ul style="list-style-type: none"> <li>(a) The sign is located wholly within the outline of a fascia.</li> <li>(b) The sign is fixed to the fascia and is projects not more than 0.2m from the fascia.</li> <li>(c) The sign is not illuminated apart from baffled lights.</li> </ul>                                                                                                                                                   |
| <b>Billboard sign</b><br>A billboard is a free-standing structure, normally elevated from the ground and supported by one or more vertical supports, used primarily to display advertising matter.<br> | <ul style="list-style-type: none"> <li>(a) Only one billboard is located on the premises;</li> <li>(b) The sign does not exceed 20m<sup>2</sup>;</li> <li>(c) The sign is no more than 4m above natural ground level;</li> <li>(d) The sign is not illuminated other than <del>internally or</del> <u>internally or</u> by baffled lamps; and</li> <li>(e) The sign is not located within 1km of an approved billboard sign.</li> </ul> |

<sup>28</sup> Amended on 3 November 2014

| Type                                                                                                                                                                                                                                                          | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Blind sign</b></p> <p>An advertising sign painted on, or otherwise affixed to, solid or flexible material suspended from the edge of an awning, verandah or wall.</p>  | <ul style="list-style-type: none"> <li>(a) The sign does not exceed 50% of the area of the blind.</li> <li>(b) The sign is not illuminated other than by baffled lamps.</li> </ul>                                                                                                                                                                                                                                                                   |
| <p><b>Business plate sign</b></p>                                                                                                                                           | <ul style="list-style-type: none"> <li>(a) Only one business plate sign per tenancy is provided;</li> <li>(b) The sign does not exceed 0.5m<sup>2</sup> in a residential zone or 2m<sup>2</sup> in any other zone;</li> <li>(c) The sign is painted or affixed to a wall or fence;</li> <li>(d) The sign is not illuminated other than by baffled lamps; and</li> <li>(e) The sign does not project more than 0.1 m from a wall or fence.</li> </ul> |
| <p><b>Changeable message sign</b></p> <p>An advertising sign, usually freestanding, designed to allow the advertising message to be readily changed.</p>                   | <ul style="list-style-type: none"> <li>(a) Only one double-sided changeable message sign per street frontage is located on the premises;</li> <li>(b) The sign does not exceed 2m<sup>2</sup>; and</li> <li>(c) The sign is not illuminated other than <a href="#">internally</a> or by baffled lamps.</li> </ul>                                                                                                                                    |

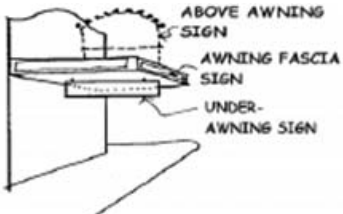
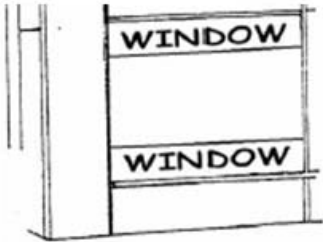
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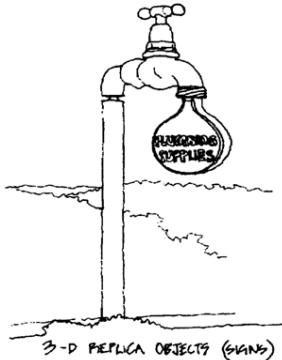
| Type                                                                                                                                                                                                                                                                                                                                                                       | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Ground sign</b></p> <p>An advertising sign that sits on the ground without any poles or framework, usually erected at or near a driveway or entrance to a property and displays a business name or logo.</p>                                                                        | <ul style="list-style-type: none"> <li>(a) The sign does not exceed 4m<sup>2</sup>;</li> <li>(b) The sign has a maximum height of 1.8m;</li> <li>(c) The sign has an advertisement area not exceeding 75% of the face of the structure;</li> <li>(d) The sign is not closer than 1m to the front boundary of the site; and</li> <li>(e) The sign is not illuminated other than <a href="#">internally</a> or by baffled lamps.</li> </ul>                                                                                            |
| <p><b>Hamper sign</b></p> <p>An advertising sign painted or otherwise affixed between a door-head and an awning, or similarly above a window and the awning.</p>                                                                                                                        | <ul style="list-style-type: none"> <li>(a) The sign projects not more than 0.3m from the wall to which it is attached;</li> <li>(b) The sign does not extend beyond the boundaries of the window or door-head to which it is attached; and</li> <li>(c) The sign is internally illuminated.</li> </ul>                                                                                                                                                                                                                               |
| <p><b>Information sign</b></p> <p>An advertising sign providing information related to the use of facilities or features of an activity undertaken on a site (e.g. a church displaying service times). A menu board for a food outlet is not considered to be an information sign.</p>  | <ul style="list-style-type: none"> <li>(a) The sign is the only information sign on the premises;</li> <li>(b) The sign is single sided with the face parallel to the street frontage or where on a corner site the sign may face both of the street frontages;</li> <li>(c) The sign does not exceed 2m<sup>2</sup>; and</li> <li>(d) The sign contains no advertising other than the name or logo of the organisation having tenure of the premises with the name/logo not being more than 30% of the area of the sign.</li> </ul> |

| Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Pole or pylon sign</b></p> <p>An advertising sign which is independent of a building and supported by one (1) or more columns. The display area may consist of multiple panels or slats, which can be replaced. The signs generally display a logo, products, service or goods, which are available for sale or other business activities on the site where the sign is erected.</p>  | <ul style="list-style-type: none"> <li>(a) The sign is the only pole or pylon sign on the premises; or</li> <li>(b) Where the premises has a frontage to an arterial road, sub-arterial road or trunk collector road shown on map x, there is no more than one (1) pole sign for each 100m (or part thereof) of frontage to those roads; and</li> <li>(c) The sign is located on premises with an area of greater than 1,000m<sup>2</sup>; and</li> <li>(d) The sign has a maximum height of 8m, a maximum width of 2.5m and a maximum display area of 10m<sup>2</sup> per side of a double-sided sign; and</li> <li>(e) The sign is not illuminated other than internally or by baffled lamps; and</li> <li>(f) The sign is double-sided or erected so the back of the sign is not visible from a public place; and</li> <li>(g) The sign is located a minimum of 3m from a side boundary of a property; and</li> <li>(h) Where a site contains more than one business activity and only one pole or pylon sign is present on the site, the sign allows for all businesses to be displayed on the one sign; and</li> <li>(i) Pylon signs are located as close to the centre of the site frontage as reasonably possible.</li> </ul> |
| <p><b>Projecting wall sign</b></p> <p>A double-faced advertising sign projecting at right angles from a wall of a building.</p> <p>There are two (2) types:</p> <ul style="list-style-type: none"> <li>(a) vertical projecting wall sign; and</li> <li>(b) horizontal projecting wall sign.</li> </ul>                                                                                     | <ul style="list-style-type: none"> <li>(a) The sign is the only projecting wall sign on the premises;</li> <li>(b) The sign is on the premises to which the advertisement relates;</li> <li>(c) If a vertical projecting wall sign, the sign has a maximum display area of 2m<sup>2</sup> with a maximum width of 0.5m;</li> <li>(d) If a horizontal projecting wall sign, the sign has maximum dimensions and projections and minimum clearances as shown on the diagram opposite;</li> <li>(e) The sign does not project above the gutter line of the building;</li> <li>(f) The sign has a minimum clearance of 2.6m to the footpath;</li> <li>(g) The sign is not illuminated other than internally or by baffled lamps; and</li> <li>(h) The sign does not cover or hide the architectural features of a building.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Type                                                                                                                                                                                                                                                                      | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Roof sign</b></p> <p>An advertising sign erected on or above a roof or parapet of a building.</p>                                                                                 | <ul style="list-style-type: none"> <li>(a) The sign is the only roof sign on the premises;</li> <li>(b) The sign is not illuminated other than internally or by baffled lights;</li> <li>(c) Where painted or located flat on the roof surface, the sign has a maximum area of 25% of the roof; and</li> <li>(d) Where protruding vertically from the roof, the sign does not protrude more than 0.5m above any part of the roof line or parapet and does not protrude horizontally more than the length of the roof.</li> </ul> |
| <p><b>Structure sign</b></p> <p>An advertising sign painted on or otherwise affixed to any structure, such as a storage tank, windmill, tower or similar, that is not a building.</p>  | <ul style="list-style-type: none"> <li>(a) The sign is the only structure sign on the premises;</li> <li>(b) The sign has a maximum area of 25% of the surface area of the structure;</li> <li>(c) The sign is enclosed within the frame of the structure and does not protrude beyond the structure's framework; and</li> <li>(d) The sign is not illuminated other than by baffled lamps.</li> </ul>                                                                                                                           |

| Type                                                                                                                                                                              | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Under awning sign</b><br/>An advertising sign attached to the underside of an awning.</p>  | <ul style="list-style-type: none"> <li>(a) The sign is the only under awning sign on the premises;</li> <li>(b) The sign has a maximum length of 2.4m and a maximum width of 200mm;</li> <li>(c) The sign length is not greater than 75% of the width of the awning to which it is attached;</li> <li>(d) The sign is positioned a minimum distance of 1.5m from the end of an awning and/or tenancy;</li> <li>(e) The sign is perpendicular to the shopfront; and</li> <li>(f) The sign has a minimum vertical clearance of 2.4m from the ground.</li> </ul>                                                                                                                                                                                                                                        |
| <p><b>Wall sign</b><br/>An advertising sign painted or otherwise affixed flat to a wall.</p>    | <ul style="list-style-type: none"> <li>(a) The sign has a display area that would not cause the total display area of all wall signs on the subject elevation to exceed the lesser of 30m<sup>2</sup> or 25% of the total wall area of the subject elevation;</li> <li>(b) The sign does not extend further than the height of the building;</li> <li>(c) The sign is not illuminated by other than baffled lamps;</li> <li>(d) The sign does not project further than 0.2m from the wall to which it is affixed;</li> <li>(e) The sign is integrated into the design of the building; and</li> <li>(f) On sites that contain more than one business premises, a single wall sign that provides an equal and consistent advertising opportunity for all tenant/business premises is used.</li> </ul> |
| <p><b>Window sign</b><br/>An advertising sign displayed on a window.</p>                       | <ul style="list-style-type: none"> <li>(a) The sign does not cover or obscure more than 25% of the window surface;</li> <li>(b) Where illuminated window signs are used they are located behind the face of the window (i.e. internal to the building).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Type                                                                                                                                                                                                                                                                                                                              | Requirements                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>3-D sign</b></p> <p>An advertising sign which is designed to replicate or copy an object or shape. The replica may be attached to or constructed as part of a building. The replica may be freestanding or form part of a pole sign.</p>  | <ul style="list-style-type: none"><li>(a) The sign is the only 3-D replica sign on the premises;</li><li>(b) The sign is only for a product or service available on the premises on which it is displayed; and</li><li>(c) The sign has a maximum height of 5m, a maximum width of 2.5m.</li></ul> |

## 9.4.5 Reconfiguring a Lot Code<sup>31</sup>

### 9.4.5.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Reconfiguring a Lot Code by the tables of assessment in Part 5 – Tables of Assessment.

### 9.4.5.2 Purpose

- (1) 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 zone and precinct 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; and
  - (g) encourage development to be resource efficient.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) 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;
  - (b) 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;
  - (c) 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;
  - (d) lot reconfiguration facilitates the protection and sustainable use of rural land resources;
  - (e) areas containing important ecological values and cultural values are protected from development and the associated impacts caused by development;
  - (f) lot reconfiguration facilitates compatible relationships between different land uses and activities;
  - (g) lot design and sizes are suited to the intended use of the land;
  - (h) lot orientation facilitates the conservation of non-renewable energy sources and the design of buildings that are appropriate for the local climatic conditions;
  - (i) 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;
  - (j) stormwater drainage systems protect people and the built and natural environments in a cost effective manner;
  - (k) 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;

<sup>31</sup> Amended on 3 November 2014



- (l) lot reconfiguration increases opportunities for walking, cycling and the use of public transport; and
- (m) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.

### 9.4.5.3 Criteria for assessment

**Table 9.4.5:1 – Reconfiguring a Lot Code – for self assessable and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rearrangement of Boundaries</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                  |
| <p>PO<sub>1</sub> The lots resulting from the rearrangement of boundaries does not contribute to:</p> <ul style="list-style-type: none"> <li>(a) the proliferation of lots of rural land fragmentation; or</li> <li>(b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.</li> </ul> | <p>AO<sub>1.1</sub> No additional lots are created by the rearrangement of boundaries.</p> <p>AO<sub>1.2</sub> The resulting lots <del>are</del><sup>is</sup> contained entirely within a single zone.</p>                       |
| <p>PO<sub>2</sub> The lots resulting from the rearrangement of boundaries does not require any change to infrastructure or services.</p>                                                                                                                                                                                                                            | <p>AO<sub>2.1</sub> <del>The new</del><sup>All</sup> lots retains all existing connections to water, sewer, electricity and other infrastructure and does not require additional infrastructure connections or augmentation.</p> |
| <p>PO<sub>3</sub> The lots resulting from the rearrangement of boundaries <del>has</del><sup>have</sup> the appropriate size, dimensions and road access to accommodate uses consistent with the zone in which the lots <del>are</del><sup>is</sup> located.</p>                                                                                                    | <p>AO<sub>3.1</sub> The size of the resulting lots complies with the minimum lot size and frontage prescribed in the planning scheme for the zone in which the lots <del>are</del><sup>is</sup> located.</p>                     |

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

| Performance outcomes   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                          |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Master Planning</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                              |
| PO <sub>1</sub>        | <p>Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone and Community Facilities Zone, Open Space Zone, Recreation Zone, development:</p> <ul style="list-style-type: none"> <li>(a) occurs in a logical pattern and sequence;</li> <li>(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;</li> <li>(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;</li> <li>(d) creates a high quality streetscape and public open space network with connected public spaces and parks;</li> <li>(e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; and</li> <li>(f) is provided with all necessary infrastructure networks and is well serviced by community facilities.</li> </ul> | No acceptable outcome is nominated.                                                                          |
| <b>General</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                              |
| PO <sub>2</sub>        | <p>The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> <li>(a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views;</li> <li>(b) creating legible and interconnected movement and open-space networks;</li> <li>(c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and</li> <li>(d) providing connections to existing facilities, services and movement networks in the surrounding area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AO <sub>2.1</sub> Neighbourhood design and lot layout is consistent with the requirements of any local plan. |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>3</sub> 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"> <li>(a) following the natural topography;</li> <li>(b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations;</li> <li>(c) minimising the need for earthworks;</li> <li>(d) minimising vegetation loss and/or fragmentation;</li> <li>(e) maintaining natural drainage features and floodways;</li> <li>(f) maintaining important wildlife corridors and habitat areas;</li> <li>(g) providing for adequate buffering of (d), (e) and (f); and</li> <li>(h) protecting and maintaining areas of indigenous cultural significance.</li> </ul> | <p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO<sub>3.1</sub> A lot with an area of less than 450m<sup>2</sup> used for a dwelling house has a slope:</p> <ul style="list-style-type: none"> <li>(a) across the width of the lot not exceeding 10%; and</li> <li>(b) along the length of the lot not exceeding 5%.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>PO<sub>4</sub> Street blocks and lot types are generally rectilinear and arranged to provide:</p> <ul style="list-style-type: none"> <li>(a) an efficient neighbourhood pattern, that supports walking cycling and public transport use;</li> <li>(b) the highest densities are located around open space, amenity features or other focal points; and</li> <li>(c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety.</li> </ul>                                                                                                                                                                                                                                                                                                                    | <p><i>In partial fulfilment of the performance outcome</i></p> <p>AO<sub>4.1</sub> Lots within the block are arranged so that:</p> <ul style="list-style-type: none"> <li>(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);</li> <li>(b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row;</li> <li>(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</li> <li>(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);</li> </ul> <p>AO<sub>4.2</sub> Lots with access to a laneway intended to accommodate more than one dwelling have a:</p> <ul style="list-style-type: none"> <li>(a) minimum width of 7.5m; and</li> <li>(b) minimum depth of 30m.</li> </ul> <p>AO<sub>4.3</sub> <del>Street blocks fronting local streets do not exceed 100m in length. Allotment lengths do not exceed 100m.</del></p> |
| <p>PO<sub>5</sub> Reconfiguration avoids risk to human safety and the environment from natural hazards<sup>32</sup> and contaminated land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>For partial compliance</p> <p>AO<sub>5.1</sub> Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

<sup>32</sup> Applicants should also note that the provisions of the various overlays in the planning scheme may also affect neighbourhood design.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <p>PO<sub>6</sub> The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the layout and dimensions of streets and lots;</li> <li>(b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks;</li> <li>(c) provision for shared use of public facilities;</li> <li>(d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and</li> <li>(e) connections to centres.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable solution is nominated. |
| <p>PO<sub>7</sub> 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"> <li>(a) create an attractive and legible environment with a clear character and identity;</li> <li>(b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;</li> <li>(c) enhance safety and comfort, and meet user needs;</li> <li>(d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</li> <li>(e) assist integration with the surrounding environment;</li> <li>(f) maximise infiltration of stormwater runoff; and</li> <li>(g) minimise maintenance costs through: <ul style="list-style-type: none"> <li>(i) street pavement, parking bays and speed control devices;</li> <li>(ii) street furniture, shading, lighting and utility installations;</li> <li>(iii) retention of existing vegetation; and</li> <li>(iv) on street planting.</li> </ul> </li> </ul> | No acceptable solution is nominated. |
| <p>PO<sub>8</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is nominated.  |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>9</sub> Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity by incorporating a mix of residential lot sizes drawing from the following lot types:</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(c) Courtyard: A courtyard lot has an area between 375m<sup>2</sup> and 480m<sup>2</sup> and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m.</li> <li>(d) Villa: A villa lot has an area between 250m<sup>2</sup> and 320m<sup>2</sup> 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.</li> <li>(e) Terrace: A terrace lot has an area between 187.5m<sup>2</sup> and 240m<sup>2</sup> and will typically accommodate attached dwellings houses or dwelling houses built to both side boundaries on lots with a frontage of typically 7.5m. Dwelling houses on a standard 7.5m terrace lot will generally be two (2) habitable rooms wide and two (2) storeys in height. A terrace lot is also capable of development with a narrow (4m wide) single-storey detached dwelling house where one wall is built up to, and along most of the length of one side boundary. Dwelling houses on narrow terrace lots will be built as an integrated development as far as practicable and typically require frontage to both a street and laneway to accommodate on-site car parking that does not interfere with the safe and efficient functioning of the street;</li> </ul> | <p>AO<sub>9.1</sub> Reconfigurations incorporate the lot types identified in the performance outcome as follows:</p> <ul style="list-style-type: none"> <li>(a) reconfigurations creating between 10 and 50 additional lots incorporate at least two (2) lot types; and</li> <li>(b) reconfigurations creating more than 50 additional lots incorporate at least three (3) lot types.</li> </ul> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (f) Row: A row lot has an area between 125m <sup>2</sup> and 160m <sup>2</sup> and provides for narrow attached dwelling house or a dwelling house built to both side boundaries on lots with a frontage of typically 5m. A row lot typically requires rear lane access for car parking so the street frontage is free of driveways. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>10</sub> Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.                                                                                                                                          | AO <sub>10.1</sub> Reconfigurations achieve a minimum residential density of 15 lots per hectare.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Lot Sizes and Design                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PO <sub>11</sub> 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>AO<sub>11.1</sub> Lots are rectangular and have a width to depth ratio not greater than 1:5.</p> <p>AO<sub>11.2</sub> <u>Lots in the Residential Living and Residential Choice zones in greenfield areas have standard dimensions, being:</u> <del>Lots in the Low Density Residential and Low-medium Density Residential zones have standard dimensions, being:</del></p> <p>(a) depths of 25m and 32m; and</p> <p>(b) <u>widths in multiples of 2.5m,</u> <del>widths in multiples of 2.5m and 5m.</del></p> <p><del>AO<sub>11.3</sub> Lots in the Low Density Residential Zone have the following minimum size:</del></p> <p><del>(a) 1,200m<sup>2</sup> in the Clifford Park Stables Precinct;</del></p> <p><del>(b) 2,250m<sup>2</sup> in the Park Residential Precinct; and</del></p> <p><del>(c) 500m<sup>2</sup> otherwise;</del></p> <p><del>AO<sub>11.4</sub> Lots in an industry zone have widths in multiples of 10m, and are not less than 20m in width.</del></p> <p><del>AO<sub>11.4</sub> Lots in the Township Zone have the following minimum size:</del></p> <p><del>(a) 500m<sup>2</sup> where within a connected to a reticulated wastewater system; and</del></p> <p><del>(b) 2,000m<sup>2</sup> otherwise.</del></p> |

9.4.5.3– Criteria for assessment

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9.4.5 – Reconfiguring a Lot Code

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| Performance outcomes                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Typical lot shapes and dimensions - 32.0 metres deep</b></p> <p><b>Typical lot shapes and dimensions - 25.0 metres deep</b></p>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>Source: Urban Land Development Authority Guideline No. 1 - Residential 30 (page 15)</p>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                               | <p>AO<sub>11.3</sub> Lots in the Low Density Residential Zone have the following minimum size:</p> <ul style="list-style-type: none"> <li>(a) 1,200m<sup>2</sup> in the Clifford Park Stables Precinct;</li> <li>(b) 2,250m<sup>2</sup> in the Park Residential Precinct; and</li> <li>(c) 500m<sup>2</sup> otherwise.</li> </ul> <p>AO<sub>11.4</sub> Lots in an industry zone have widths in multiples of 10m, and are not less than 20m in width.</p> <p>AO<sub>11.5</sub> Lots in the Township Zone have the following minimum size:</p> <ul style="list-style-type: none"> <li>(a) 500m<sup>2</sup> where <del>within a</del> connected to a reticulated wastewater system; and</li> <li>(b) 2000m<sup>2</sup> otherwise.</li> </ul> |
| PO <sub>12</sub> Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes. | <p>AO<sub>12.1</sub> Where facilitating urban residential development, lots are consistent with an approved master plan and comply with AO<sub>11.2</sub>.</p> <p>AO<sub>12.2</sub> Otherwise lots in the Emerging Community Zone are no less than 10ha.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>13</sub> 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 <sub>13.1</sub> Lots have a minimum size of:<br>(a) in the 4,000m <sup>2</sup> Precinct – 4,000m <sup>2</sup> ;<br>(b) in the 1 Hectare Precinct – 1ha; and<br>(c) in the 2 Hectare Precinct – 2ha. |
| PO <sub>14</sub> In the Rural Zone, the productive capacity of rural land resources is protected.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AO <sub>14.1</sub> Lots have a minimum size of:<br>(a) in the 100 Hectare Precinct – 100ha;<br>(b) in the 200 Hectare Precinct – 200ha; and<br>(c) in the Heinemann Road Transport Precinct – 2ha.     |
| <b>Movement network design<sup>33</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                        |
| PO <sub>15</sub> The street and road network has a clear structure, with roads that conform to their function in the network, having regard to:<br>(a) traffic volumes, vehicle speeds and driver behaviour;<br>(b) on street parking;<br>(c) sight distance;<br>(d) provision for public transport routes and stops;<br>(e) provision for pedestrian and cyclist movement, prioritising these where appropriate;<br>(f) provision for waste collection and emergency vehicles;<br>(g) lot access;<br>(h) convenience;<br>(i) public safety;<br>(j) amenity;<br>(k) the incorporation of public utilities and drainage; and<br>(l) landscaping and street furniture. | AO <sub>15.1</sub> The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.                                                         |
| PO <sub>16</sub> The road network provides for convenient and safe movement between local streets and higher order roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AO <sub>16.1</sub> The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.                                                                |
| PO <sub>17</sub> Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                    |
| PO <sub>18</sub> Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>18.1</sub> Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.                     |

<sup>33</sup> The Access, Parking and Servicing Code sets out other requirements relating to movement network design.



