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**APPENDIX B – REVISED WILLOWS CROSSING VARIATION SCHEME
DOCUMENT (VSD)**

Precinct Urban Planning



VARIATION SCHEME

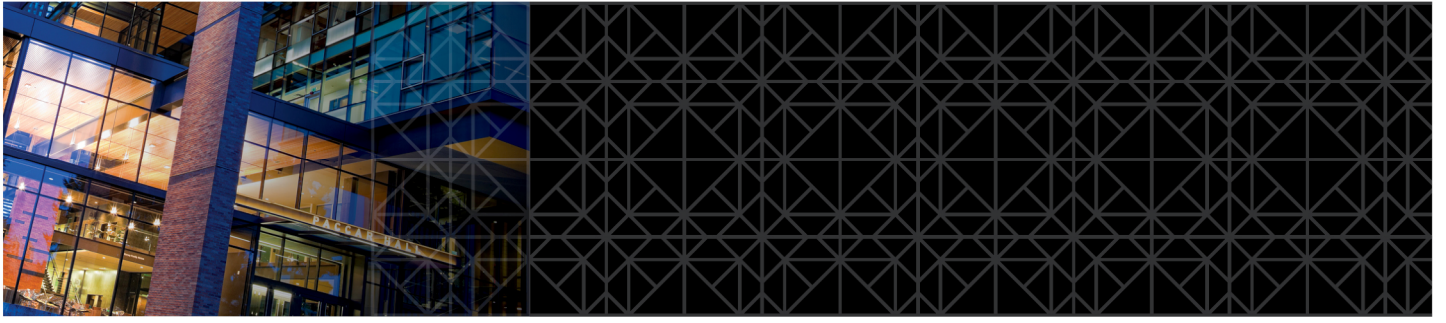
Development Application - Preliminary
Approval – Variation Request

Willows Crossing Mixed Use Development

Variation Scheme Document
August 2025 – VERSION 2



WILLOWS
CROSSING



VARIATION SCHEME



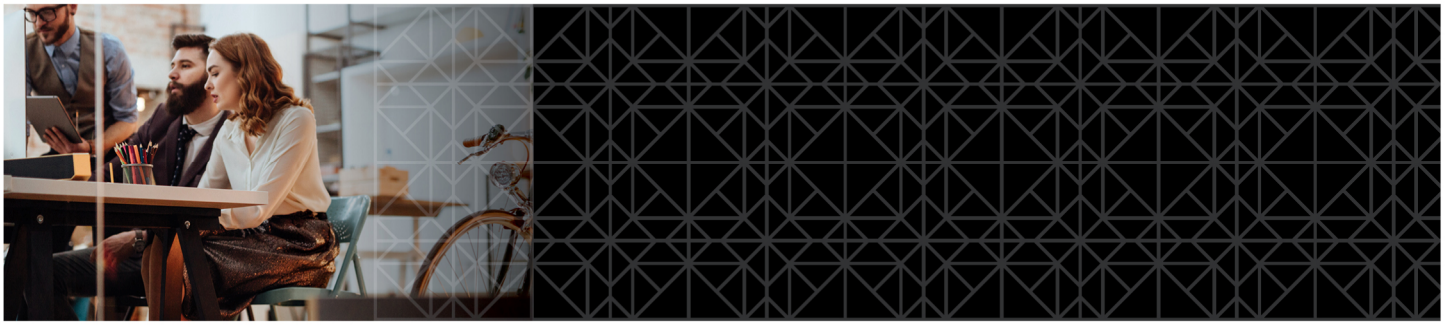
WILLOWS
CROSSING

Development Application - Preliminary Approval – Variation Request

Willows Crossing Mixed Use Development

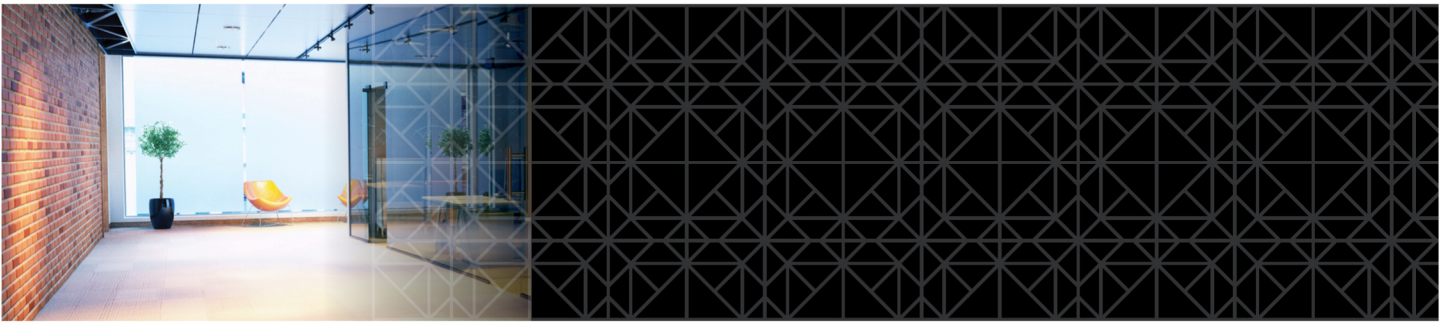
Variation Scheme Document
August 2025 – VERSION 2

