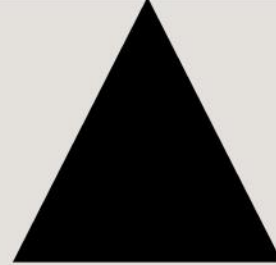


PROPERTY
PROJECTS
AUSTRALIA



TOOWOOMBA REGIONAL COUNCIL

APPROVED DOCUMENT

referred to in Council's Decision Notice dated

28 July 2026

This plan is subject to conditions of Approval Number

MCUI/2025/7307

A handwritten signature in black ink, appearing to read 'E. Kitching', positioned above a horizontal line.

Assessment Manager

Drayton-Wellcamp Road Variation Scheme Document

Drayton-Wellcamp Road Variation Scheme Document

Prepared by Property Projects Australia Pty Ltd
Prepared for Glenvale Land Company Pty Ltd ACN 674 220 994

25 November 2025

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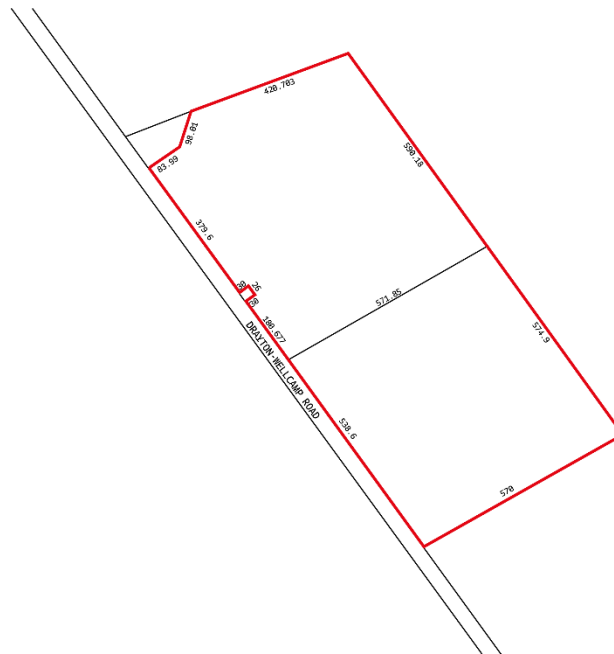
CONTENTS

1. APPLICATION	3
2. OPERATION	5
3. VARIATIONS	6

1. APPLICATION

- 1.1 This is the Drayton Wellcamp Road Variation Scheme Document (the “VSD”) which applies to the land located at 300 and 390 Drayton Wellcamp Road (formally described as Lot 4 on RP225271 and Lot 13 on SP346983), otherwise described in Table 1 (the Variation Area, or “VA”). Figure 1 below shows identifies the VA.

Figure 1 – the Variation Area



LEGEND: SUBJECT SITE - 300 & 390 DRAYTON WELLCAMP ROAD (LOT 4 ON RP225271 & LOT 13 ON SP346983)		
SCALE: NTS SOURCE: QLD GLOBE THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.		

Table 1 – the Variation Area (VA) Land

Real Property Description	Area (Ha)
Lot 13 on SP346983 and Lot 4 on RP225271	67.88

- 1.2 This VSD only applies to:

a) All development within the Variation Area where:

i) The Toowoomba Regional Planning Scheme (Version 28) or this VSD states the Medium Density Residential Code is a requirement for Accepted Development or an Assessment Benchmark; or

ii) is categorised as Impact Assessable development by the Planning Scheme and/or this VSD, and the Assessment Manager in undertaking an Impact Assessment under Section 45 (5) of the *Planning Act 2016*, considers the *Medium Density Residential Code* and Assessment Benchmark or a relevant matter: or

b) development that is for a Material Change of Use and/or Reconfiguring a Lot.

1.3 This VSD is designed to establish a varied planning outcome for the VA Land, that differs from that presently identified for this land in the *Toowoomba Regional Planning Scheme 2012 (version 28.0, dated 28 November 2022)*. To properly achieve this in the context of the *Planning Act 2016*, this VSD undertakes the following:

1. development for the VA as assessable or accepted development, and specifies the categories of assessment required for different types of assessable development Categorise;
2. The variation of specific provisions of the *Toowoomba Regional Planning Scheme 2012 (version 28, dated 28 November 2022)* to support the varied planning outcome for the VA; and
3. Sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development on the VA against.

2. OPERATION

- 2.1 This VSD is intended to constitute a local categorising instrument in accordance with section 43(3)(c) of the Planning Act 2016.
- 2.2 If there is any inconsistency between the provisions of this VSD and the *Toowoomba Regional Planning Scheme 2012 (version 28, dated 28 November 2022)*, or any of its future iterations or superseding local planning instruments, the provisions in this VSD prevail.
- 2.3 What is not identified in this VSD as constituting a variation to the *Toowoomba Regional Council Planning Scheme 2012 (version 28, dated 28 November 2022)*, is not the subject of a variation request. In such instances, where there is no equivalent provision in this VSD, the provisions of the *Toowoomba Regional Planning Scheme 2012 (version 28, dated 28 November 2022)* will continue to prevail (and will do so, despite any subsequent amendment to those provisions, the *Toowoomba Regional Planning Scheme 2012* or any local planning instrument).
- 2.4 The definitions of the terms used in this VSD are as per the *Toowoomba Regional Planning Scheme 2012 (version 28, dated 28 November 2022)*.