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>19</sub> Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | AO <sub>19.1</sub> 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> . |
| PO <sub>20</sub> On-road car parking is provided according to projected needs taking into account:<br>(a) total parking demand;<br>(b) car parking opportunities on lots; and<br>(c) non-residential and external parking generators.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | AO <sub>20.1</sub> On-street parking is provided in accordance with the Transport, Access and Parking Code.                                                                                                                         |
| PO <sub>21</sub> The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AO <sub>21.1</sub> Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .                                                                               |
| PO <sub>22</sub> Rear lanes are designed to:<br>(a) provide enough width to enable safe and efficient vehicle movement, including service vehicles;<br>(b) have either a straight or T configuration and not be dead ends or cul-de-sacs;<br>(c) enable easy and safe access into and out of garages without using doors that open into the lane;<br>(d) not create a more direct through-route alternative for vehicles than the adjoining street network;<br>(e) ensure rear yards of properties can be fenced for security;<br>(f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and<br>(g) not provide for visitor parking within the lane unless in specifically designated areas. | AO <sub>22.1</sub> Rear lanes are designed in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .                                                                                  |
| PO <sub>23</sub> 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'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AO <sub>23.1</sub> Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.                                                                                                               |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Road design<sup>34</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>24</sub> The geometric design features of each type of road:</p> <ul style="list-style-type: none"> <li>(a) convey its primary function for all relevant design vehicle types;</li> <li>(b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds;</li> <li>(c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and</li> <li>(d) ensure unhindered access by emergency vehicles.</li> </ul>                                                                | <p>AO<sub>24.1</sub> Design of the roads comply with the <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>                                                                                                                                                                                                                                                                |
| <b>Pedestrian and cyclist facilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>25</sub> A network of pedestrian and cycle ways is provided having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools;</li> <li>(b) likely trip purpose;</li> <li>(c) topography;</li> <li>(d) cyclist and pedestrian safety;</li> <li>(e) cost effectiveness;</li> <li>(f) likely user volumes and types;</li> <li>(g) convenience; and</li> <li>(h) accessibility.</li> </ul>            | <p>AO<sub>25.1</sub> In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p> <p>AO<sub>25.2</sub> 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>PO<sub>26</sub> The alignment of pedestrian paths and cycleways is designed so that they:</p> <ul style="list-style-type: none"> <li>(a) allow for the retention of trees and other significant features;</li> <li>(b) maximise the visual interest provided by views and landmarks where they exist;</li> <li>(c) do not compromise the operation of or access to other infrastructure services;</li> <li>(d) are widened at potential conflict points; and</li> <li>(e) consider CPTED principles and disability access requirements.</li> </ul> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                      |
| <p>PO<sub>27</sub> Safe street crossings are provided for pedestrians and cyclists across major roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>AO<sub>27.1</sub> Crossings and intersections are provided in accordance with <i>SC6.3 PSP No 2 – Engineering Standards – Roads and Drainage Infrastructure</i> and <i>Austroads Guide to Road Design Part 4: Intersections and Crossings: General</i>.</p>                                                                                                                                                  |

<sup>34</sup> The Access, Parking and Servicing Code sets out other requirements relating to road design.

| Performance outcomes                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Public transport</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                             |
| PO <sub>28</sub> 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.                                                                                                                                                         | No acceptable outcome is nominated.                                                                                                                                                                                                         |
| PO <sub>29</sub> 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. | AO <sub>29.1</sub> 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. |
| PO <sub>30</sub> 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.                                              | No acceptable outcome is nominated.                                                                                                                                                                                                         |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open Space Network</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                             |
| <p>PO<sub>31</sub> Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <ul style="list-style-type: none"> <li>(a) small local parks, which are designed to: <ul style="list-style-type: none"> <li>(i) provide a small open space setting for adjoining dwellings;</li> <li>(ii) incorporate and retain existing natural features;</li> <li>(iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding;</li> </ul> </li> <li>(b) neighbourhood parks, which are designed to: <ul style="list-style-type: none"> <li>(i) be centrally located;</li> <li>(ii) support the local community's recreational needs;</li> <li>(iii) provide opportunities for community and special events;</li> </ul> </li> <li>(c) lineal or corridor parks, which are designed to: <ul style="list-style-type: none"> <li>(i) connect with existing or planned open space in the locality;</li> <li>(ii) incorporate pedestrian and cycle paths;</li> <li>(iii) protect significant natural features;</li> <li>(iv) convey stormwater;</li> <li>(v) provide for other recreational needs when not flooded; and</li> </ul> </li> <li>(d) natural parkland areas which: <ul style="list-style-type: none"> <li>(i) retain locally significant wetlands, remnant vegetation and habitat for fauna;</li> <li>(ii) continue ecological corridors and linkages to areas outside of the neighbourhood;</li> <li>(iii) maintain important landscape and visual quality values.</li> </ul> </li> </ul> | <p>AO<sub>31.1</sub> The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Priority Infrastructure Plan.</p>             |
| <p>PO<sub>32</sub> Where provision for a public park is required in Part 4 – Priority Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> <li>(a) has passive surveillance by surrounding development;</li> <li>(b) is of a suitable size, shape and topography for its function;</li> <li>(c) is located on a suitable road;</li> <li>(d) is highly accessible to local communities; and</li> <li>(e) achieves an acceptable standard of flood immunity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>AO<sub>32.1</sub> The public park meets the requirements of section 4.5.5.</p> <p>AO<sub>32.1</sub> The public park meets the standards identified in Table 9.4.5.3.</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>33</sub> Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> <li>(a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping;</li> <li>(b) enhances the area's local identity and landscape amenity;</li> <li>(c) provides for a range of recreational opportunities to meet community needs;</li> <li>(d) forms a linkage to existing parkland or habitats;</li> <li>(e) respects and retains existing natural elements; and</li> <li>(f) protects biodiversity values and features.</li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>PO<sub>34</sub> Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.<sup>35</sup></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>35</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>PO<sub>36</sub> Where the lot reconfiguration is of 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 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<sub>36.1</sub> The use is designed to ensure that:</p> <ul style="list-style-type: none"> <li>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and</li> <li>(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"> <li>(i) landscaping and open space;</li> <li>(ii) setbacks;</li> <li>(iii) the orientation of lots away from the industrial area;</li> <li>(iv) barriers, mounds and fencing; and/or</li> <li>(v) screening.</li> </ul> </li> </ul> |

<sup>35</sup> A report by a suitably qualified person may be required to allow an assessment to be made of the potential environmental impacts of or affecting the proposed reconfiguration.

Council recommends that applicants seeking approval for lots potentially affected by intensive animal industries refer to the 'Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland', 'Queensland Dairy Farming Environmental Code of Practice' and 'Environmental Code of Practice for Queensland Piggeries' and that applicants consult with Primary Industries and Fisheries prior to the lodgement of a development application.

For agricultural uses and agricultural land generally, applicants should have regard to the Section 3 of the SPP1/92 – Planning Guidelines – Separating agricultural and residential land uses.

For other uses Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 1997 or Environmental Protection (Noise) Policy 1997.

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| Performance outcomes                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety and security</b>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>37</sub> The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: <sup>36</sup><br>(a) personal and property security;<br>(b) casual surveillance of footpaths and parkland; and<br>(c) activity and interaction within public spaces and movement networks. | AO <sub>37.1</sub> The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Natural values</b>                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>38</sub> 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.                                                                                                        | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PO <sub>39</sub> The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.                                                                                                                           | No acceptable outcome is nominated. <sup>37</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Climatic response</b>                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO <sub>40</sub> The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.                                                                                                                                 | <p><i>In partial compliance with the performance outcome:</i></p> <p>AO<sub>40.1</sub> Neighbourhoods are generally designed so that:</p> <ul style="list-style-type: none"> <li>(a) the long axis of roads runs east-west;</li> <li>(b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and</li> <li>(c) lots are generally rectangular in shape and not splayed.</li> </ul> <p>AO<sub>40.2</sub> 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> |

<sup>36</sup> The subdivision layout will be expected to address the elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.

<sup>37</sup> The Wetlands and Waterways Overlay Code sets out additional requirements that may apply to a development proposal.

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>41</sub> Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: <ul style="list-style-type: none"> <li>(a) is efficient;</li> <li>(b) minimises risk of adverse environmental or amenity related impacts;</li> <li>(c) promotes total water cycle management and the efficient use of water resources; and</li> <li>(d) minimises whole of life cycle costs for that infrastructure.</li> </ul>                                                                                                                                                                                                               | No acceptable outcome is nominated. <sup>38</sup>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Noise Impacts<sup>39</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>42</sub> Lots are of a suitable size and dimensions to facilitate adequate noise management.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AO <sub>42.1</sub> 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 $L_{A10}(18hr)$ .<br>AO <sub>42.2</sub> 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. |
| PO <sub>43</sub> Noise attenuation measures: <ul style="list-style-type: none"> <li>(a) are compatible with the local streetscape;</li> <li>(b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and</li> <li>(c) are designed to discourage crime and anti-social behaviour, having regard to: <ul style="list-style-type: none"> <li>(i) aesthetic quality and compatibility with streetscape;</li> <li>(ii) physical accessibility;</li> <li>(iii) provision of casual surveillance of public open space and movement networks;</li> <li>(iv) opportunities for concealments or vandalism; and</li> <li>(v) easy and economic maintenance.</li> </ul> </li> </ul> | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>44</sub> Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts. <sup>40</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                 |

<sup>38</sup> The Integrated Water Cycle Management Code and the Works Code sets out additional requirements that may apply to a development proposal.

<sup>39</sup> A report by a suitably qualified person may be required to allow an assessment to be made of the potential noise impacts.

<sup>40</sup> A report by a suitably qualified person may be required to allow an assessment to be made of the air quality or impacts. SC6.1 PSP No. 1 - Development Application Requirements provides guidance on assessing air quality impacts.

| Performance outcomes                                                                                                                                                                                                                                                         | Acceptable outcomes                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Additional requirements for volumetric subdivision</b>                                                                                                                                                                                                                    |                                     |
| PO <sub>45</sub> 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. | No acceptable outcome is nominated. |

**Table 9.4.5:3 – Open Space Standards**

| Land characteristic                 | Recreation Parks                                                                                             |                                                                                                                                                                                                                                |                                                                                                            | Sports Parks                                                                                            |                                                                                                               |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                     | Local                                                                                                        | District                                                                                                                                                                                                                       | Regional                                                                                                   | District                                                                                                | Regional                                                                                                      |
| <b>Shape</b>                        | Square or rectangular with the sides no greater than 2:1.                                                    |                                                                                                                                                                                                                                |                                                                                                            | Square or rectangular to maximise the area available for playing fields.                                |                                                                                                               |
| <b>Minimum flood immunity</b>       | 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. |
| <b>Maximum grade</b>                | 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.<br><br>Laser levelling to a maximum gradient of planning surface 1:100.       |
| <b>Road frontage and visibility</b> | 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.                                                        |                                                                                                               |



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| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <ul style="list-style-type: none"> <li>(iii) 2m of any adjoining property access, including shared property accesses, at the property line;</li> <li>(iv) 1m of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset; or</li> <li>(v) the outer canopy of any street tree.</li> </ul> <p>(c) does not:</p> <ul style="list-style-type: none"> <li>(i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);</li> <li>(ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;</li> <li>(iii) require removal or modification of any existing bluestone kerbing;</li> <li>(iv) require any change to existing footpath/verge profiles;</li> <li>(v) have access restricted by an access restriction strip or link reserve; or</li> <li>(vi) access an unformed or unkerbed road;</li> </ul> <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 <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p> |

**Table 9.4.6:2 – Transport, Access and Parking Code – for self assessable and assessable development<sup>41</sup>**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Transport Network<sup>42</sup></b>                                                                                                                                                                                                                                                                                                                                     |                                                    |
| PO <sub>1</sub> 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> . | No acceptable outcome is nominated.                |
| PO <sub>2</sub> Development does not compromise the orderly provision or upgrading of the transport network.                                                                                                                                                                                                                                                              | No acceptable outcome is nominated <sup>43</sup> . |

<sup>41</sup> Amended on 3 November 2014

<sup>42</sup> Applicants should note that the Department of Transport and Main Roads may have additional requirements.

<sup>43</sup> Applicants should note that the Department of Transport and Main Roads may have additional requirements.

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| Performance outcomes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                            |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>3</sub>      | Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No acceptable outcome is nominated.                                                                                                                                                                            |
| PO <sub>4</sub>      | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is nominated.                                                                                                                                                                            |
| PO <sub>5</sub>      | 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: <sup>44</sup> <ul style="list-style-type: none"> <li>(a) provision of opportunities for casual surveillance;</li> <li>(b) provision of lighting;</li> <li>(c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines;</li> <li>(d) minimising potential concealment points and assault locations;</li> <li>(e) minimising opportunities for graffiti and other vandalism; and</li> <li>(f) restricting unlawful access to buildings and between buildings.</li> </ul> | AO <sub>5.1</sub> 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> . |
| PO <sub>6</sub>      | Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No acceptable outcome is nominated.                                                                                                                                                                            |
| <b>Access</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                |
| PO <sub>7</sub>      | Vehicle access arrangements and queuing areas are appropriate for: <ul style="list-style-type: none"> <li>(a) the capacity of the parking area;</li> <li>(b) the volume, frequency and type of vehicle usage; and</li> <li>(c) the function and characteristics of the access road and adjoining road network.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                     | AO <sub>7.1</sub> 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> .                        |

<sup>44</sup> Crime Prevention Through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>8</sub> Access arrangements minimise any adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) the integrity of any infrastructure within the road reserve;</li> <li>(b) the safety and convenience of pedestrians and cyclists;</li> <li>(c) the safety and convenience of access to adjacent properties;</li> <li>(d) the amenity of premises in the vicinity; and</li> <li>(e) street trees in the road reserve.</li> </ul>                                                                                                                      | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>PO<sub>9</sub> 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, which:</p> <ul style="list-style-type: none"> <li>(a) are safe for pedestrians, cyclists and vehicles;</li> <li>(b) are conveniently connected to the main component of the development by pedestrian pathway; and</li> <li>(c) provide for pedestrian priority and clear sightlines.</li> </ul> | <p>AO<sub>9.1</sub> No acceptable outcome is nominated.</p> <p><i>Note: The applicant must demonstrate that the Performance Criterion is met.</i></p> <ul style="list-style-type: none"> <li>(1) Bus pick-up/set-down areas should: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) afford maximum safety for passengers boarding or alighting buses;</li> <li>(c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and</li> <li>(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.</li> </ul> </li> <li>(2) Car and taxi pick-up/set-down areas should: <ul style="list-style-type: none"> <li>(a) allow a car to manoeuvre in and out of the area in an easy and safe manner;</li> <li>(b) afford maximum safety for passengers boarding or alighting cars;</li> <li>(c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and</li> <li>(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.</li> </ul> </li> </ul> |

| Performance outcomes                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pedestrian and Cycle Facilities</b>                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>10</sub> 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>AO<sub>10.1</sub> 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<sub>10.2</sub> Access for cyclists and pedestrians is clearly distinguished from vehicle access.</p> <p>AO<sub>10.3</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>11</sub> 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.                                                                                                         | AO <sub>11.1</sub> 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> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Parking and Circulation</b>                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PO <sub>12</sub> 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>AO<sub>12.1</sub> 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"> <li>(a) Non-Residential Use one (1) parking space per 50m<sup>2</sup> of GFA; and</li> <li>(b) Residential Use - one (1) parking space per dwelling.</li> </ul> <p>AO<sub>12.2</sub> 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>AO<sub>12.3</sub> Where a rate for a use is unspecified in Table 9.4.6:3 the application is supported by a parking report justifying proposed provision of parking.</p> <p><i>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.<br/>Total = 12.5 (round up to 13)<br/>Total = 12.4 (round down to 12)</i></p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>PO<sub>13</sub> Car parking areas are designed to be:</p> <ul style="list-style-type: none"> <li>(a) clearly defined, marked and signed;</li> <li>(b) convenient, safe and accessible; and</li> <li>(c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for pedestrians movement within car park areas.</li> </ul> | <p>AO<sub>13.1</sub> The entry to the car park is clearly signposted.</p> <p>AO<sub>13.2</sub> Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use.</p> <p>AO<sub>13.3</sub> 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<sub>13.4</sub> 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<sub>13.5</sub> Public Safety:</p> <ul style="list-style-type: none"> <li>(a) The car park is located where it can be monitored by passers-by or the occupiers of the development.</li> <li>(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 <i>AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</li> <li>(c) Except in the case of residential development: <ul style="list-style-type: none"> <li>(i) where the car park is not required at night, entry to the car park is physically restricted; and</li> <li>(ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light.</li> </ul> </li> <li>(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.</li> </ul> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>14</sub> Car parking areas are designed to provide spaces which meet the needs of people with disabilities.                                                                                                                                                                                                                                                                        | <p>AO<sub>14.1</sub> Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard <i>AS2890.1 Part 1: Off Street Carparking</i>.</p> <p>AO<sub>14.2</sub> 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<sub>14.3</sub> Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard <i>AS2890.1 Part 1: Off Street Carparking</i>.</p> <p>AO<sub>14.4</sub> Pathways and ramps between parking areas and the entrances to buildings are designed in accordance with the provisions of Australian Standard <i>AS1428.1: Design for Access and Mobility</i>.</p> <p>AO<sub>14.5</sub> Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian Standard <i>AS1428.1: Design for Access and Mobility</i>.</p> <p>AO<sub>14.6</sub> 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> |
| <p>PO<sub>15</sub> Car parking areas <u>associated with the following:</u></p> <p><u>(a) a non-residential development in a residential zone,</u></p> <p><u>or</u></p> <p><u>(b) a non-residential development in a non-residential zone on a site that adjoins a residential zone,</u></p> <p>are designed to minimise any adverse impact on the amenity of premises in the vicinity.</p> | <p><u>For development associated with the following:</u></p> <p><u>(a) a non-residential development in a residential zone,</u></p> <p><u>or</u></p> <p><u>(b) a non-residential development in a non-residential zone on a site that adjoins a residential zone;</u></p> <p>AO<sub>15.1</sub> Car parking and driveway areas are setback a minimum distance of 3m from a side boundary <u>that is common with a residential use in a residential zone.</u></p> <p>AO<sub>15.2</sub> 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<sub>15.3</sub> An acoustic fence of 1.8m height is provided <u>along the property boundary that is common with a residential use in a residential zone.</u> <del>to adjacent properties.</del></p>                                                                                                                                                                                                                                                                                                                                          |
| PO <sub>16</sub> 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.                                                                                                                                                                                             | AO <sub>16.1</sub> Car parking is provided either at the rear of the development or beneath buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PO <sub>17</sub> Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.                                                                                                                                                                                                                  | AO <sub>17.1</sub> Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

9.4.6 – Transport, Access and Parking Code 9.4.6.3 – Criteria for assessment

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>PO<sub>18</sub> Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.</p>                                                                                                                                                                                                                                                 | <p>AO<sub>18.1</sub> 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>AO<sub>18.2</sub> Dust:</p> <p>(a) As a partial Acceptable Measure, the car park is imperviously sealed.</p> <p>AO<sub>18.3</sub> Noise:</p> <p>(a) As a partial Acceptable Measure, a solid, good quality brick, timber or masonry fence of minimum 1.8 m Height is constructed between the car park and any adjoining residential use or other noise sensitive land use.</p>                                                                                                                                             |
| <p>PO<sub>19</sub> 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<sub>19.1</sub> The development is capable of meeting the requirements of Council's <i>Trade Waste Policy</i> and the Trade Waste Environmental Management Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Servicing</b>                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>PO<sub>20</sub> 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<sub>20.1</sub> 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<sub>20.2</sub> 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<sub>20.3</sub> 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<sub>20.4</sub> 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<sub>20.5</sub> Service vehicles can enter and leave the site in a forward gear.</p> |
| <p>PO<sub>21</sub> Refuse collection vehicles are able to access on-site refuse collection facilities.</p>                                                                                                                                                                                                                                                                                        | <p>AO<sub>21.1</sub> 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Performance outcomes                                                                                                                                                   | Acceptable outcomes                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PO <sub>22</sub> Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.                                                           | No acceptable outcome is nominated.                                                                                                                                  |
| PO <sub>23</sub> Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character. | AO <sub>23.1</sub> Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape. |

**Table 9.4.6:3 – Car Parking Provision Rates**

For the purpose of interpreting Column 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) SRV - means Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – *Off Street Parking – Commercial Vehicle Facilities*).
- (3) HRV - means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – *Off Street Parking – Commercial Vehicle Facilities*).
- (4) 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 <sup>2</sup> GFA.                                                   | (1) Less than 500m <sup>2</sup> GFA – 1 HRV.<br>(2) 500m <sup>2</sup> – 1,999m <sup>2</sup> GFA – 1 AV.<br>(3) 2,000m <sup>2</sup> GFA plus – No specific rate. |
| Agricultural Supplies Store | One (1) space per 25m <sup>2</sup> 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) plus five (5) spaces.             | Nil.                                                                                                                                                            |
| Aquaculture                 | One (1) space per employee (FTE).                                                         | No specific rate.                                                                                                                                               |
| Bar                         | One (1) space per 25m <sup>2</sup> GFA.                                                   | No specific rate.                                                                                                                                               |
| Bulk Landscape Supplies     | One (1) space per 200m <sup>2</sup> of total use area with a minimum of four (4) spaces.  | 1 AV.                                                                                                                                                           |
| Car Wash                    | One (1) space per 25m <sup>2</sup> GFA.                                                   | Nil.                                                                                                                                                            |
| Caretaker's Accommodation   | Two (2) parking spaces.                                                                   | Nil.                                                                                                                                                            |
| Cemetery                    | 30 spaces plus one (1) space per two (2) employees (FTE) on the premises at any one time. | Nil.                                                                                                                                                            |



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| Development                 | Parking Rates                                                                                                                                               | Service Vehicle Provision Rate                                                                                                                                                  |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child Care Centre           | One (1) space per five (5) children.                                                                                                                        | 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.                                                                                                                                                                            |
| 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   | Primary – one (1) per employee (FTE).<br>Secondary - 1.2 per employee (FTE).<br>Tertiary - 0.5 per employee (FTE) PLUS one (1) space per 10 students (FTE). | 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 & Drink Outlet         | One (1) space per 25m <sup>2</sup> 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 <sup>2</sup> GFA.                                                                                                                     | (1) Less than 1,000m <sup>2</sup> GFA – One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 1,999m <sup>2</sup> GFA – One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA plus – No specific rate. |

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| Development                                        | Parking Rates                                                                  | Service Vehicle Provision Rate                                                                                                                                  |
|----------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health Care Services                               | 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 <sup>2</sup> GFA.       | (1) 0 – 999m <sup>2</sup> GFA: One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 2000m <sup>2</sup> GFA: One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA: No specific rate.  |
| Home Based Business                                | One (1) space per non-resident employee (FTE).                                 | 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.                                                    | No specific rate.                                                                                                                                               |
| Landing                                            | No Parking Rate Required.                                                      | Nil.                                                                                                                                                            |
| Low Impact Industry                                | Two (2) spaces per tenancy plus one (1) space per 100m <sup>2</sup> GFA.       | (1) 0 – 999m <sup>2</sup> GFA: One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 2,000m <sup>2</sup> GFA: One (1) AV.<br>(3) 2,000m <sup>2</sup> 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 <sup>2</sup> of stall area (excluding access paths). | No specific rate.                                                                                                                                               |
| Medium Impact Industry                             | Two (2) spaces per tenancy plus one (1) space per 100m <sup>2</sup> GFA.       | (1) 0 – 999m <sup>2</sup> GFA: One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 2,000m <sup>2</sup> GFA: One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA: No specific rate. |
| Motor Sport Facility                               | Applicant to provide parking report justifying proposed provision of parking.  | No specific rate.                                                                                                                                               |

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| Development                          | Parking Rates                                                                                                                                                                                                                  | Service Vehicle Provision 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 <sup>2</sup> GFA; plus 0.5 space per staff member (FTE).                                                                                                                                                  | No specific rate.                                                                                                                                                 |
| Non-resident Workforce Accommodation | No Parking Rate Required.                                                                                                                                                                                                      | Nil.                                                                                                                                                              |
| Office                               | 3.5 spaces per 100m <sup>2</sup> GFA.                                                                                                                                                                                          | (1) Less than 200m <sup>2</sup> GFA – Nil.<br>(2) 200m <sup>2</sup> – 999m <sup>2</sup> GFA – One (1) AV.<br>(3) 1,000m <sup>2</sup> GFA plus – No specific rate. |
| Outdoor Sales                        | One (1) space per 150m <sup>2</sup> 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                     | One (1) space per 10m <sup>2</sup> 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.                                                                                                                                                            |

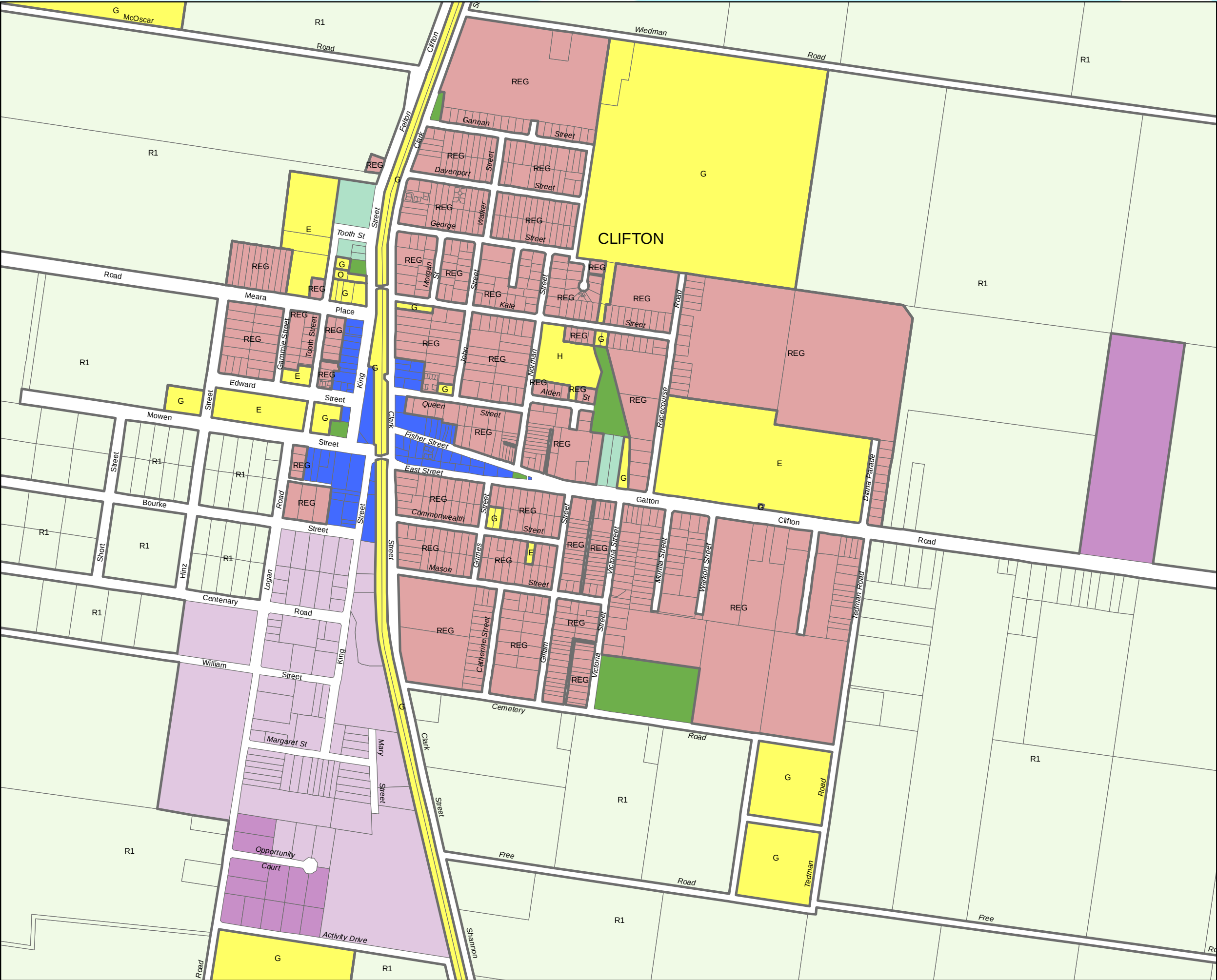
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| Development                  | Parking Rates                                                                                                                        | Service Vehicle Provision Rate                                                                                                                                                  |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <sup>2</sup> GFA.                                                                                             | (1) 0 – 999m <sup>2</sup> GFA: One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 2,000m <sup>2</sup> GFA: One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA: No specific rate.                 |
| Rural Worker's Accommodation | No Parking Rate Required.                                                                                                            | Nil.                                                                                                                                                                            |
| Sales Office                 | Two (2) spaces per dwelling.                                                                                                         | Nil.                                                                                                                                                                            |
| Service Industry             | One (1) space per 100m <sup>2</sup> GFA.                                                                                             | (1) Less than 500m <sup>2</sup> GFA – One (1) HRV.<br>(2) 500m <sup>2</sup> – 1,999m <sup>2</sup> GFA – One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA plus – No specific rate.     |
| Service Station              | One (1) space per 25m <sup>2</sup> GFA.                                                                                              | 1 AV.                                                                                                                                                                           |
| Shop                         | One (1) space per 25m <sup>2</sup> GFA.                                                                                              | (1) Less than 500m <sup>2</sup> GFA – One (1) HRV.<br>(2) 500m <sup>2</sup> – 1,999m <sup>2</sup> GFA – One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA plus – No specific rate.     |
| Shopping Centre              | 3.5 spaces per 100m <sup>2</sup> 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 <sup>2</sup> GFA.                                                                                             | (1) Less than 1,000m <sup>2</sup> GFA – One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 1,999m <sup>2</sup> GFA – One (1) AV.<br>(3) 2,000m <sup>2</sup> 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.                                                                                                                                                               |

Toowoomba Regional Planning Scheme  
Part 9 – Development codes  
9.4 – Other development codes

| Development          | Parking Rates                                                                                                                         | Service Vehicle Provision 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.                                   | 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.                                                          | 1 SRV.                                                                                                                                                          |
| Warehouse            | 1.5 spaces per 100m <sup>2</sup> GFA.                                                                                                 | (1) 0 – 999m <sup>2</sup> GFA: One (1) HRV.<br>(2) 1,000m <sup>2</sup> – 2,000m <sup>2</sup> GFA: One (1) AV.<br>(3) 2,000m <sup>2</sup> GFA: No specific rate. |
| Wholesale Nursery    | One (1) space per 100m <sup>2</sup> of total use area.                                                                                | 1 HRV.                                                                                                                                                          |
| Winery               | One (1) space per 25m <sup>2</sup> of retail GFA plus three (3) spaces per 100m <sup>2</sup> of manufacturing GFA.                    | No specific rate.                                                                                                                                               |

# Appendix F



## Legend

- Urban Land Use Zone, Precinct**
- O** Community Facilities, Other Community Purposes
  - E** Community Facilities, Education
  - G** Community Facilities, Government
  - HE** Community Facilities, Higher Education
  - H** Community Facilities, Hospital
  - P** Mixed Use, Parkland Living
  - CS** Mixed Use, City South
  - W** Mixed Use, West Creek
  - RY** Mixed Use, Railyards
  - HS** Mixed Use, Health Support
  - PC** Principal Centre
  - MC** Major Centre
  - HC** Major Centre, Highfields Town Centre Core
  - F** Major Centre, Highfields Town Centre Frame
  - M** Major Centre, Medium Density Residential
  - DC** District Centre
  - LC** Local Centre
  - CC** Local Centre, Commercial / Centre
  - EC** Emerging Community
  - LI** Low Impact Industry
  - WLI** Low Impact Industry - Wellcamp Low Impact Industry
  - MI** Medium Impact Industry
  - MIF** Medium Impact Industry, Intermodal Facility
  - W** Medium Impact Industry, Transport & Warehousing
  - GI** Medium Impact Industry, General Industry
  - HI** High Impact Industry
  - HI** High Impact Industry, Heavy Industry
  - QP** High Impact Industry, Quarry
  - EI** Extractive Industry
  - LD** Limited Development (Constrained Land)
  - OS** Open Space
  - C** Open Space, Conservation
  - CF** Open Space, State Govt Conservation and Forestry
  - SR** Sport and Recreation
  - LR** Low Density Residential, General
  - PR** Low Density Residential, Park Residential
  - S** Low Density Residential, Clifford Park Stables
  - HW** Low Density Residential, Highway
  - REG** Low-Medium Density Residential, Regional Residential
  - HS** Low-Medium Density Residential, Hospital Support
  - U** Low-Medium Density Residential, Urban Residential
  - UC** Low-Medium Density Residential, Urban Consolidation
  - OR** Low-Medium Density Residential, Office Residential
  - Q** Specialised Centre, Qld Govt Research Facility
  - A** Specialised Centre, Toowoomba Airport
  - D** Specialised Centre, Defence Facilities
  - R** Specialised Centre, Specialist Retail Centre
  - RR1** Rural Residential, 4000m²
  - RR2** Rural Residential, 1 ha
  - RR3** Rural Residential, 2 ha
  - H** Rural Residential, Highway
  - T** Township
  - R1** Rural, 100 ha
  - R2** Rural, 200 ha
  - H** Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

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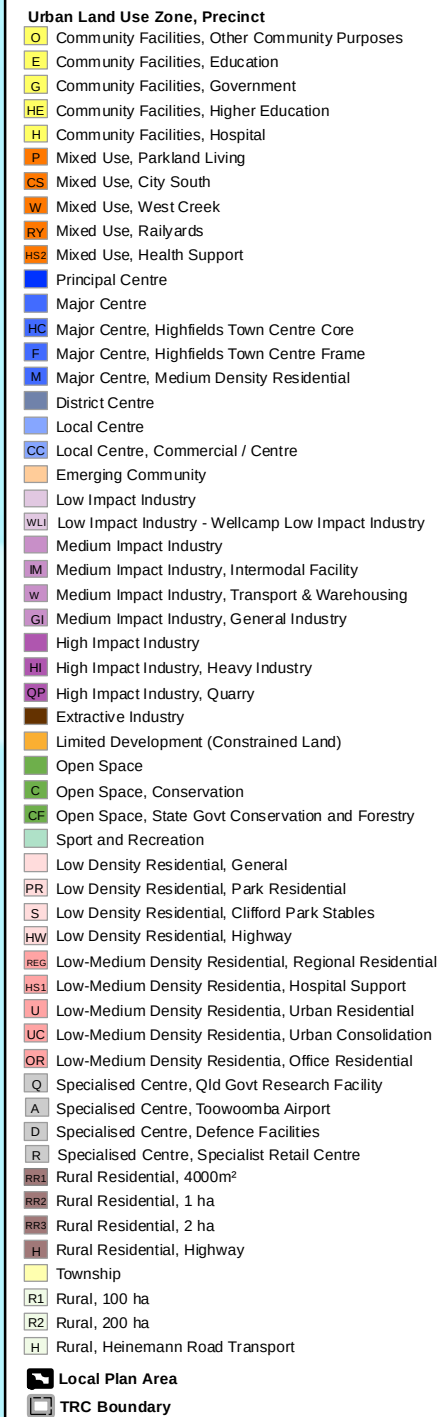
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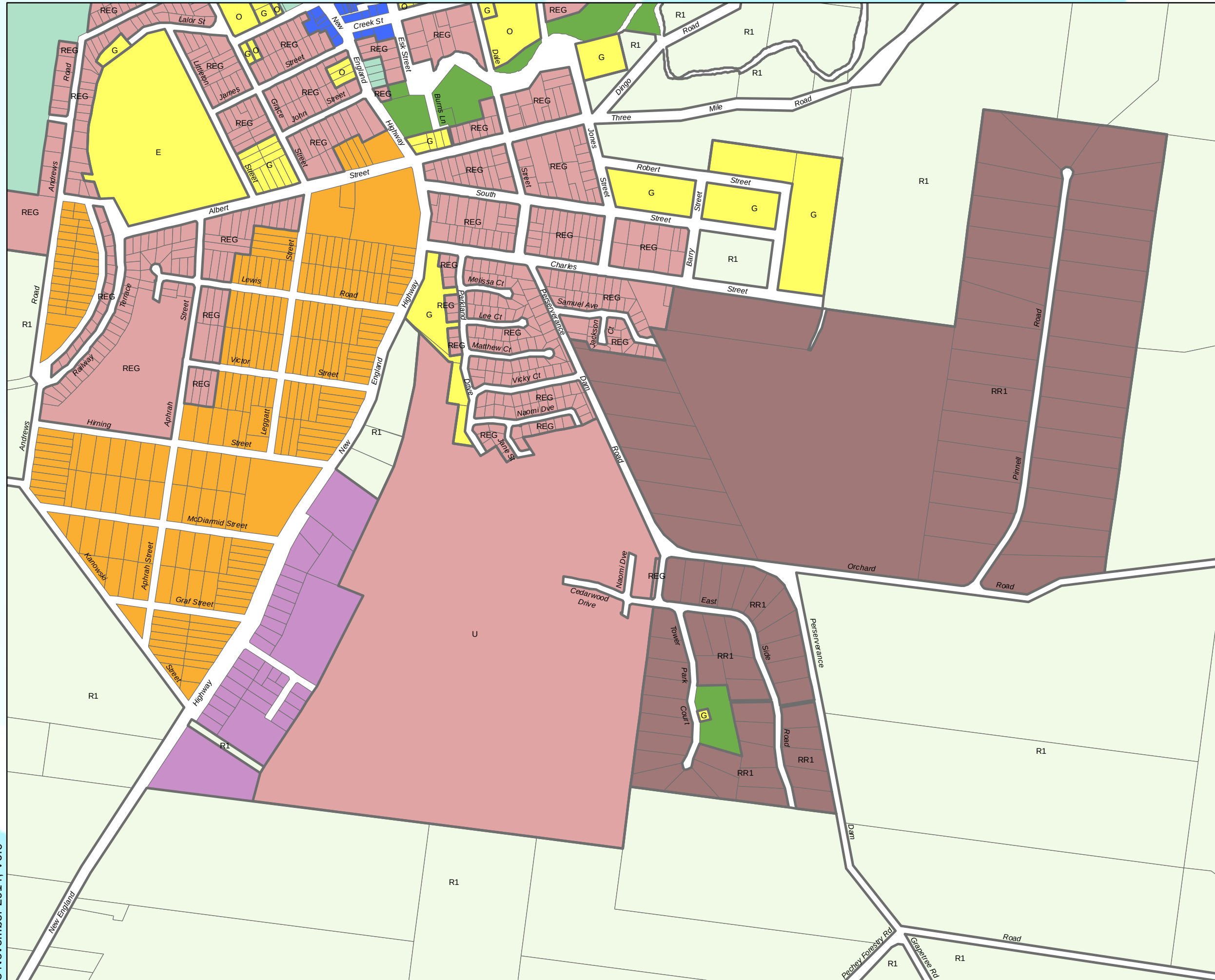
Clifton 01





Approx. Scale at A3 1:10,000





### Legend

**Urban Land Use Zone, Precinct**

- O** Community Facilities, Other Community Purposes
- E** Community Facilities, Education
- G** Community Facilities, Government
- HE** Community Facilities, Higher Education
- H** Community Facilities, Hospital
- P** Mixed Use, Parkland Living
- CS** Mixed Use, City South
- W** Mixed Use, West Creek
- RY** Mixed Use, Railyards
- HS2** Mixed Use, Health Support
- PC** Principal Centre
- MC** Major Centre
- HC** Major Centre, Highfields Town Centre Core
- F** Major Centre, Highfields Town Centre Frame
- M** Major Centre, Medium Density Residential
- D** District Centre
- L** Local Centre
- CC** Local Centre, Commercial / Centre
- EC** Emerging Community
- LI** Low Impact Industry
- WLI** Low Impact Industry - Wellcamp Low Impact Industry
- MI** Medium Impact Industry
- IM** Medium Impact Industry, Intermodal Facility
- W** Medium Impact Industry, Transport & Warehousing
- GI** Medium Impact Industry, General Industry
- HI** High Impact Industry
- HI** High Impact Industry, Heavy Industry
- QP** High Impact Industry, Quarry
- EI** Extractive Industry
- LD** Limited Development (Constrained Land)
- OS** Open Space
- C** Open Space, Conservation
- CF** Open Space, State Govt Conservation and Forestry
- SR** Sport and Recreation
- LR** Low Density Residential, General
- PR** Low Density Residential, Park Residential
- S** Low Density Residential, Clifford Park Stables
- HW** Low Density Residential, Highway
- REG** Low-Medium Density Residential, Regional Residential
- HS1** Low-Medium Density Residential, Hospital Support
- U** Low-Medium Density Residential, Urban Residential
- UC** Low-Medium Density Residential, Urban Consolidation
- OR** Low-Medium Density Residential, Office Residential
- Q** Specialised Centre, Qld Govt Research Facility
- A** Specialised Centre, Toowoomba Airport
- D** Specialised Centre, Defence Facilities
- R** Specialised Centre, Specialist Retail Centre
- RR1** Rural Residential, 4000m<sup>2</sup>
- RR2** Rural Residential, 1 ha
- RR3** Rural Residential, 2 ha
- H** Rural Residential, Highway
- T** Township
- R1** Rural, 100 ha
- R2** Rural, 200 ha
- H** Rural, Heinemann Road Transport

**Local Plan Area**

**TRC Boundary**

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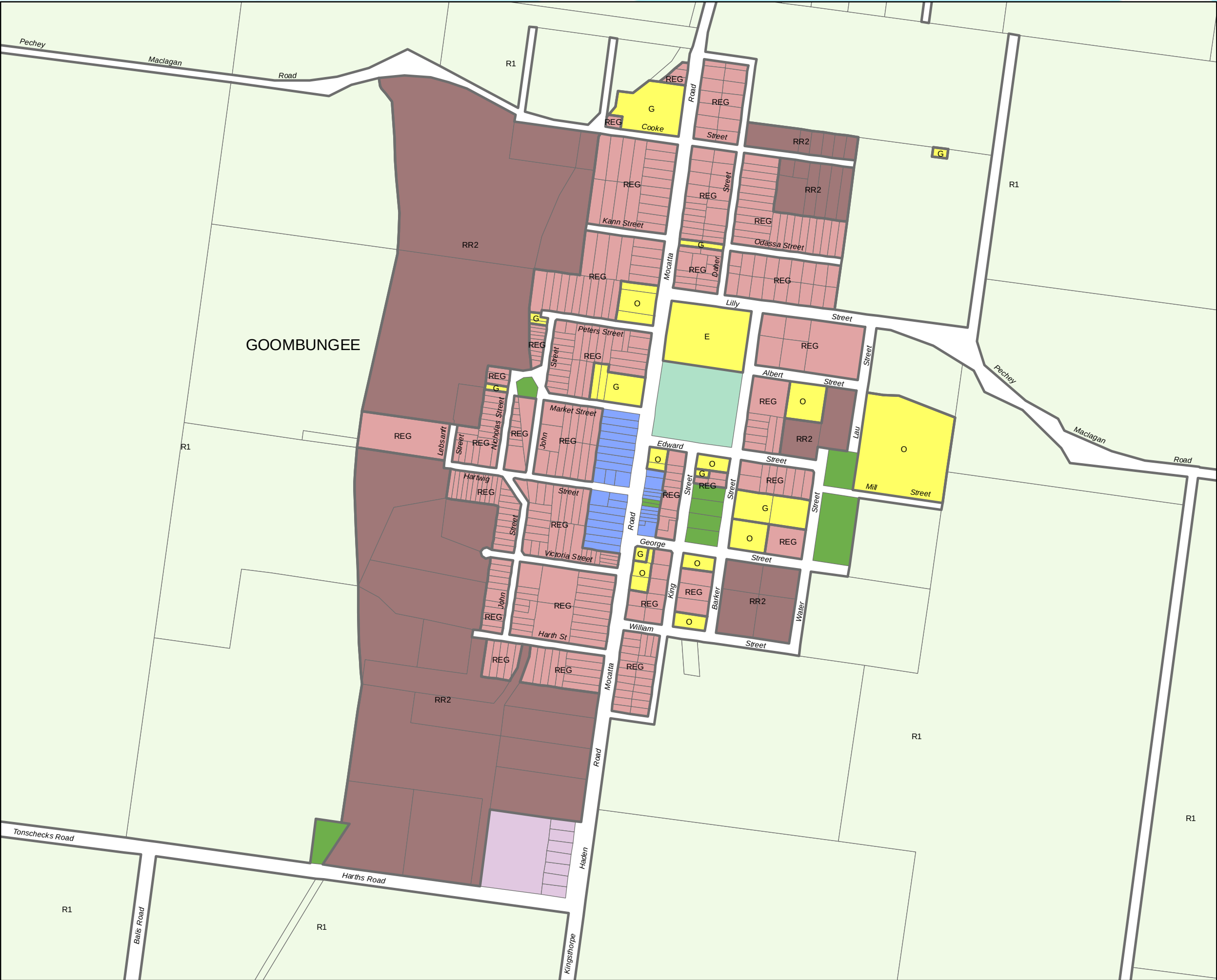
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Kilometers

Approx. Scale at A3 1:10,000

Crows Nest 03



## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Railyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - M Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - C Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - PR Low Density Residential, Park Residential
  - S Low Density Residential, Clifford Park Stables
  - HW Low Density Residential, Highway
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m<sup>2</sup>
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - H Rural Residential, Highway
  - Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

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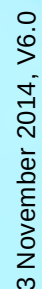
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000