3. VARIATIONS

- 3.1 For development stated in Section 1.2(a) or (b) of this VSD, this VSD suspends the provisions of the Planning Scheme, and gives effect to the applicable VSD provisions as stated in ~~Table 1.~~ **Table 2**

For development subject to this VSD the provisions of the Planning Scheme apply as if references to the *Emerging Community Zone* or *Emerging Community Zone Code* are a reference to the *Low-medium Density Residential Zone* and *Low-medium Density Residential Zone Code* respectively.

1.2(a) or (b)

Table 2 – Effect of this VSD for development stated in Section ~~1.2(a)(i) or (ii)~~ of this VSD

Development Type	Suspended planning Provisions	Applicable Provisions
Material Change of Use	Part 5, Section 5.5, Table 5.5:15 – Categories of development and assessment – Material Change of Use – Emerging Community Zone	Part 5, Section 5.5, Table 5.5:2 – Categories of development and assessment – Material Change of Use – Low – medium Density Residential Zone
Reconfiguring a Lot	Part 5, Section 5.6, Table 5.6:2 – Minimum Lot Sizes, row corresponding with 'Emerging Community Zone' in the column headed 'Zone (Precinct)'.	Table 3 – Minimum Lot Sizes (VSD).
Material Change of Use and/or Reconfiguring a Lot that is categorised as Assessable Development by the Planning Scheme	Nil	Table 4 Additional Requirements assessment benchmarks for assessable development (VSD)

Table 3 – Minimum Lot Sizes (VSD)

Applicable land	Minimum Lot Size
All land subject to this VSD	(a) 300m ² where connected or proposed to be connected by the related RAL application, to reticulated wastewater infrastructure; otherwise (b) 10 hectares.

Table 4 – VSD Additional Requirements for assessment benchmarks for assessable development (VSD)

Performance outcome	Acceptable outcome
For Assessable Development that is a material change of use with a site area greater than 10 hectares or reconfiguring a lot creating more than one additional lot	
P01 Development does not limit or preclude the long-term use of the site for urban purposes and use of nearby land for its intended purpose having regard to: (a) the scale and nature of the activity and its likely impacts; (b) the Precinct in which the site and nearby land is located as identified in this VSD. (c) the zone in which the nearby land (not subject to this VSD) is located.	A01.1 For a material change on a site area greater than 10 hectares in area or reconfiguring a lot creating more than one additional lot, a Master Plan: (a) identifies how the site is proposed to be developed; (b) demonstrates how the development facilitates the delivery of any public infrastructure or community purpose proposed by the Glenvale West Structure Plan (provided at Appendix A); (c) facilitates the logical and sequential development of the site and all adjoining land, for its intended purpose in accordance with the Glenvale West Structure Plan (provided at Appendix A)

Table 5 - Categories of development and assessment - water demand

For development stated in Section 1.2(a) or (b) of this VSD, Table 5 outlines the changes to the category of development and assessment from that identified in Table 2 and Table 3 in this VSD.

Where development in Table 5 is identified as having a different category of assessment than outlined in Table 2 and Table 3 in this VSD, the category of assessment in Table 5 applies.

Development	Categories of development and assessment
Development for a Material Change of Use or Reconfiguring a Lot that would not result in the cumulative water supply demand of 1,200 EP (equivalent persons) being exceeded within the Variation Area, considering all current Development Applications and Approved Development within the Variation Area (excluding development approved under Development Permit MCUC/2024/8131 & RAL/2024/8129)	No Change
Development for a Material Change of Use or Reconfiguring a Lot that would result in the cumulative water supply demand of 1,200 EP (equivalent persons) being exceeded within the Variation Area, considering all current Developments Applications and Approved Development within the Variation Area (excluding development approved under Development Permit MCUC/2024/8131 & RAL/2024/8129)	Impact Assessable

APPENDIX A

Glenvale West Structure Plan

Prepared by:

Property Projects Australia Pty Ltd

- LEGEND
- Site Boundary
 - Key Road Network
 - Indicative Pedestrian / Cycle Bridge
 - Activity Centre
 - Local Park
 - Drainage Reserve
 - Medium Density Housing
 - Low-Medium Density Residential

NOTE: For all land in the Variation Area, development outcomes must align with the Low-medium Density Residential Zone Code for land in the Urban Residential Precinct

Structure Plan excludes area forming Lot 2 SP346983

**ADJOINING
RESIDENTIAL**

Area labelled 'land lease community' to be developed for Low-Medium Density Residential

**LAND LEASE
COMMUNITY**

Future development adjoining land zoned Rural Residential to provide an appropriate lot size and dwelling density transition

**ADJOINING
RESIDENTIAL**

DISCLAIMER

The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

The information used in this plan is drawn from the following sources:

Aerial: Nearmap
Site Boundaries: DCDB
Cadastral: DCDB
Contours: Q Spatial

PLAN REF: **AU374922-10A**
DATE: 21 NOVEMBER 2025
CLIENT: GLENVALE LAND COMPANY PTY LTD
DRAWN BY: GM
CHECKED BY: MD



**DRAYTON WELLCAMP ROAD, GLENVALE
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