Goombungee 01





| Urban Land Use Zone, Precinct |                                                      |
|-------------------------------|------------------------------------------------------|
| O                             | Community Facilities, Other Community Purposes       |
| E                             | Community Facilities, Education                      |
| G                             | Community Facilities, Government                     |
| HE                            | Community Facilities, Higher Education               |
| H                             | Community Facilities, Hospital                       |
| P                             | Mixed Use, Parkland Living                           |
| CS                            | Mixed Use, City South                                |
| W                             | Mixed Use, West Creek                                |
| RY                            | Mixed Use, Railyards                                 |
| HS2                           | Mixed Use, Health Support                            |
| ■                             | Principal Centre                                     |
| ■                             | Major Centre                                         |
| HC                            | Major Centre, Highfields Town Centre Core            |
| F                             | Major Centre, Highfields Town Centre Frame           |
| M                             | Major Centre, Medium Density Residential             |
| ■                             | District Centre                                      |
| ■                             | Local Centre                                         |
| CC                            | Local Centre, Commercial / Centre                    |
| ■                             | Emerging Community                                   |
| ■                             | Low Impact Industry                                  |
| WLI                           | Low Impact Industry - Wellcamp Low Impact Industry   |
| ■                             | Medium Impact Industry                               |
| IM                            | Medium Impact Industry, Intermodal Facility          |
| W                             | Medium Impact Industry, Transport & Warehousing      |
| GI                            | Medium Impact Industry, General Industry             |
| ■                             | High Impact Industry                                 |
| HI                            | High Impact Industry, Heavy Industry                 |
| QP                            | High Impact Industry, Quarry                         |
| ■                             | Extractive Industry                                  |
| ■                             | Limited Development (Constrained Land)               |
| ■                             | Open Space                                           |
| C                             | Open Space, Conservation                             |
| GF                            | Open Space, State Govt Conservation and Forestry     |
| ■                             | Sport and Recreation                                 |
| ■                             | Low Density Residential, General                     |
| PR                            | Low Density Residential, Park Residential            |
| S                             | Low Density Residential, Clifford Park Stables       |
| HW                            | Low Density Residential, Highway                     |
| REG                           | Low-Medium Density Residential, Regional Residential |
| HS1                           | Low-Medium Density Residential, Hospital Support     |
| U                             | Low-Medium Density Residential, Urban Residential    |
| UC                            | Low-Medium Density Residential, Urban Consolidation  |
| OR                            | Low-Medium Density Residential, Office Residential   |
| Q                             | Specialised Centre, Qld Govt Research Facility       |
| A                             | Specialised Centre, Toowoomba Airport                |
| D                             | Specialised Centre, Defence Facilities               |
| R                             | Specialised Centre, Specialist Retail Centre         |
| RR1                           | Rural Residential, 4000m <sup>2</sup>                |
| RR2                           | Rural Residential, 1 ha                              |
| RR3                           | Rural Residential, 2 ha                              |
| H                             | Rural Residential, Highway                           |
| ■                             | Township                                             |
| R1                            | Rural, 100 ha                                        |
| R2                            | Rural, 200 ha                                        |
| H                             | Rural, Heinemann Road Transport                      |

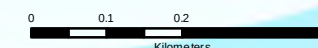
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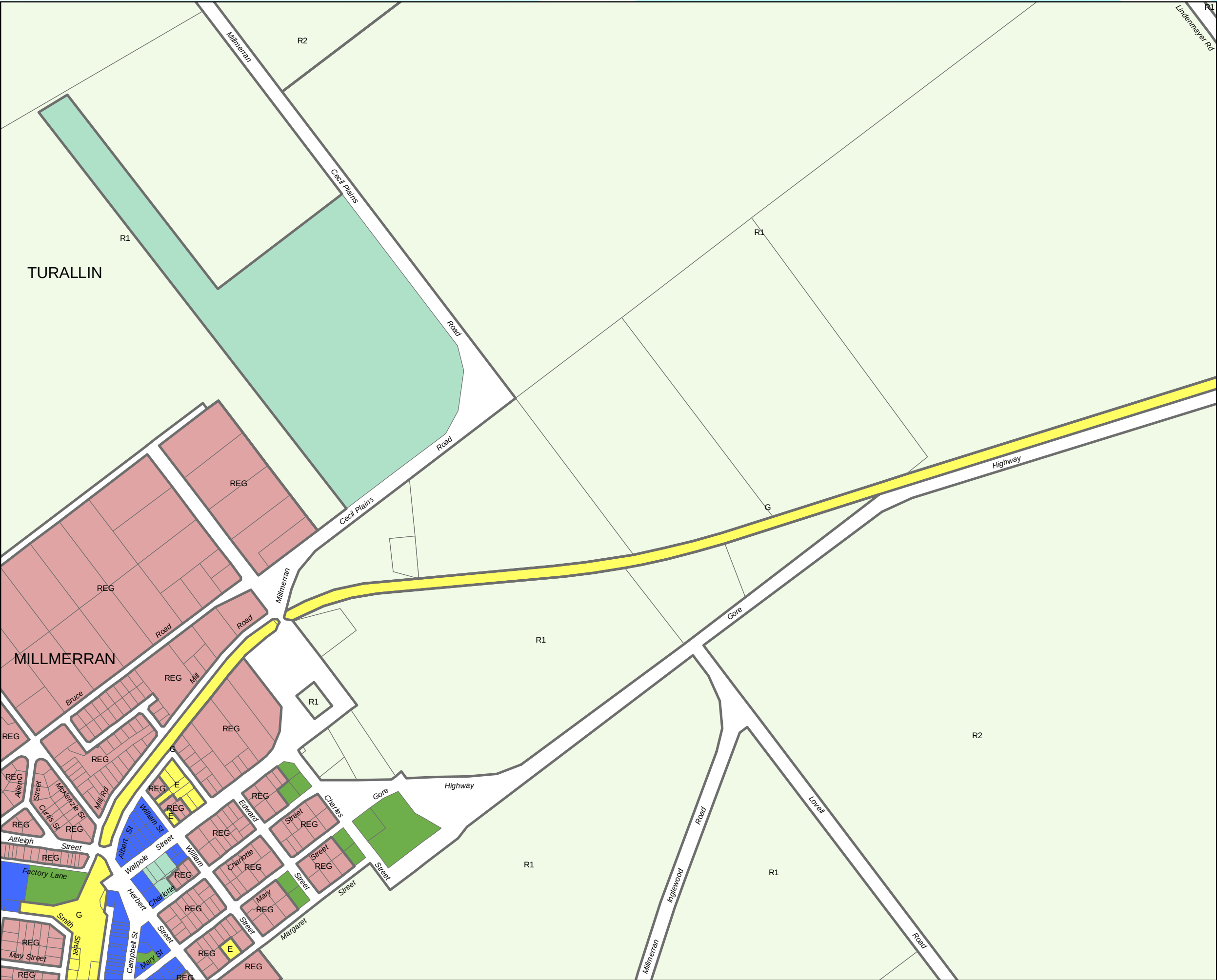
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# Millmerran 01



## Legend

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- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
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  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
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- TRC Boundary**

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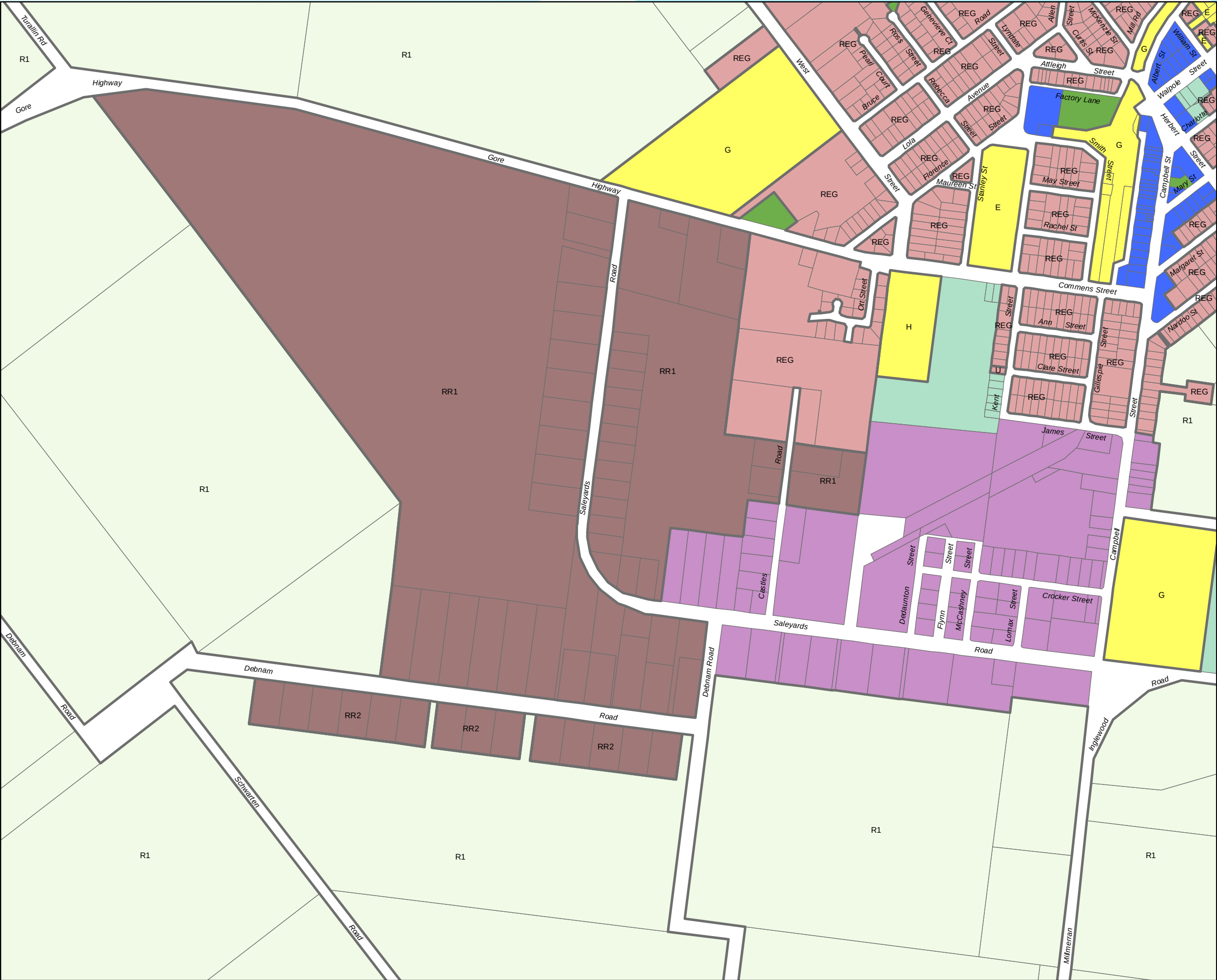
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Kilometers

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Millmerran 02





## Legend

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  - LI** Low Impact Industry
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  - GI** Medium Impact Industry, General Industry
  - HI** High Impact Industry
  - HI** High Impact Industry, Heavy Industry
  - QP** High Impact Industry, Quarry
  - EX** Extractive Industry
  - LD** Limited Development (Constrained Land)
  - OS** Open Space
  - CF** Open Space, State Govt Conservation and Forestry
  - SR** Sport and Recreation
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- Local Plan Area**
- TRC Boundary**

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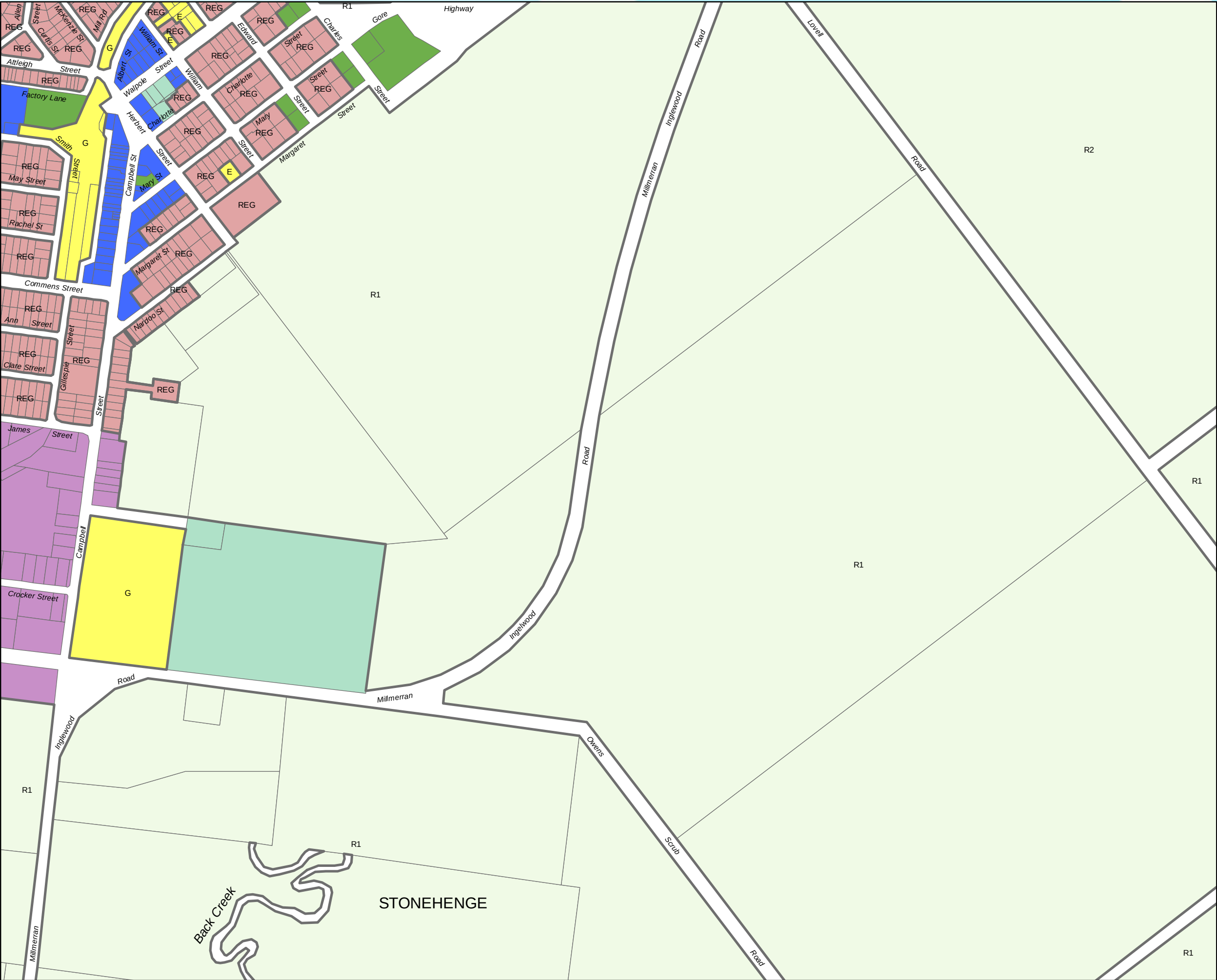
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0 0.1 0.2 0.4  
Kilometers

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Millmerran 03



## Legend

- Urban Land Use Zone, Precinct**
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  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
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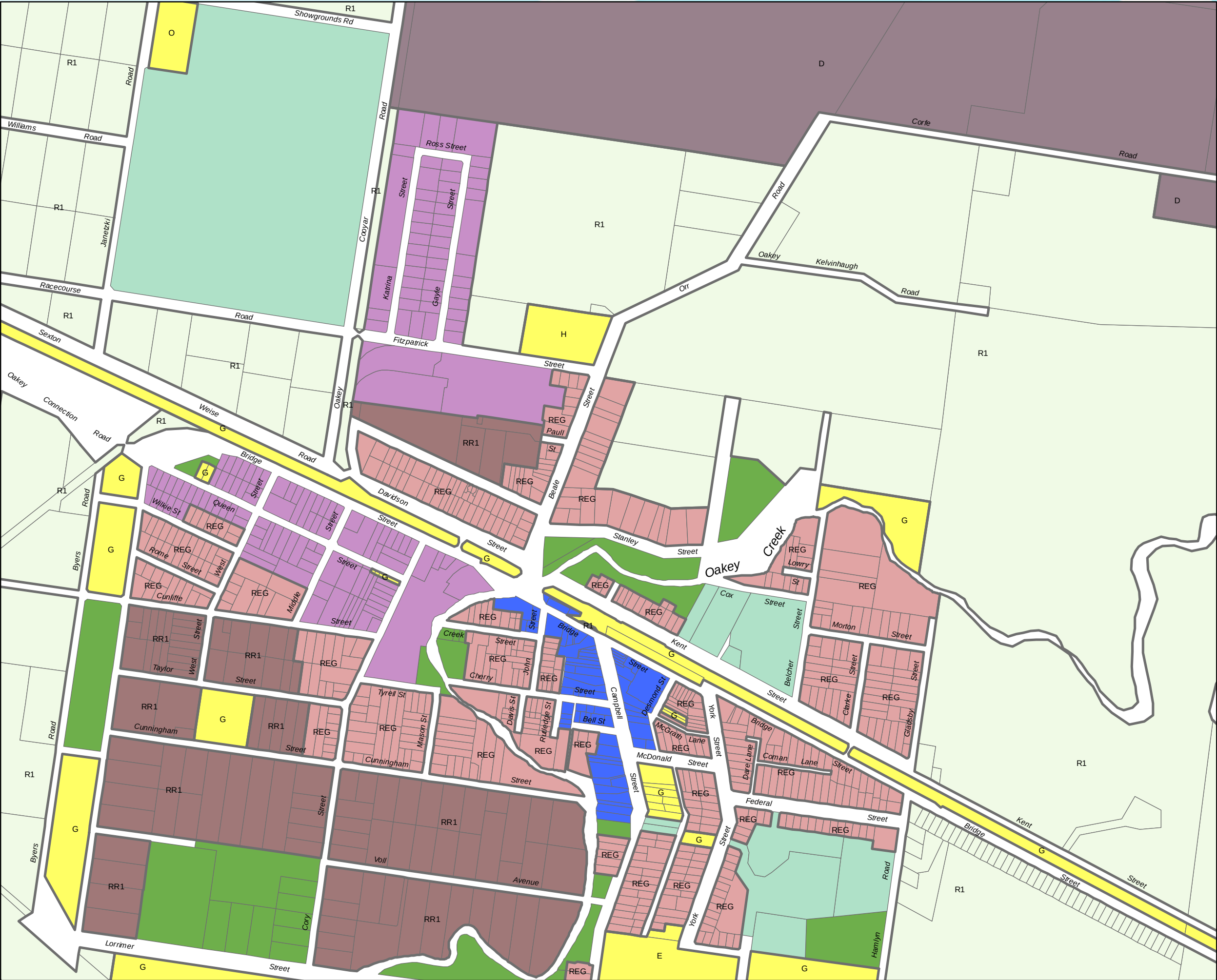
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000

Millmerran 04





## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
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  - RY Mixed Use, Railyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
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  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - M Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - OS Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - PR Low Density Residential, Park Residential
  - S Low Density Residential, Clifford Park Stables
  - HW Low Density Residential, Highway
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m<sup>2</sup>
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - H Rural Residential, Highway
  - Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

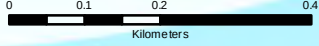
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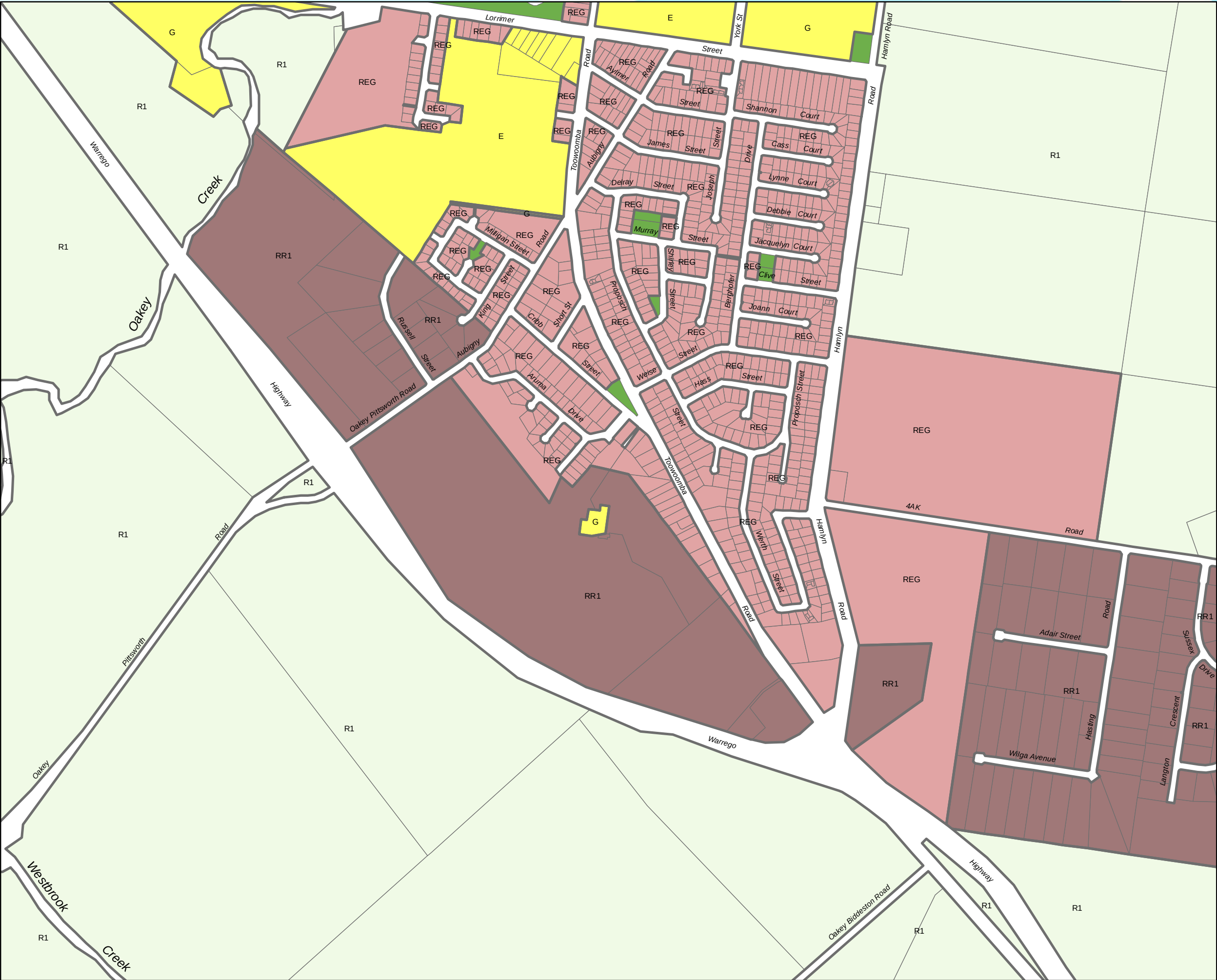
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Oakey 05



## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Railyards
  - WS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - M Medium Impact Industry
  - M Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - HI High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - EX Extractive Industry
  - LD Limited Development (Constrained Land)
  - OS Open Space
  - C Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - S Sport and Recreation
  - PR Low Density Residential, General
  - S Low Density Residential, Clifford Park Stables
  - HW Low Density Residential, Highway
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m<sup>2</sup>
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - H Rural Residential, Highway
  - T Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

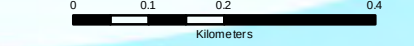
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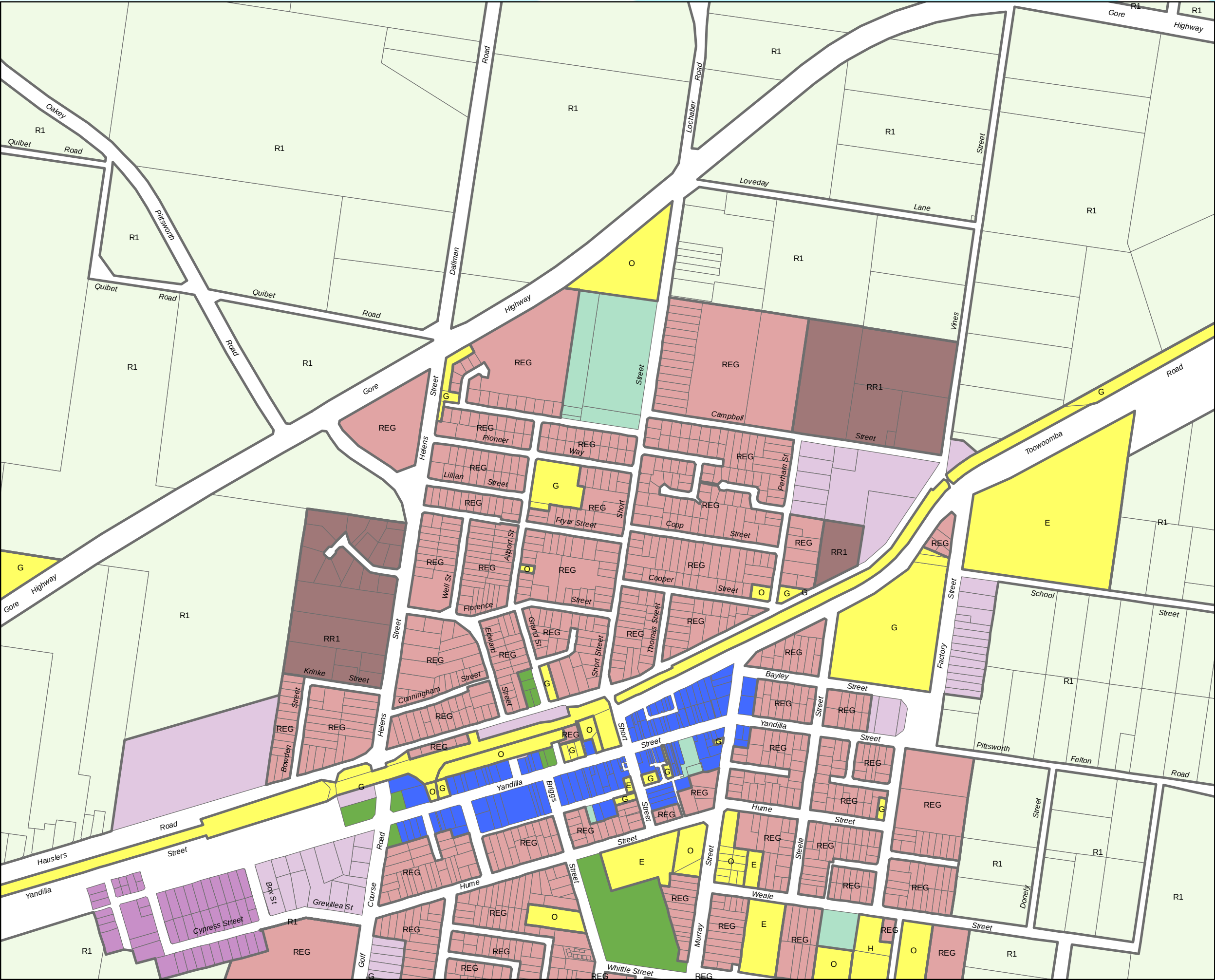
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Approx. Scale at A3 1:10,000

Oakey 08





## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Raiyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - M Medium Impact Industry
  - M Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - C Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - PR Low Density Residential, Park Residential
  - S Low Density Residential, Clifford Park Stables
  - HW Low Density Residential, Highway
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m<sup>2</sup>
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - H Rural Residential, Highway
  - Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

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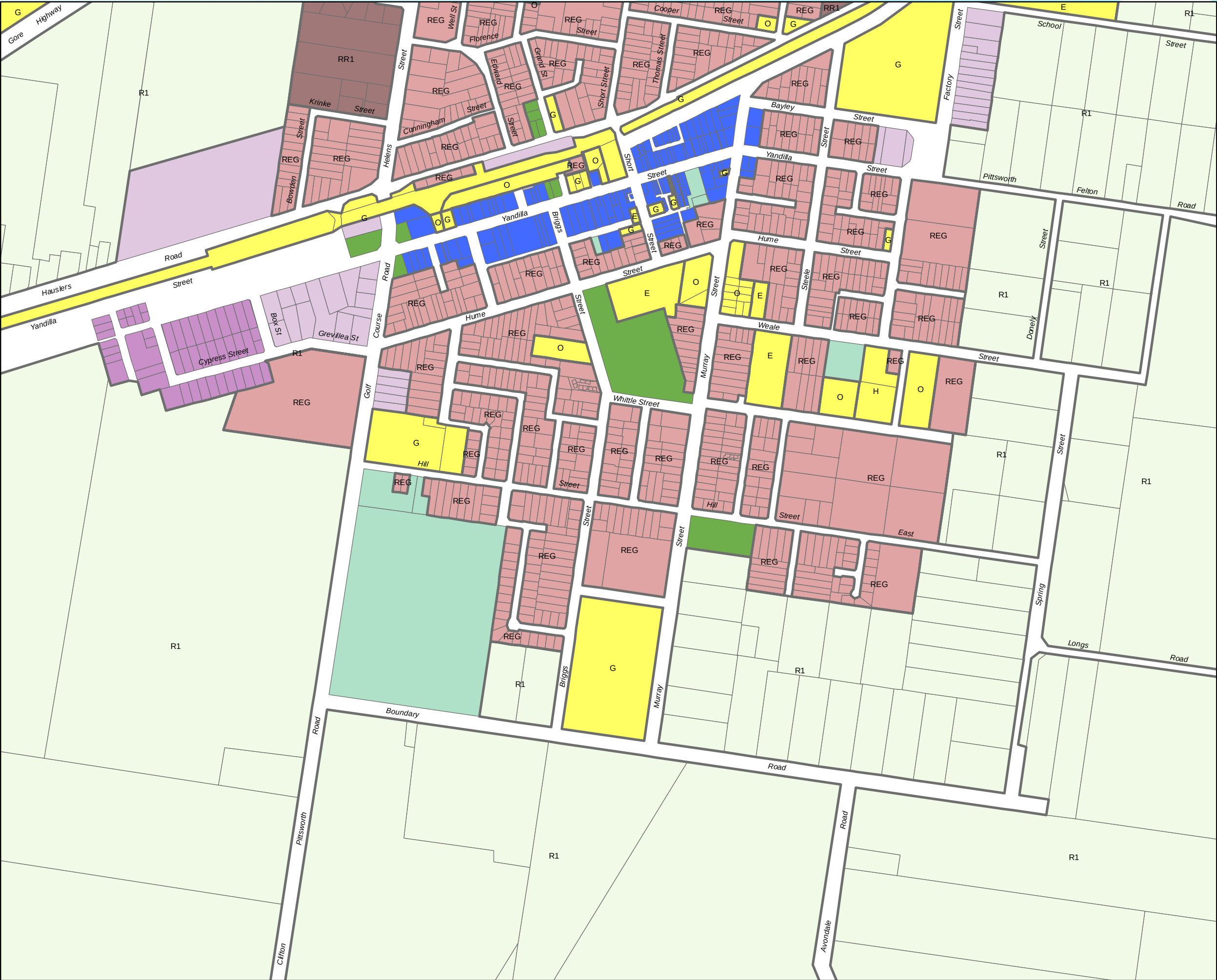
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000

Pittsworth 01



## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Railyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - M Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - PR Low Density Residential, Park Residential
  - S Low Density Residential, Clifford Park Stables
  - HW Low Density Residential, Highway
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m²
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - H Rural Residential, Highway
  - Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

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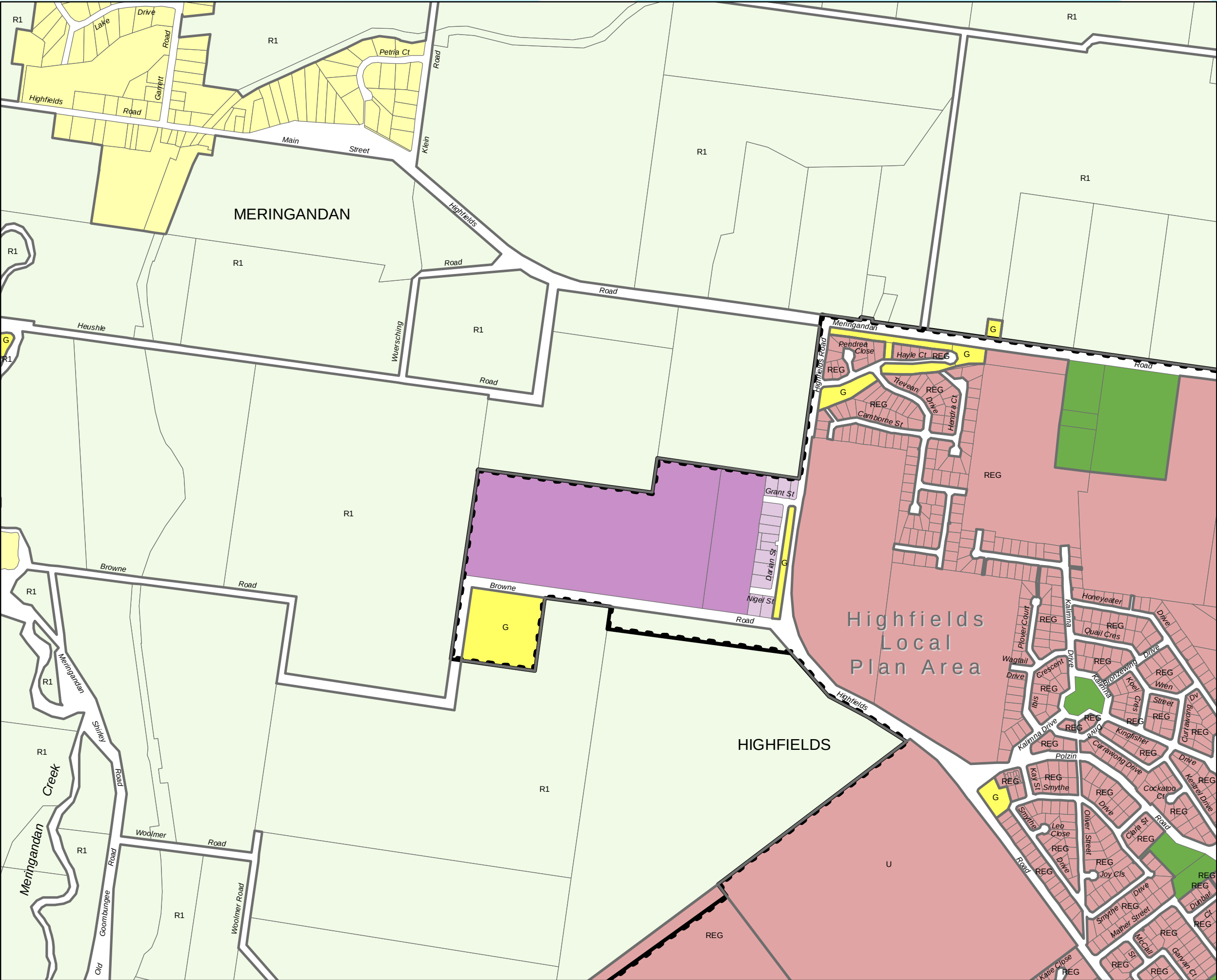
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000

Pittsworth 02





## Legend

- Urban Land Use Zone, Precinct**
- O** Community Facilities, Other Community Purposes
  - E** Community Facilities, Education
  - G** Community Facilities, Government
  - HE** Community Facilities, Higher Education
  - H** Community Facilities, Hospital
  - P** Mixed Use, Parkland Living
  - CS** Mixed Use, City South
  - W** Mixed Use, West Creek
  - RY** Mixed Use, Railyards
  - HS2** Mixed Use, Health Support
  - PC** Principal Centre
  - MC** Major Centre
  - HC** Major Centre, Highfields Town Centre Core
  - F** Major Centre, Highfields Town Centre Frame
  - M** Major Centre, Medium Density Residential
  - D** District Centre
  - LC** Local Centre
  - CC** Local Centre, Commercial / Centre
  - EC** Emerging Community
  - LI** Low Impact Industry
  - WLI** Low Impact Industry - Wellcamp Low Impact Industry
  - MI** Medium Impact Industry
  - IM** Medium Impact Industry, Intermodal Facility
  - W** Medium Impact Industry, Transport & Warehousing
  - GI** Medium Impact Industry, General Industry
  - HI** High Impact Industry
  - HI** High Impact Industry, Heavy Industry
  - QP** High Impact Industry, Quarry
  - EI** Extractive Industry
  - LD** Limited Development (Constrained Land)
  - OS** Open Space
  - CF** Open Space, Conservation
  - CF** Open Space, State Govt Conservation and Forestry
  - SR** Sport and Recreation
  - PR** Low Density Residential, General
  - PR** Low Density Residential, Park Residential
  - S** Low Density Residential, Clifford Park Stables
  - HW** Low Density Residential, Highway
  - REG** Low-Medium Density Residential, Regional Residential
  - HS1** Low-Medium Density Residential, Hospital Support
  - U** Low-Medium Density Residential, Urban Residential
  - UC** Low-Medium Density Residential, Urban Consolidation
  - OR** Low-Medium Density Residential, Office Residential
  - Q** Specialised Centre, Qld Govt Research Facility
  - A** Specialised Centre, Toowoomba Airport
  - D** Specialised Centre, Defence Facilities
  - R** Specialised Centre, Specialist Retail Centre
  - RR1** Rural Residential, 4000m<sup>2</sup>
  - RR2** Rural Residential, 1 ha
  - RR3** Rural Residential, 2 ha
  - H** Rural Residential, Highway
  - T** Township
  - R1** Rural, 100 ha
  - R2** Rural, 200 ha
  - H** Rural, Heinemann Road Transport
  - Local Plan Area**
  - TRC Boundary**

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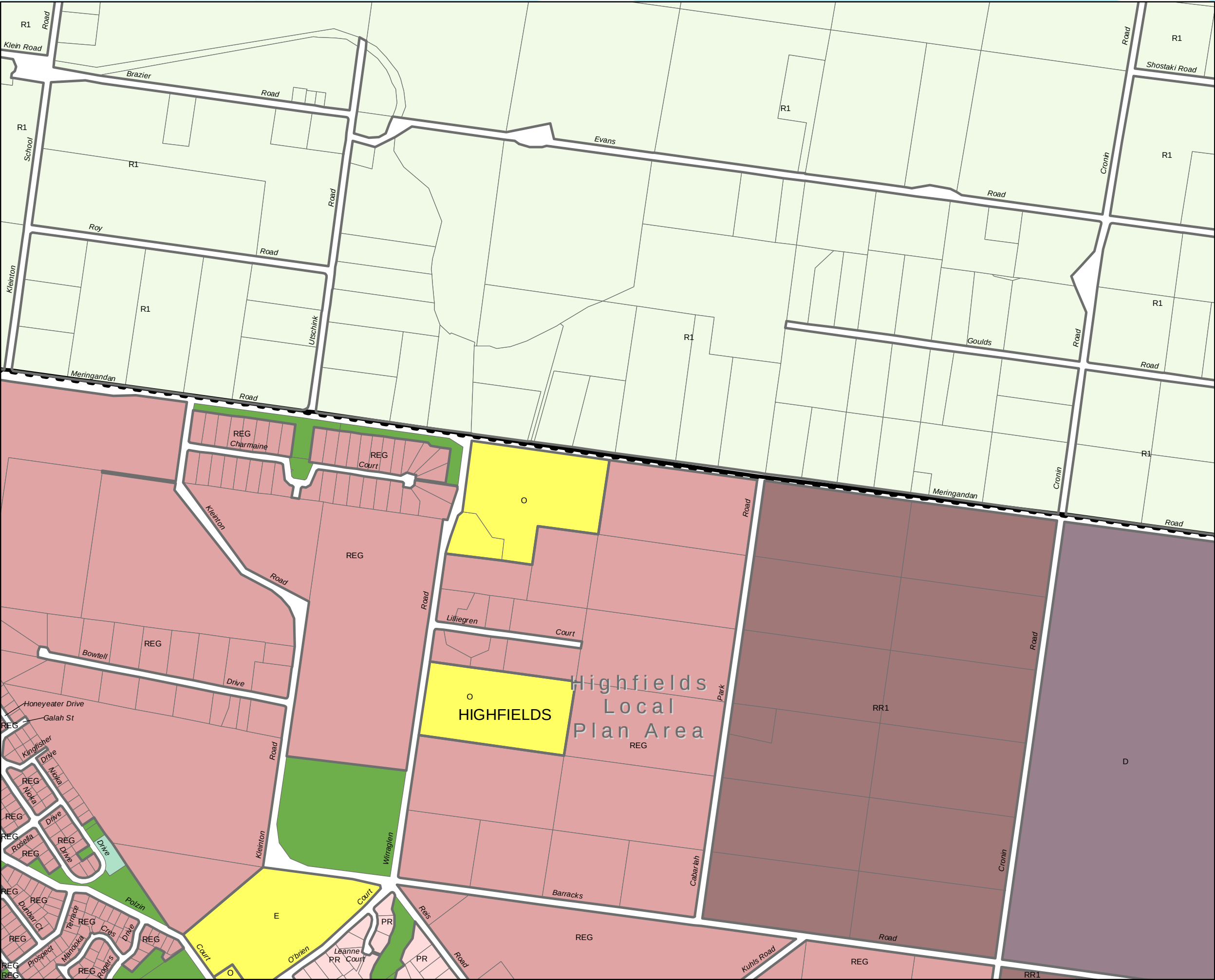
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000



## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Railyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - M Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - C Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - PR Low Density Residential, Park Residential
  - S Low Density Residential, Clifford Park Stables
  - HW Low Density Residential, Highway
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m<sup>2</sup>
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - H Rural Residential, Highway
  - Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

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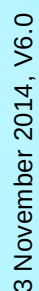
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000

T20





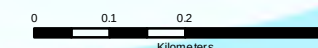
| Urban Land Use Zone, Precinct |                                                      |
|-------------------------------|------------------------------------------------------|
| O                             | Community Facilities, Other Community Purposes       |
| E                             | Community Facilities, Education                      |
| G                             | Community Facilities, Government                     |
| HE                            | Community Facilities, Higher Education               |
| H                             | Community Facilities, Hospital                       |
| P                             | Mixed Use, Parkland Living                           |
| CS                            | Mixed Use, City South                                |
| W                             | Mixed Use, West Creek                                |
| RY                            | Mixed Use, Railyards                                 |
| HS2                           | Mixed Use, Health Support                            |
| ■                             | Principal Centre                                     |
| ■                             | Major Centre                                         |
| HC                            | Major Centre, Highfields Town Centre Core            |
| F                             | Major Centre, Highfields Town Centre Frame           |
| M                             | Major Centre, Medium Density Residential             |
| ■                             | District Centre                                      |
| ■                             | Local Centre                                         |
| CC                            | Local Centre, Commercial / Centre                    |
| ■                             | Emerging Community                                   |
| ■                             | Low Impact Industry                                  |
| WLI                           | Low Impact Industry - Wellcamp Low Impact Industry   |
| ■                             | Medium Impact Industry                               |
| M                             | Medium Impact Industry, Intermodal Facility          |
| W                             | Medium Impact Industry, Transport & Warehousing      |
| GI                            | Medium Impact Industry, General Industry             |
| ■                             | High Impact Industry                                 |
| HI                            | High Impact Industry, Heavy Industry                 |
| QP                            | High Impact Industry, Quarry                         |
| ■                             | Extractive Industry                                  |
| ■                             | Limited Development (Constrained Land)               |
| ■                             | Open Space                                           |
| ■                             | Open Space, Conservation                             |
| CF                            | Open Space, State Govt Conservation and Forestry     |
| ■                             | Sport and Recreation                                 |
| ■                             | Low Density Residential, General                     |
| PR                            | Low Density Residential, Park Residential            |
| S                             | Low Density Residential, Clifford Park Stables       |
| HV                            | Low Density Residential, Highway                     |
| REG                           | Low-Medium Density Residential, Regional Residential |
| HS1                           | Low-Medium Density Residential, Hospital Support     |
| U                             | Low-Medium Density Residential, Urban Residential    |
| UC                            | Low-Medium Density Residential, Urban Consolidation  |
| OR                            | Low-Medium Density Residential, Office Residential   |
| Q                             | Specialised Centre, Qld Govt Research Facility       |
| A                             | Specialised Centre, Toowoomba Airport                |
| D                             | Specialised Centre, Defence Facilities               |
| R                             | Specialised Centre, Specialist Retail Centre         |
| RR1                           | Rural Residential, 4000m <sup>2</sup>                |
| RR2                           | Rural Residential, 1 ha                              |
| RR3                           | Rural Residential, 2 ha                              |
| H                             | Rural Residential, Highway                           |
| ■                             | Township                                             |
| R1                            | Rural, 100 ha                                        |
| R2                            | Rural, 200 ha                                        |
| H                             | Rural, Heinemann Road Transport                      |
| Local Plan Area               |                                                      |
| TRC Boundary                  |                                                      |

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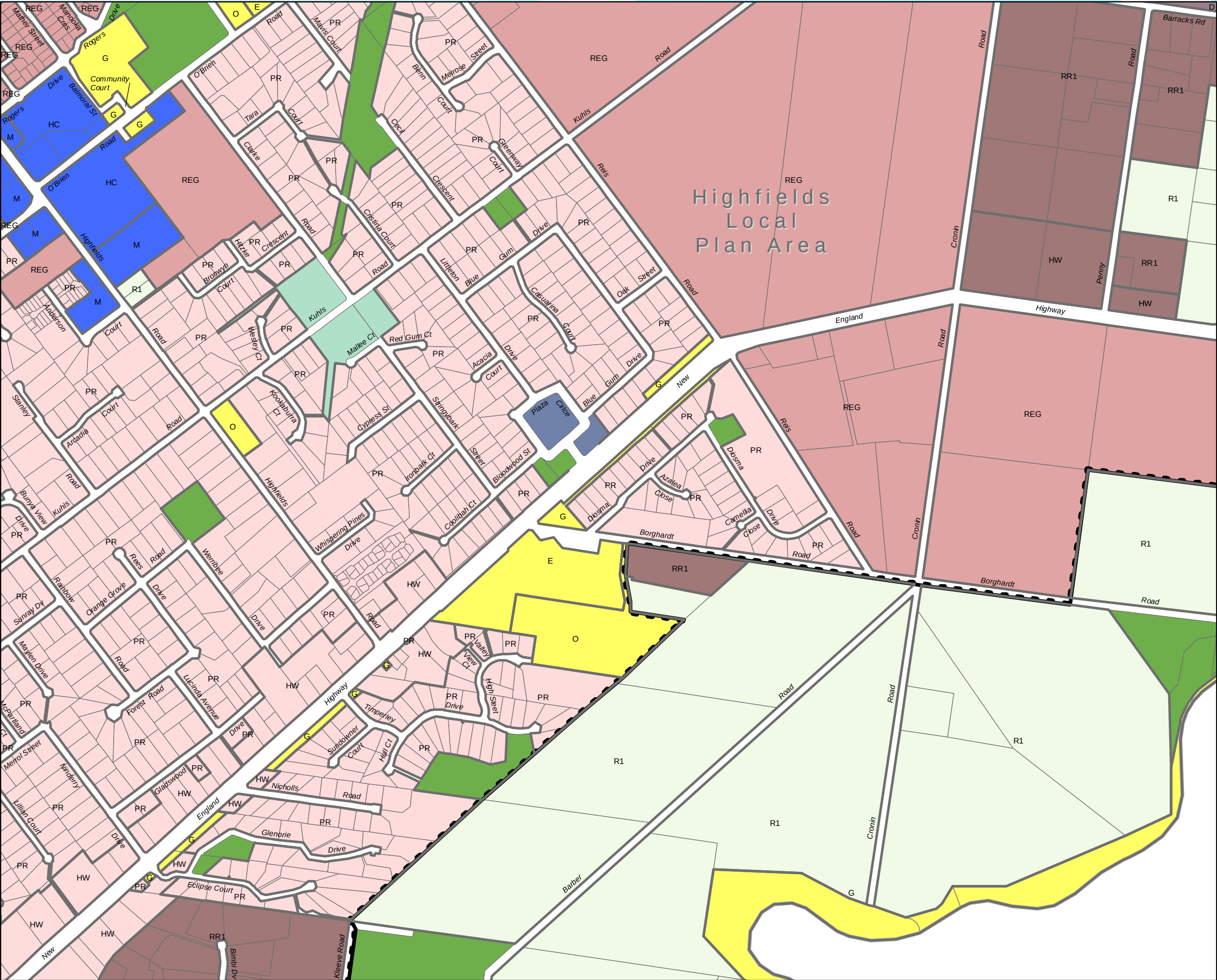
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### Legend

**Urban Land Use Zone, Precinct**

- O** Community Facilities, Other Community Purposes
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- LD** Limited Development (Constrained Land)
- OS** Open Space
- C** Open Space, Conservation
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- SR** Sport and Recreation
- LR** Low Density Residential, General
- PR** Low Density Residential, Park Residential
- S** Low Density Residential, Clifford Park Stables
- HW** Low Density Residential, Highway
- REG** Low-Medium Density Residential, Regional Residential
- HS1** Low-Medium Density Residential, Hospital Support
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- UC** Low-Medium Density Residential, Urban Consolidation
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- T** Township
- R1** Rural, 100 ha
- R2** Rural, 200 ha
- H** Rural, Heinemann Road Transport

**Local Plan Area**

**TRC Boundary**

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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000



### Legend

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- O** Community Facilities, Other Community Purposes
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- G** Community Facilities, Government
- HE** Community Facilities, Higher Education
- H** Community Facilities, Hospital
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- CS** Mixed Use, City South
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- HS2** Mixed Use, Health Support
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- W** Medium Impact Industry, Transport & Warehousing
- GI** Medium Impact Industry, General Industry
- HI** High Impact Industry
- HI** High Impact Industry, Heavy Industry
- QP** High Impact Industry, Quarry
- EI** Extractive Industry
- LD** Limited Development (Constrained Land)
- OS** Open Space
- C** Open Space, Conservation
- CF** Open Space, State Govt Conservation and Forestry
- SR** Sport and Recreation
- LR** Low Density Residential, General
- PR** Low Density Residential, Park Residential
- S** Low Density Residential, Clifford Park Stables
- HW** Low Density Residential, Highway
- REG** Low-Medium Density Residential, Regional Residential
- HS1** Low-Medium Density Residential, Hospital Support
- U** Low-Medium Density Residential, Urban Residential
- UC** Low-Medium Density Residential, Urban Consolidation
- OR** Low-Medium Density Residential, Office Residential
- Q** Specialised Centre, Qld Govt Research Facility
- A** Specialised Centre, Toowoomba Airport
- D** Specialised Centre, Defence Facilities
- R** Specialised Centre, Specialist Retail Centre
- RR1** Rural Residential, 4000m<sup>2</sup>
- RR2** Rural Residential, 1 ha
- RR3** Rural Residential, 2 ha
- H** Rural Residential, Highway
- T** Township
- R1** Rural, 100 ha
- R2** Rural, 200 ha
- H** Rural, Heinemann Road Transport

**Local Plan Area**

**TRC Boundary**

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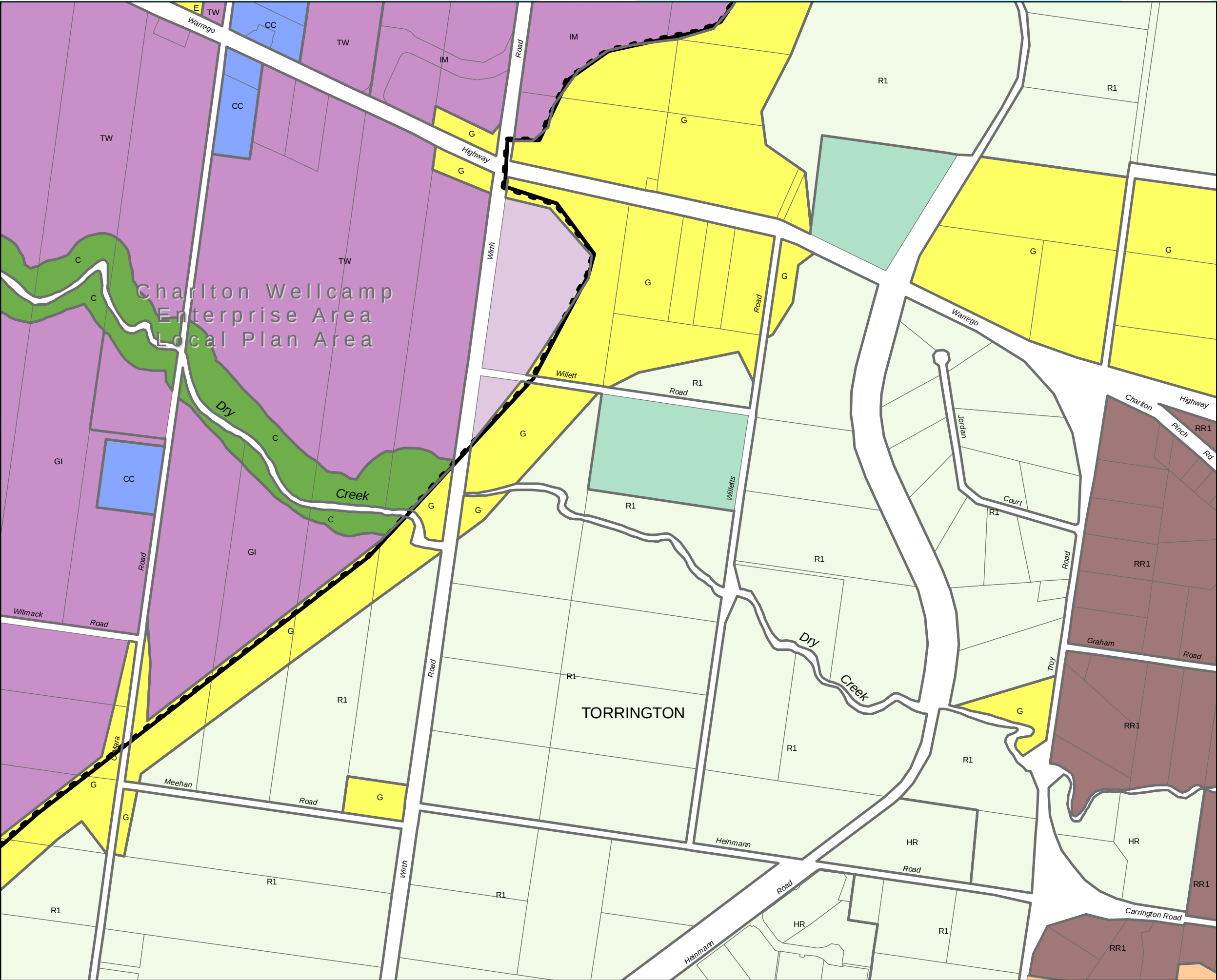
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Kilometers

Approx. Scale at A3 1:10,000





## Legend

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Railyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WLI Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - IM Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
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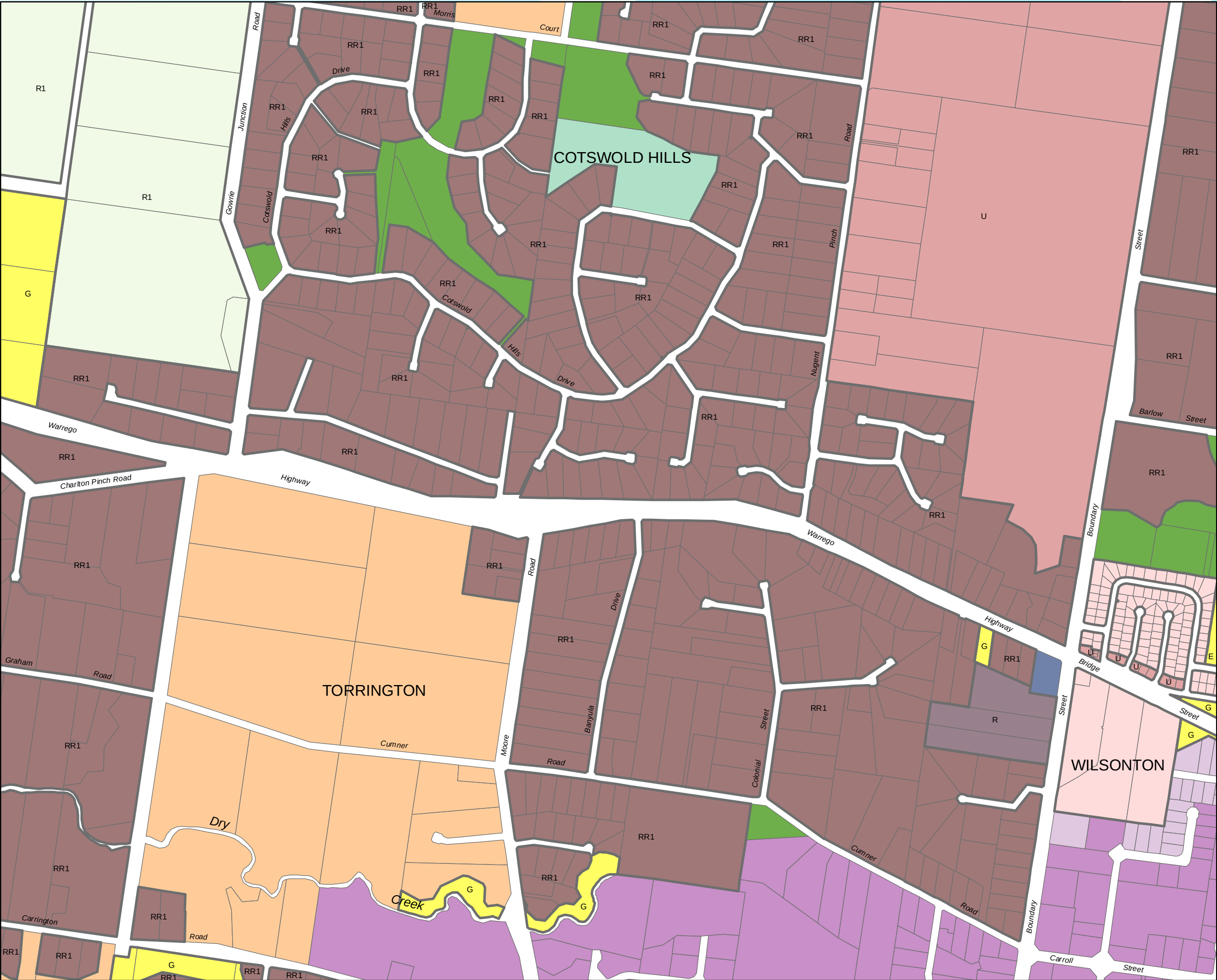
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  - HS2** Mixed Use, Health Support
  - PC** Principal Centre
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  - HC** Major Centre, Highfields Town Centre Core
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  - L** Local Centre
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  - EC** Emerging Community
  - LI** Low Impact Industry
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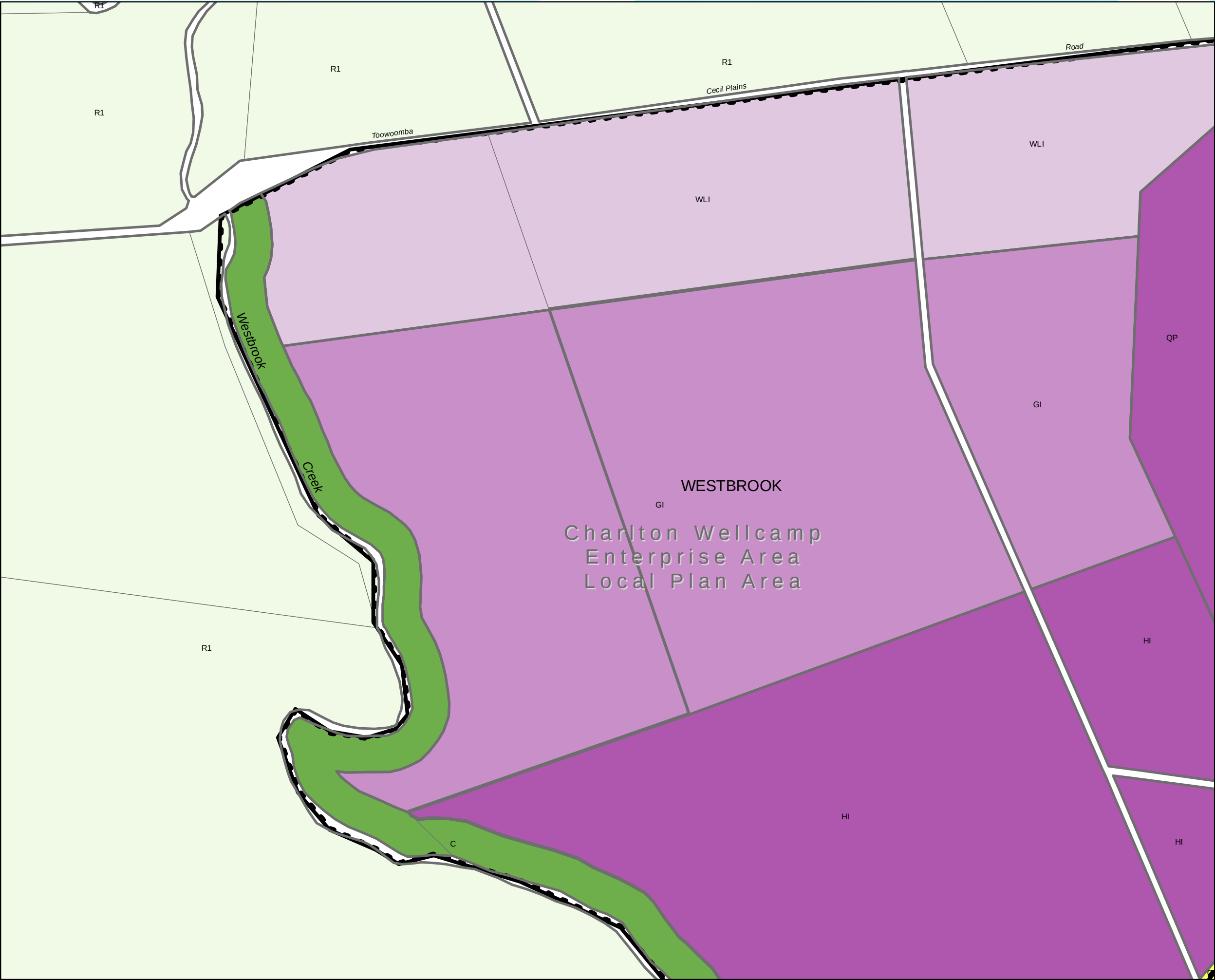
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0 0.1 0.2 0.4  
Kilometers

Approx. Scale at A3 1:10,000



**Legend**

**Urban Land Use Zone, Precinct**

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- E Community Facilities, Education
- G Community Facilities, Government
- HE Community Facilities, Higher Education
- H Community Facilities, Hospital
- P Mixed Use, Parkland Living
- CS Mixed Use, City South
- W Mixed Use, West Creek
- RY Mixed Use, Railyards
- HS2 Mixed Use, Health Support
- Principal Centre
- Major Centre
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**Local Plan Area**

**TRC Boundary**

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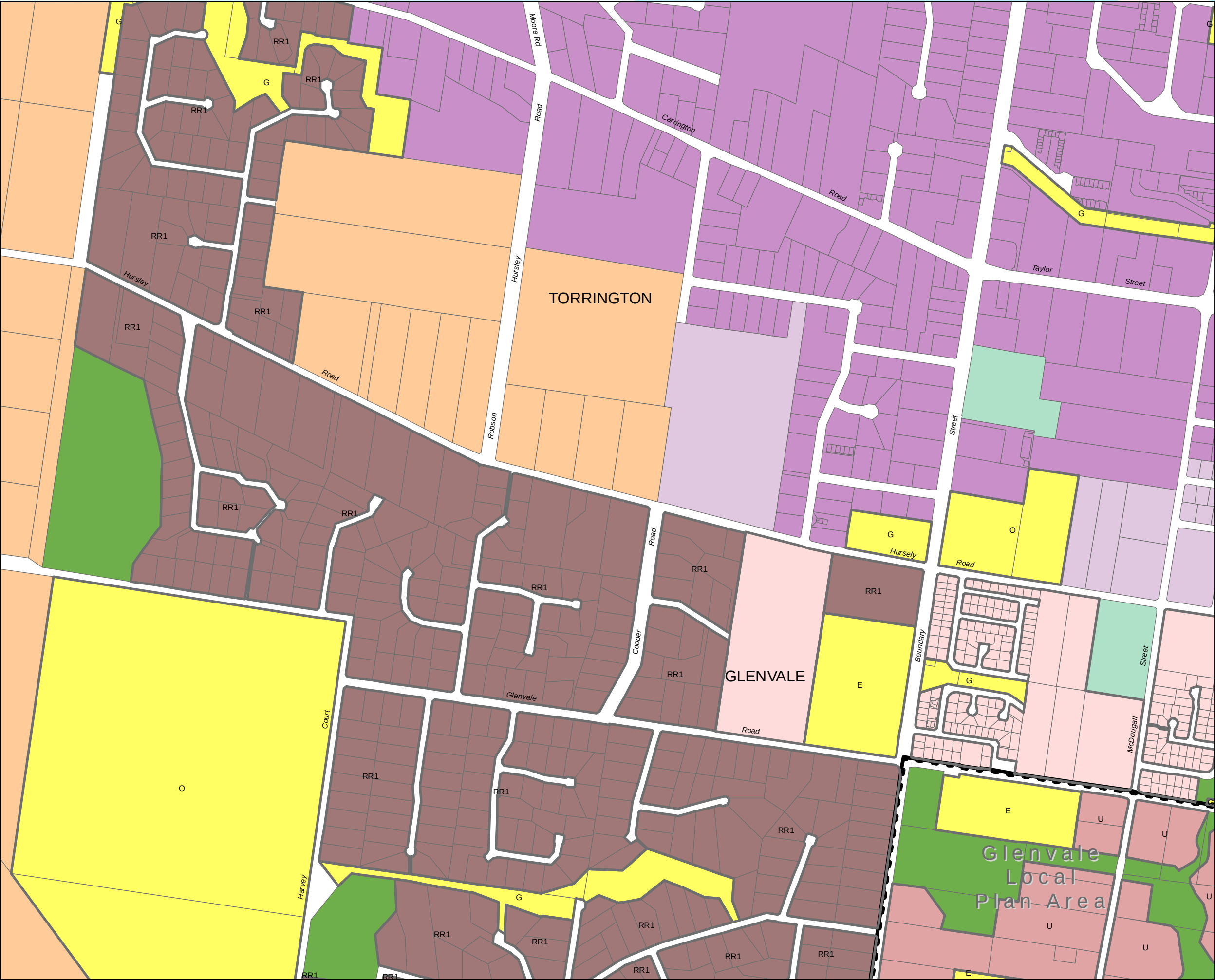
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  - U Low-Medium Density Residential, Urban Residential
  - UC Low-Medium Density Residential, Urban Consolidation
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  - RR3 Rural Residential, 2 ha
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  - Township
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  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
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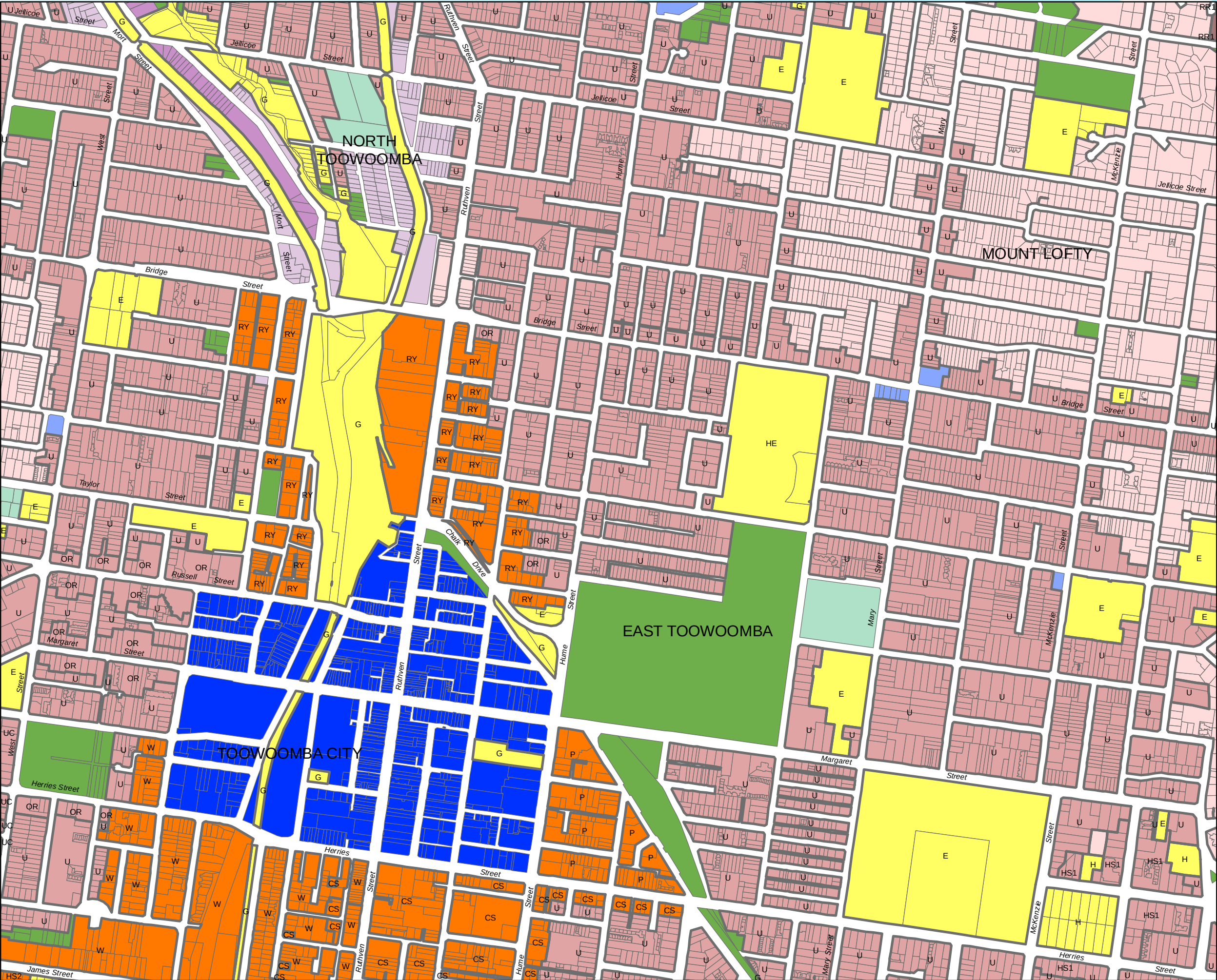
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0 0.1 0.2 0.4  
Kilometers

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## Legend

- Urban Land Use Zone, Precinct**
- O** Community Facilities, Other Community Purposes
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  - CS** Mixed Use, City South
  - W** Mixed Use, West Creek
  - RY** Mixed Use, Railyards
  - HS2** Mixed Use, Health Support
  - Principal Centre**
  - Major Centre**
  - HC** Major Centre, Highfields Town Centre Core
  - F** Major Centre, Highfields Town Centre Frame
  - M** Major Centre, Medium Density Residential
  - District Centre**
  - Local Centre**
  - CC** Local Centre, Commercial / Centre
  - Emerging Community**
  - Low Impact Industry**
  - WLI** Low Impact Industry - Wellcamp Low Impact Industry
  - MI** Medium Impact Industry
  - M** Medium Impact Industry, Intermodal Facility
  - W** Medium Impact Industry, Transport & Warehousing
  - GI** Medium Impact Industry, General Industry
  - High Impact Industry**
  - HI** High Impact Industry, Heavy Industry
  - QP** High Impact Industry, Quarry
  - Extractive Industry**
  - Limited Development (Constrained Land)**
  - Open Space**
  - Open Space, Conservation**
  - CF** Open Space, State Govt Conservation and Forestry
  - Sport and Recreation**
  - Low Density Residential, General**
  - PR** Low Density Residential, Park Residential
  - S** Low Density Residential, Clifford Park Stables
  - HW** Low Density Residential, Highway
  - REG** Low-Medium Density Residential, Regional Residential
  - HS1** Low-Medium Density Residential, Hospital Support
  - U** Low-Medium Density Residential, Urban Residential
  - UC** Low-Medium Density Residential, Urban Consolidation
  - OR** Low-Medium Density Residential, Office Residential
  - Q** Specialised Centre, Qld Govt Research Facility
  - A** Specialised Centre, Toowoomba Airport
  - D** Specialised Centre, Defence Facilities
  - R** Specialised Centre, Specialist Retail Centre
  - RR1** Rural Residential, 4000m<sup>2</sup>
  - RR2** Rural Residential, 1 ha
  - RR3** Rural Residential, 2 ha
  - H** Rural Residential, Highway
  - Township**
  - R1** Rural, 100 ha
  - R2** Rural, 200 ha
  - H** Rural, Heinemann Road Transport
  - Local Plan Area**
  - TRC Boundary**

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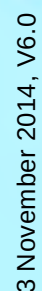
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Kilometers

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| Urban Land Use Zone, Precinct |                                                      |
|-------------------------------|------------------------------------------------------|
| O                             | Community Facilities, Other Community Purposes       |
| E                             | Community Facilities, Education                      |
| G                             | Community Facilities, Government                     |
| HE                            | Community Facilities, Higher Education               |
| H                             | Community Facilities, Hospital                       |
| P                             | Mixed Use, Parkland Living                           |
| CS                            | Mixed Use, City South                                |
| W                             | Mixed Use, West Creek                                |
| RY                            | Mixed Use, Railyards                                 |
| HS2                           | Mixed Use, Health Support                            |
| ■                             | Principal Centre                                     |
| ■                             | Major Centre                                         |
| HC                            | Major Centre, Highfields Town Centre Core            |
| F                             | Major Centre, Highfields Town Centre Frame           |
| M                             | Major Centre, Medium Density Residential             |
| ■                             | District Centre                                      |
| ■                             | Local Centre                                         |
| CC                            | Local Centre, Commercial / Centre                    |
| ■                             | Emerging Community                                   |
| ■                             | Low Impact Industry                                  |
| WLI                           | Low Impact Industry - Wellcamp Low Impact Industry   |
| ■                             | Medium Impact Industry                               |
| M                             | Medium Impact Industry, Intermodal Facility          |
| W                             | Medium Impact Industry, Transport & Warehousing      |
| GI                            | Medium Impact Industry, General Industry             |
| ■                             | High Impact Industry                                 |
| HI                            | High Impact Industry, Heavy Industry                 |
| QP                            | High Impact Industry, Quarry                         |
| ■                             | Extractive Industry                                  |
| ■                             | Limited Development (Constrained Land)               |
| ■                             | Open Space                                           |
| C                             | Open Space, Conservation                             |
| CF                            | Open Space, State Govt Conservation and Forestry     |
| ■                             | Sport and Recreation                                 |
| ■                             | Low Density Residential, General                     |
| PR                            | Low Density Residential, Park Residential            |
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| HW                            | Low Density Residential, Highway                     |
| REG                           | Low-Medium Density Residential, Regional Residential |
| HS1                           | Low-Medium Density Residential, Hospital Support     |
| U                             | Low-Medium Density Residential, Urban Residential    |
| UC                            | Low-Medium Density Residential, Urban Consolidation  |
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| RR1                           | Rural Residential, 4000m <sup>2</sup>                |
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| R1                            | Rural, 100 ha                                        |
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| Local Plan Area               |                                                      |
| TRC Boundary                  |                                                      |

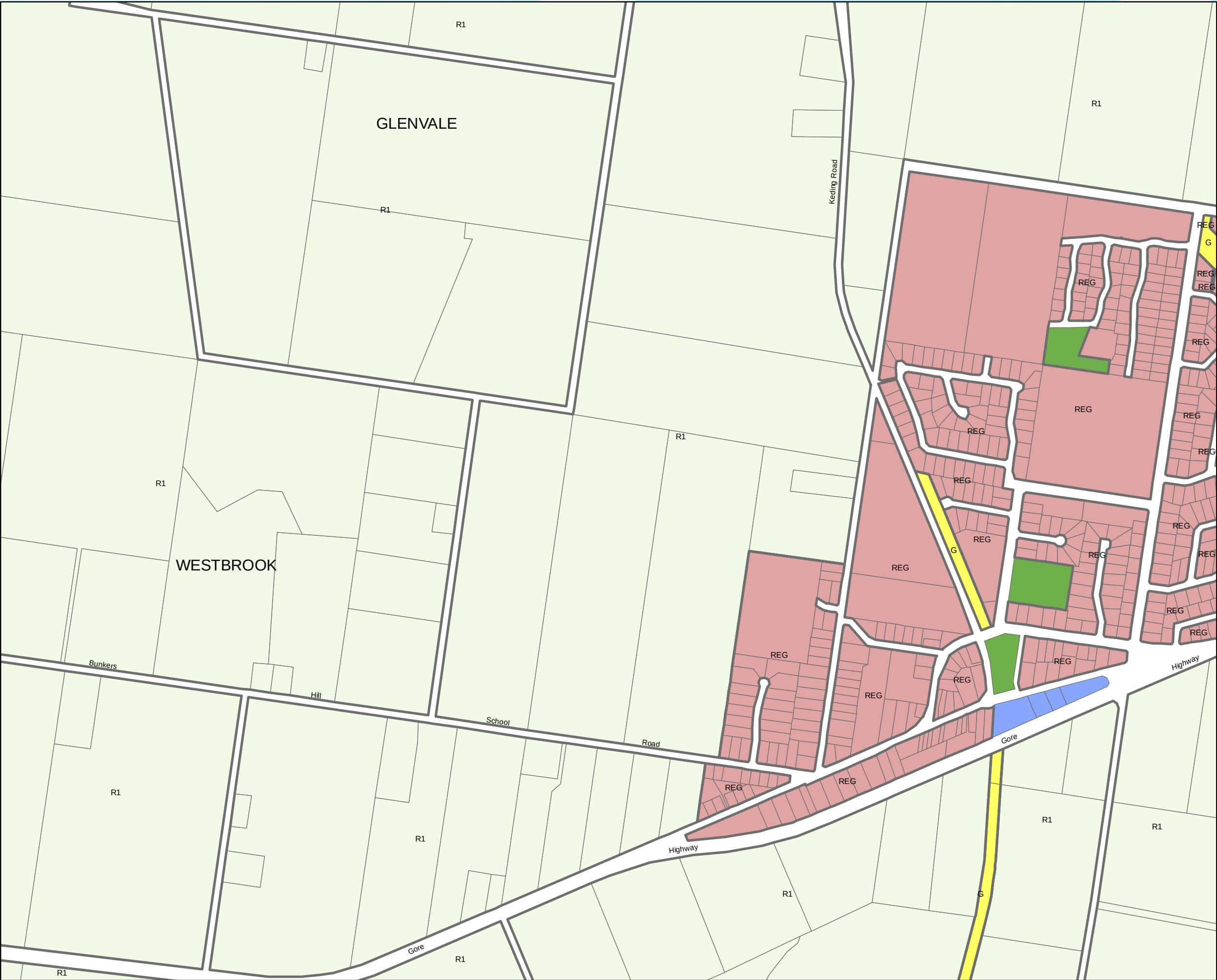
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## Legend

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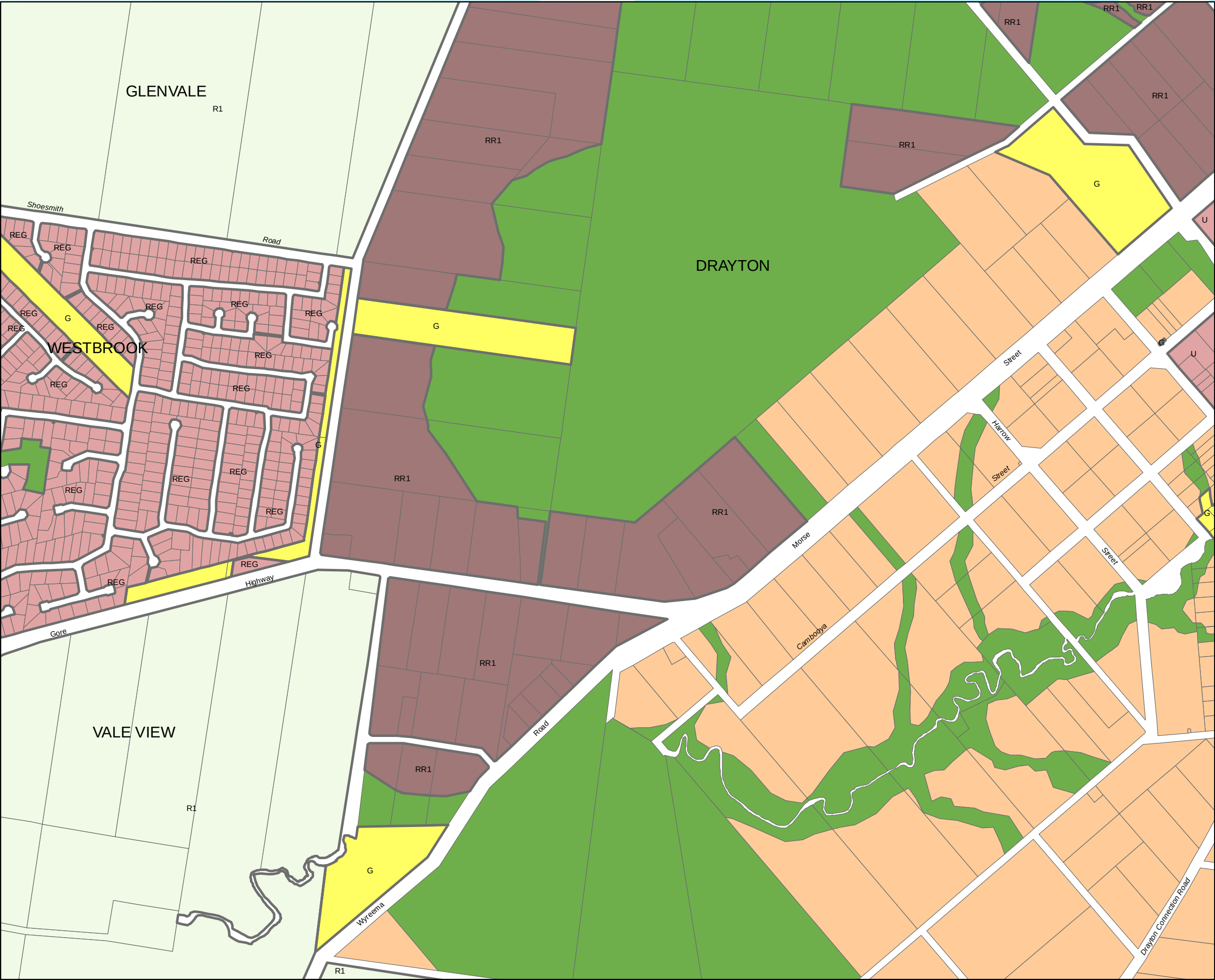
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0 0.1 0.2 0.4  
Kilometers

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  - RR1** Rural Residential, 4000m<sup>2</sup>
  - RR2** Rural Residential, 1 ha
  - RR3** Rural Residential, 2 ha
  - H** Rural Residential, Highway
  - T** Township
  - R1** Rural, 100 ha
  - R2** Rural, 200 ha
  - H** Rural, Heinemann Road Transport
- Local Plan Area**
- TRC Boundary**

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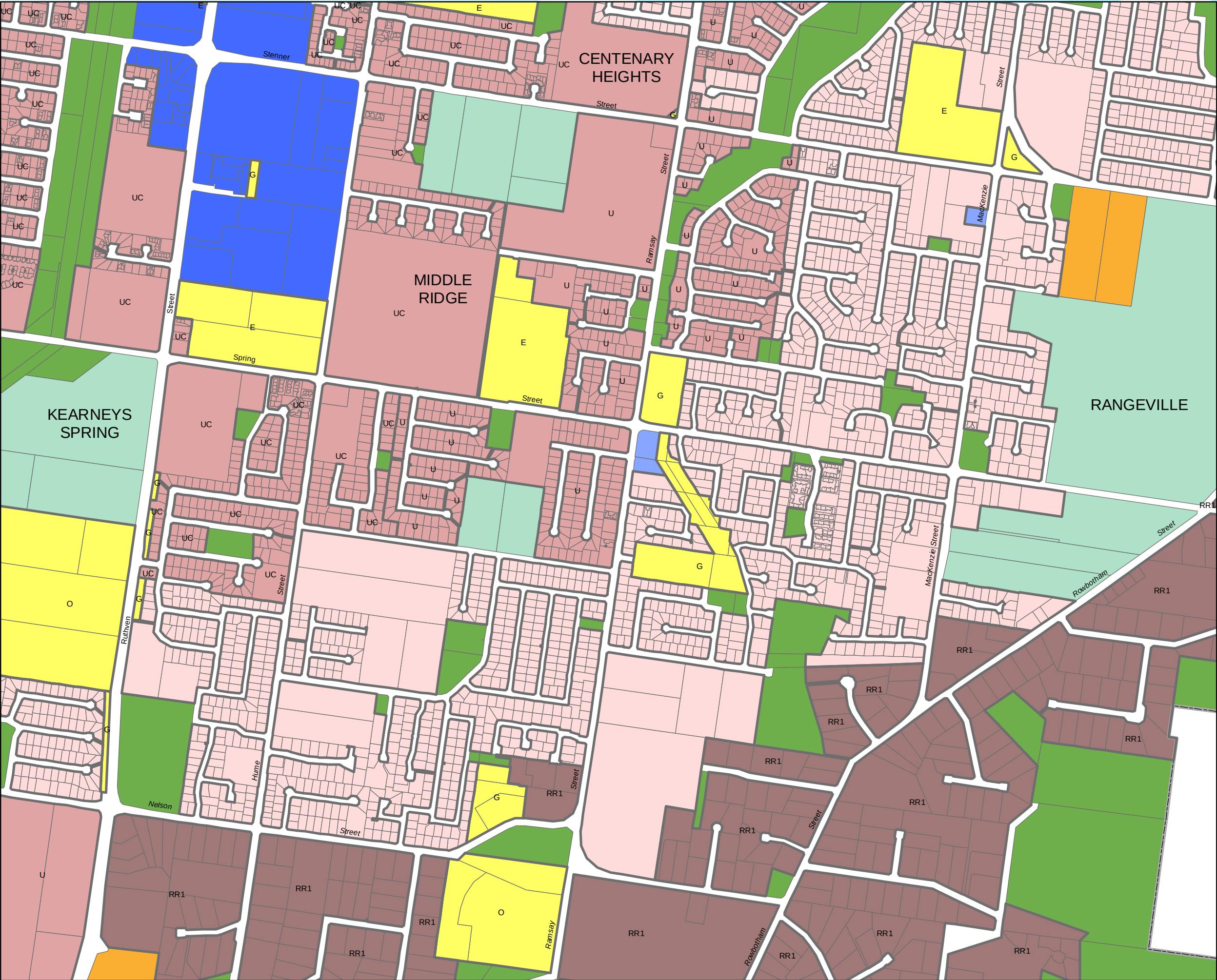
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Kilometers

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## Legend

- Urban Land Use Zone, Precinct**
- O** Community Facilities, Other Community Purposes
  - E** Community Facilities, Education
  - G** Community Facilities, Government
  - HE** Community Facilities, Higher Education
  - H** Community Facilities, Hospital
  - P** Mixed Use, Parkland Living
  - CS** Mixed Use, City South
  - W** Mixed Use, West Creek
  - RY** Mixed Use, Railyards
  - HS2** Mixed Use, Health Support
  - PC** Principal Centre
  - MC** Major Centre
  - HC** Major Centre, Highfields Town Centre Core
  - F** Major Centre, Highfields Town Centre Frame
  - M** Major Centre, Medium Density Residential
  - D** District Centre
  - L** Local Centre
  - CC** Local Centre, Commercial / Centre
  - EC** Emerging Community
  - LI** Low Impact Industry
  - WLI** Low Impact Industry - Wellcamp Low Impact Industry
  - MI** Medium Impact Industry
  - M** Medium Impact Industry, Intermodal Facility
  - W** Medium Impact Industry, Transport & Warehousing
  - GI** Medium Impact Industry, General Industry
  - HI** High Impact Industry
  - HI** High Impact Industry, Heavy Industry
  - QP** High Impact Industry, Quarry
  - EX** Extractive Industry
  - LD** Limited Development (Constrained Land)
  - OS** Open Space
  - OS** Open Space, Conservation
  - CF** Open Space, State Govt Conservation and Forestry
  - SR** Sport and Recreation
  - LR** Low Density Residential, General
  - PR** Low Density Residential, Park Residential
  - S** Low Density Residential, Clifford Park Stables
  - HW** Low Density Residential, Highway
  - REG** Low-Medium Density Residential, Regional Residential
  - HS1** Low-Medium Density Residential, Hospital Support
  - U** Low-Medium Density Residential, Urban Residential
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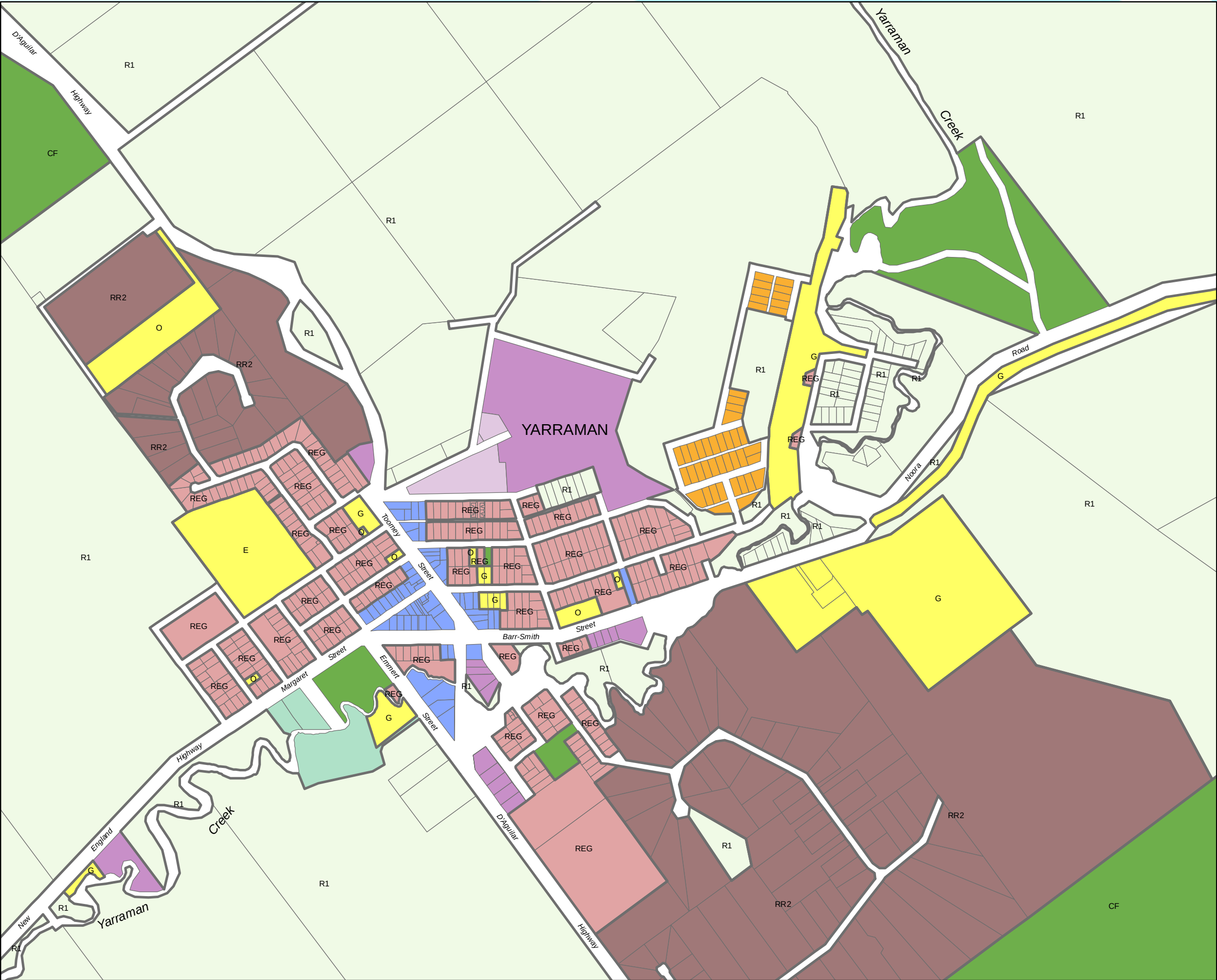
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**Legend**

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**Local Plan Area**

**TRC Boundary**

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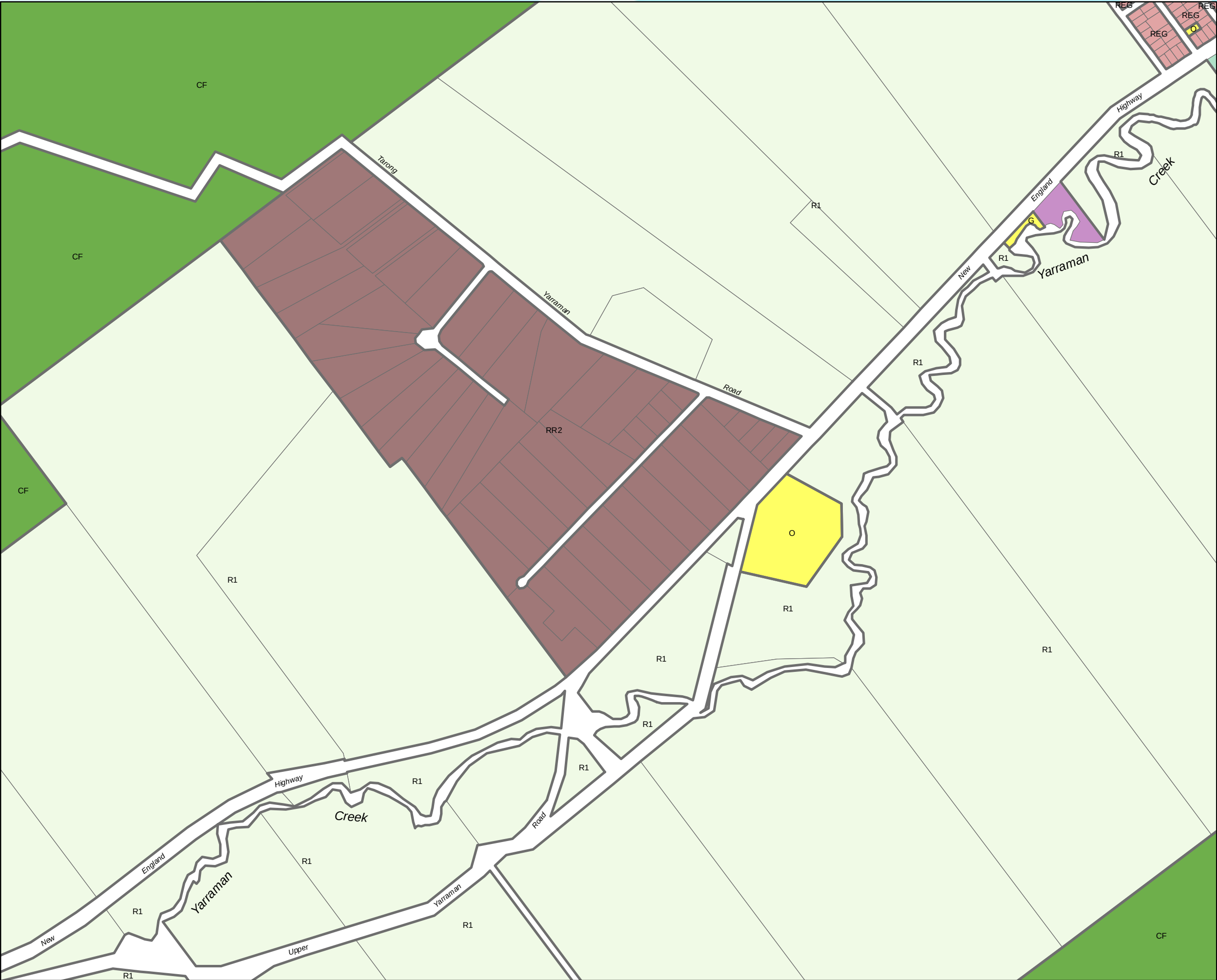
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**Legend**

- TRC Boundary
- Highway
- Major Road
- Other Road
- DCDB
- high\_flood\_hazard
- Medium Flood Hazard

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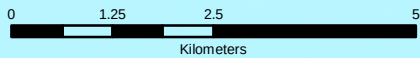
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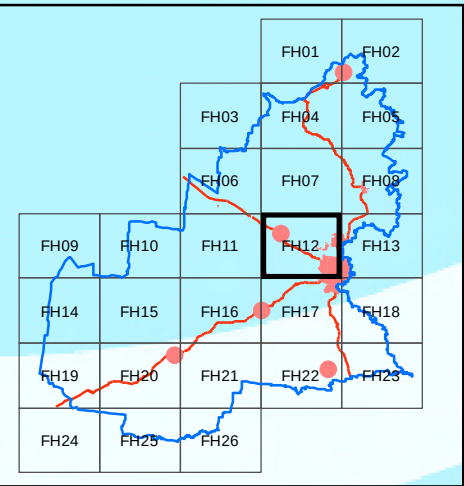
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Rural Sheet Index



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**AMENDMENT NO. 2**

**TOOWOOMBA REGIONAL PLANNING SCHEME**

***Explanatory Statement***



## Explanatory Statement

Full details of the changes are contained in *Toowoomba Regional Planning Scheme Amendment No. 2*.

### **Changes to Part 5 – Assessment Tables**

1. Designate a minimum lot size within the Rural Zone (Heinemann Road Transport Precinct) of 100 hectares.
  2. Make Multiple Dwellings code assessable in the Low-medium Density Residential Zone (Office Residential Precinct) where the building height does not exceed 3 storeys.
  3. Amend the code assessable condition statement for Dwelling Unit in the Principal Centre Zone.
  4. Amend the Major Centre Zone assessment table to remove any condition statement that treats Clifford Gardens differently to all other major centres.
  5. Amend the assessment conditions for Veterinary Services in the Specialist Centre Zone be amended to make it impact assessable in the Toowoomba Airport Precinct and Specialist Retail Centre Precinct.
  6. Amend the self assessment condition statement for Community Use in the Community Facilities Zone to include the reuse of an existing building used for a business or community activity.
  7. Make Education Establishment self assessable in the Community Facilities Zone Education and Higher Education Precincts where the reuse of an existing building, code assessable where in a new building and impact assessable in all other precincts.
  8. Make Hospital self assessable in the Community Facilities Zone (Hospital Precinct) where reusing an existing building and no more than 25m<sup>2</sup> additional GFA, code assessable where in the Hospital Precinct and a new building or reusing an existing building and proposing more than 25m<sup>2</sup> additional GFA and impact assessable in all other precincts.
  9. Amend the Mixed Use Zone assessment table to:
    - (a) Add the following condition to 'Service Industry' under code assessment:

“located in West Creek or the Bulky Goods/Service Industry and Low Impact Industry area of the City South Precincts”
    - (b) Make Home Based Business self assessable.
    - (c) Include a self assessment condition against Hostel and Multiple Dwelling that requires no more than 25m<sup>2</sup> additional GFA is proposed.
    - (d) Delete 'Shop' under exempt.
  10. Added the following to the list of assessment criteria for code assessable Caretaker's Accommodation in the Low Impact Industry Zone:
    - Highfields district local plan code (where in the Highfields district 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)
-

11. Make the Works and Services Code an assessment criteria for code assessable showrooms in the Principal Centre Zone and Caretakers Accommodation in the Low-medium Density Residential Zone.
12. Amend the condition statements for Community Use in the Low Density Residential Zone to refer to the reuse of an existing building used for a business or community activity.
13. Amend 5.3(8) to align with the QPP.
14. Amend the code assessable conditions for Office in the Community Facilities Zone to the following:

Office

If:

- (i) in the Education or Higher Education Precinct and if:
  - (a) not the reuse of an existing building used for a business activity; or
  - (b) the reuse of an existing building used for a business activity and more than 25m<sup>2</sup> additional Gross Floor Area is proposed;
- OR
- (ii) in Government or Hospital Precinct and more than 25m<sup>2</sup> additional Gross Floor Area is proposed;
- OR
- (iii) in the Other Community Purposes Precinct;
- OR
- (iv) meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.

15. Amend the Medium Impact Industry Zone assessment table to make the following uses code assessable:

- Garden Centre
- Hardware and Trade Supplies
- Outdoor sales
- Wholesale nursery

16. Amend the conditions statements for Shop in the Low Density Residential and Low-medium Density Residential zone to the following:

*Self assessable:*

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<sup>2</sup>;
- (iii) the gross floor area does not exceed 250m<sup>2</sup>; and
- (iv) the site is located on a Regional Arterial, Sub-Arterial or Distributor Road.

*Code Assessable:*

If

- (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 250m<sup>2</sup>, or
  - (b) any food preparation area exceeds 30m<sup>2</sup>; or



- (ii) meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.

17. Make telecommunication facility exempt in all zones were a low-impact facility as defined by the Telecommunications (Low-impact Facilities) Determination 1997.
18. Make the extension of an existing telecommunications tower by up to 5m in height or the replacement of an existing tower with one that is up to 5m higher self assessable in all areas.
19. Make the addition of one new telecommunication facility to a site containing one existing telecommunication facility code assessable where the new facility does not exceed the height of the existing facility or 10m in residential, rural residential, township , open space, sport and recreation and community facilities zones or 30m in any other zone.
20. Make any proposal that would result in more than two telecommunication facilities on a site impact assessable.
21. Make a telecommunication facility on a site in a residential, rural residential, township , open space, sport and recreation or community facilities zone not already containing a telecommunication facility impact assessable.
22. Make a telecommunication facility on a site in a zone other than a residential, rural residential, township , open space, sport and recreation or community facilities zone not already containing a telecommunication facility be code assessable if less than 30m in height and impact assessable if over 30m in height.
23. Make the planning scheme clear that co-location in relation to telecommunication facilities has the meaning given it in the Telecommunications (Low-impact Facilities) Determination 1997.
24. Remove the trigger for cropping and animal husbandry being escalated from exempt and self assessment respectively to code assessable in the Limited Development (constrained land) zone.
25. Amend the code assessment conditions for warehouse in the Township Zone to make the reuse of an existing showroom with more than 25m<sup>2</sup> additional floor area proposed code assessable.
26. Amend the self assessment condition for Rural Industry in the Township Zone to enable an existing building previously used for a Low Impact Industry to be reused as a Rural Industry.
27. Amend the assessment conditions for clubs in the residential zones, Township Zone, Open Space Zone, Community Facilities Zone and Rural Residential Zone to the following:

Self assessable:

If all of the below are satisfied:

- (i) the reuse of an existing building used for a business or community activity, excluding Sales Office;
- (ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and
- (iii) the use is not a licensed premises.

Code assessable:

If on a Regional Arterial, Sub-Arterial or Distributor Road and not a licensed premises and:

- (i) not meeting the description listed in the level of assessment column for self-assessment; or
-

- (ii) meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.

Impact assessable in all other circumstances.

28. Amend the assessment conditions for Utility installation to make it self assessable in all zones if both of the below are satisfied:

- (i) for the distribution of local utility services; and
- (ii) does not involve bulk transmission, storage, generation and/or treatment.

and impact assessable in all other circumstances, except where in the Community Facilities Zone (Government Precinct) and not generation or treatment within 500m of a residentially zoned area, in which case it would be code assessable.

29. Amend the code assessment condition for Caretaker's residence in the Open Space Zone to the following:

If not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.

30. Amend the building works assessment table to make 'Minor Building Work' exempt and all other building work not otherwise mentioned in the assessment table and not a material change of use self assessable.

31. Make detached dual occupancies self assessable in zones where they are currently exempt.

32. Amend the references to "within the 20 to 25 ANEF" within the overlays assessment table to "within ANEF contour 20 and above".

33. Amend Table 5.10:1 – Overlays, to make all forms of accommodation activity code assessable under the following conditions:

'If:

- (i) within the separation area or 100m of a designated Haulage Route; and
- (ii) exempt or self assessable within the corresponding zone. '

34. Amend the exempt assessment condition applying to Dual Occupancy in the Low Density Residential Zone to replace 'and' with 'or'.

35. Amend the assessment condition for Community Care Centre in the Low Density Residential Zone to only enable the reuse of an existing building used for a business or community activity, excluding sales office as self assessable and amend the corresponding code assessment condition to be consistent with this change.

36. Replace the code assessment conditions for Dwelling Unit in the Principal Centre Zone with the following:

Dwelling Unit

If:

- (i) not the reuse of an existing building and not at ground floor level; or



- (ii) all of the below are satisfied:
    - (a) the reuse of an existing building; and
    - (b) more than 25m<sup>2</sup> additional Gross Floor Area is proposed; and
    - (c) the use is not at Ground Floor Level.
  - 37. Remove the word 'not' from the condition statement under code assessment applying to Major Sport, Recreation and Entertainment Facility in the Principal Centre Zone.
  - 38. Amend the code assessment condition statement for Tourist attractions within the Principal Centre zone to remove reference to the use being contained wholly within the building.
  - 39. Amend the code assessment condition statement for Warehouse in the Principal Centre Zone to remove the word 'not'.
  - 40. Amend any assessment level condition statement applying to self assessable uses in the Low-medium Density Residential , Low Density Residential or Rural Residential zones that refers to the reuse of an existing building used for a business activity to include the words (excluding Sales Office).
  - 41. Amend the code assessment condition statement "If it does not meet the relevant assessment criteria for self assessment." wherever it appears in the assessment tables to:

'if meeting the description listed in the level of assessment column for self-assessment and not complying with one or more self-assessable acceptable outcomes in the assessment criteria identified for self-assessment.'
  - 42. Amend the code assessment provisions within the Reconfiguring a Lot assessment table as follows:
    - (a) include the minimum lot sizes identified in the Charlton Wellcamp Enterprise Area Local Plan, except the Medium Impact Industry Zone (Intermodal Precinct).
    - (b) include the following zones and applicable minimum lot sizes:

Rural Residential Zone (Highway Precinct)- 4,000m<sup>2</sup>  
Rural Zone (Heinemann Road Transport Precinct) – 100ha
    - (c) transfer all minimum lot sizes to a separate table that follows the assessment table.
  - 43. Amend the Reconfiguring a Lot assessment table to make 'creating an easement giving access to a lot from a constructed road' code assessable.
  - 44. Delete the conditions in the assessment table for the Low Density Residential Zone (Stables Precinct), that make the following uses impact assessable:
    - Community Care Centre
    - Community Use
    - Health Care Centre
    - Office
    - Place of Worship
  - 45. Amend the assessment table for the Low Impact Industry Zone to make Park exempt.
-

46. Amend the assessment table relating to the Highfields Local Plan to make the reuse of an existing commercial building in the Highway Precinct code assessable where for a shop and impact assessable where for an office.

### **Changes to Part 6 - Zones**

47. Where ever the acceptable outcome “Non-residential uses are located on a Regional Arterial, Sub-Arterial or Distributor Road only and access to the development is not from a local street.” appears in the planning scheme the word ‘only’ be deleted.
48. Amend the acceptable outcome for self assessable development that requires no increase in gross floor area for non-residential development in the following zones to allow up to 25m<sup>2</sup> additional gross floor area:
- Low Density Residential Zone
  - Low-medium Density Residential Zone
  - District Centre Zone
  - Local Centre Zone
  - Community Facilities Zone
  - Mixed Use Zone
  - Rural Residential Zone
  - Township Zone

### **Changes to Part 7 – Local Plans**

49. Amend the precinct descriptions in the Charlton Wellcamp Enterprise Area Local Plan to align the location information in the description with their final location in the adopted planning scheme maps.
50. Delete the map titled Charlton Wellcamp Local Plan Map No.2.
51. Include the area of Low Impact Industry Zone on the south side of Toowoomba Cecil Plains Road be in a new precinct, being the ‘Wellcamp Low Impact Industry Precinct’ and include the following precinct description in the local plan:

“Wellcamp Low Impact Industry Precinct

(a) The Wellcamp Low Impact Industry Precinct is located on the south side of Toowoomba Cecil Plains Road, to the west of the quarry. The precinct covers a developable area of approximately 125ha.

(b) The precinct provides for the establishment of low impact industry and separates potentially heavier forms of industry to the south from sensitive land uses to the north.

(c) Development in the Wellcamp Low Industry Precinct is for low impact industry uses and compatible uses, such as warehousing, that are regionally significant, support or have direct nexus with other development in the Charlton Wellcamp Enterprise Area Local Plan.

### **Changes to Part 8 - Overlays**

52. Amend diagram 8.3.3:2 in the Scenic Amenity Code so that that legend is legible.
-

53. Delete the word 'and' from 8.2.2 Bushfire Overlay Code AO3.1(a) in table 8.2.2:2 so that it reads as follows:
- (a) being connected to a reticulated water supply with a minimum flow of 10 litres per seconds at 200kPa;

#### **Changes to Part 9 – Other Codes**

54. Amend PO1 within the Telecommunications Facility Code to replace references to facilities not being visually intrusive to minimising their visual intrusion and that not exceeding two facilities per site be identified as an additional acceptable outcome for minimising visual intrusion.
55. Amend the Medium Density Residential Code to include self assessment provisions for detached dual occupancies based on the provisions of part MP1.3 of the QDC.
56. Add a new performance outcome to the Telecommunications Facility Code requiring facilities to be sited to maximise their efficiency and minimise the number of towers required to service a specific area.
57. Amend PO15 within the Transport Access and Parking Code to the following:
- Car parking areas associated with the following:
- (a) a non-residential development in a residential zone, or  
(b) a non-residential development in a non-residential zone on a site that adjoins a residential zone,  
are designed to minimise any adverse impact on the amenity of premises in the vicinity.
58. Amend AO15.1 to 15.3 within the Transport Access and Parking Code to be prefaced with the following statement:
- For development associated with the following:
- (a) a non-residential development in a residential zone, or  
(b) a non-residential development in a non-residential zone on a site that adjoins a residential zone:
59. Amend AO15.1 within the Transport Access and Parking Code to the following:
- AO15.1 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.
60. Amend AO15.3 within the Transport Access and Parking Code be amended to the following:
- AO15.3 An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.
61. Amend the Home Based Business Code to allow the parking of one vehicle per employee up to b-double in size within 100m of the site boundary where within the Rural Zone.
62. Amend the Advertising Devices Code in the following manner:
- (a) Include internal illumination as self assessment criteria for the following signs:
-

- Above awning sign
- Changeable message sign
- Ground sign

(b) Remove internal illumination as a self assessment criteria for Billboards.

63. Amend section (a) AO11.4 in the RAL Code to the following:

“500m<sup>2</sup> where connected to a reticulated wastewater system.”

64. Amend AO4.3 within the Reconfiguring a Lot Code to read:

“Street blocks fronting local streets do not exceed 100m in length.”

65. Amend PO 1 – 3 and the associated AOs for self assessable development within the Reconfiguring a Lot Code to refer to ‘lot’ in the plural.

66. Amend footnote 35 in the Reconfiguring a Lot Code to refer to Planning Scheme Policy No.1.

67. Amend AO11.2 within the Reconfiguration of a Lot Code as follows:

(a) Lots in the Low Density Residential and Low-medium Density Residential zones in greenfield areas have standard dimensions, being:

(i) depths of 25m and 32m; and

(ii) widths in multiples of 2.5m.

(b) Add a footnote referring to typical lot and shape diagrams on page 15 of Residential 30 Guideline amended to include laneways behind terrace and row lots.

### **Changes to Schedule 2 – Maps**

Some precincts aren’t identified in legend – amend legend to include all zones and precincts. Missing: Transport and Warehouse Precinct (Charlton) + Highway Precinct (Highfields)

The Low-medium Density Residential Zone (Regional residential precinct) currently is not identified on the zone maps. All areas that have this zone and precinct will be identified by REG and will affected the following maps in Land Uses Zones: Clifton 01, Crows Nest 02 to 03, Goombungee 01, Millmerran 01 to 04, Oakey05, Oakey08, Pittsworth 01 to 02, T19, T20, T27, T28, T29, T67, T68, Yarraman 01 to 03

Other specific changes are listed in the following tables.

| TRPS Maps | Address                   | Lot and RP     | Previous Zoning                                          | New Zoning                                   |
|-----------|---------------------------|----------------|----------------------------------------------------------|----------------------------------------------|
| T54       | 263 Hursley Road          | Lot 162 AG347  | Sport and Recreation                                     | Emerging Community                           |
| T46       | Charlton, Warrego Highway | Lot 1 RP162601 | Medium Impact Industry: transport and Warehouse Precinct | Local Centre Zone Commercial Centre Precinct |
| T56       | 185 Bridge St             | Lot 9 RP16467  | Low Impact Industry                                      | Community Facilities (Government Precinct)   |
| T56       | 86 Brook St               | Lot 1 SP234284 | Low Density Residential                                  | Community Facilities (Government Precinct)   |

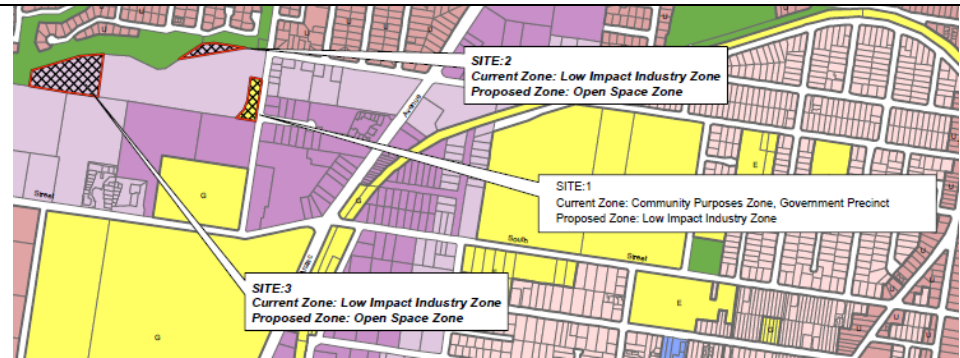
|      |                                                           |                                                                  |                                                                                      |                                                               |
|------|-----------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------|
| T47  | 1 Tremorne Court, Torrington                              | Lot 2 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 2 Tremorne Court, Torrington                              | Lot 3 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 3 Tremorne Court, Torrington                              | Lot 4 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 4 Tremorne Court, Torrington                              | Lot 5 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 5 Tremorne Court, Torrington                              | Lot 6 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 6 Tremorne Court, Torrington                              | Lot 7 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 7 Tremorne Court, Torrington                              | Lot 8 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 8 Tremorne Court, Torrington                              | Lot 9 SP241464                                                   | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 0 Moore Road, Torrington                                  | Lot 1 SP23828                                                    | Low Impact Industry                                                                  | Emerging Community                                            |
| T47  | 0 Moore Road, Torrington                                  | Lot 10 SP238287                                                  | Low Impact Industry                                                                  | Community Facilities (Government Precinct)                    |
| T47  | 17 Moore Road, Torrington                                 | Lot 168 A347                                                     | Low Impact Industry                                                                  | Emerging Community                                            |
| T63  | 648 Ruthven Street, Toowoomba                             | Lot 11 SP207159                                                  | Community Facilities (Other Community Purposes Precinct)                             | Mixed Use Zone (City South Precinct)                          |
| T63  | 648 Ruthven Street, Toowoomba                             | Lot 12 D10102                                                    | Community Facilities (Other Community Purposes Precinct)                             | Mixed Use (City South Precinct)                               |
| T63  | 658 Ruthven Street, Toowoomba                             | Lot 21 D10102                                                    | Community Facilities (Other Community Purposes Precinct)                             | Mixed Use (City South Precinct)                               |
| T63  | 658 Ruthven Street, Toowoomba                             | Lot 22 D10102                                                    | Community Facilities (Other Community Purposes Precinct)                             | Mixed Use (City South Precinct)                               |
| T63  | 658 Ruthven Street, Toowoomba                             | Lot 23 D10102                                                    | Community Facilities (Other Community Purposes Precinct)                             | Mixed Use (City South Precinct)                               |
| T70  | 917-935 Ruthven Street (aka 299 Spring Street), Toowoomba | Lot 11 SP229099                                                  | Part Open Space & part Low-medium Density Residential (Urban Consolidation Precinct) | Low-medium Density Residential (Urban Consolidation Precinct) |
| FH12 | 631 Greenwattle Street, Glenvale                          | Remove from Flood Hazard Overlay – Adjust Overlay Feature Extent |                                                                                      |                                                               |
| T51  | Toowoomba Cecil Plains Rd                                 | Create new Wellcamp Low Impact Industry Precinct                 | Low Impact Industry – no precinct identified                                         | Low Impact Industry - Wellcamp Low Impact Industry Precinct   |

Attachment 1 shows the rezoning amendment changes made following public notification and consideration of submissions (Toowoomba Regional Council Ordinary Meeting 17 June 2014).

## Attachment 1

### Changes to Amendment No.2 following Public Notification:

|                                                         |                                                                                    |
|---------------------------------------------------------|------------------------------------------------------------------------------------|
| Map (hatched area)                                      |  |
| Land Description                                        | Lot 10 SP238287                                                                    |
| Current Zone                                            | Low Impact Industry                                                                |
| Proposed Zone Amendment                                 | to Emerging Communities                                                            |
| Proposed Zone Amendment (following public notification) | to Community Facilities (Government Precinct)                                      |

| Map                       |  |                                            |                                      |                                            |
|---------------------------|--------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------|--------------------------------------------|
| Site (refer to map above) | Land Description                                                                     | Current Zone                               | Proposed Zone (as publicly notified) | Zone (following public notification)       |
|                           | Lot 2 AG4238                                                                         | Community Purposes (Government Precinct)** | Low Impact Industry                  | Community Facilities (Government Precinct) |
|                           | Part Lot 115 SP184202                                                                | Low Impact Industry                        | Open Space                           | Low Impact Industry                        |
|                           | Part Lot 115 SP184202                                                                | Low Impact Industry                        | Open Space                           | Low Impact Industry                        |

\*\*Community Purposes Zone was renamed Community Facilities Zone in Amendment No 6 (minor amendment) adopted by Toowoomba Regional Council on 17 July 2014 for consistency with *Queensland Planning Provisions* version 3.1 (QPPv3.1).