Prepared on Behalf of: **GEORGE WESTON FOODS LIMITED**



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1.0 Introduction

(a) The following document comprises the “**Willows Crossing – Variation Scheme**”, herein referred to as the “**Variation Scheme**”. These provisions form part of a Preliminary Approval including a Variation Request pursuant to section 50(3) of the *Planning Act 2016* (the Act).

(b) The Variation Scheme is structured as follows:

- 1.0 Introduction
- 2.0 Application
- 3.0 Purpose
- 4.0 Assessment Tables
- 5.0 Assessment Criteria
- 6.0 Definitions

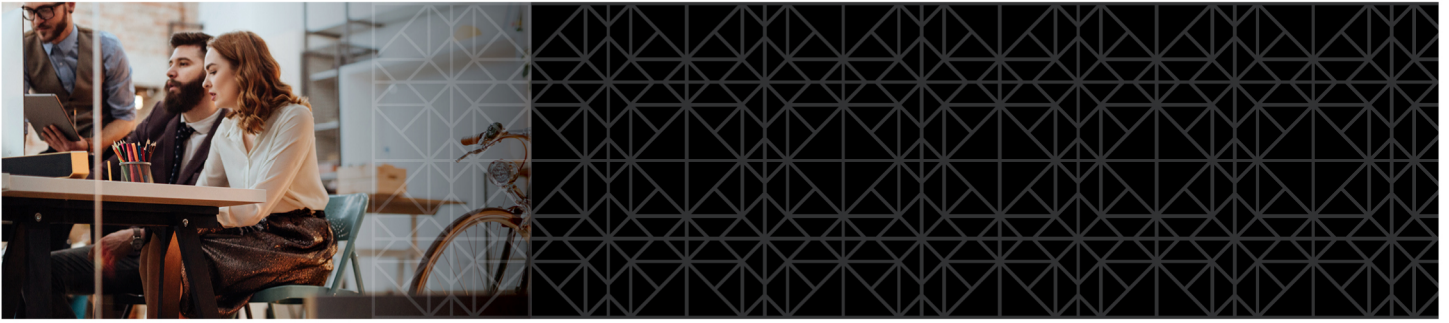
2.0 Application

(a) The Variation Scheme applies to the “Willows Crossing Variation Scheme Area” (VSA) over land located on Mort Street, Harlaxton, being that land described as Lot 1 on SP1 16255; refer to **Figure 1 – Willows Crossing Variation Scheme Area**.

Figure 1 – Willows Crossing Variation Scheme Area



(b) The provisions of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022) prevail in the absence of an equivalent provision in the Variation Scheme.



- (c) In accordance with the intent of the *Planning Act 2016*, the assessment provisions applicable to the land under this Variation Scheme would be fully self-contained within the Preliminary Approval issued. To remove any doubt, the extent to which the provisions of the existing¹ or a future planning scheme conflict with the provisions of the Variation Scheme, the provisions of the Variation Scheme will prevail.
- (d) To remove any doubt, a reference to an assessment benchmark or other planning provision is a reference to the assessment benchmarks and provisions of the *Toowoomba Regional Planning Scheme 2012* (version 19, commenced 27 April 2019) and those assessment benchmarks and provisions will continue to apply despite any subsequent amendment to those assessment benchmarks and provisions of the planning scheme.

3.0 Purpose

3.1. General

- (a) The Variation Scheme is associated with a development application for Preliminary Approval – Variation Request pursuant to section 50(3) of the *Planning Act 2016*.
- (b) This Variation Scheme outlines a *Planning Act 2016* compliant framework for the integrated planning and development of the “Willows Crossing Variation Scheme Area (VSA)”. The future development and layout of the VSA is intended to be generally in accordance with the Willows Crossing Precinct Master Plan attached as **Appendix D** and reproduced as **Figure 2 – Willows Crossing Precinct Master Plan**.
- (c) The Precinct Masterplan is supported by complementary Open Space and Access & Circulation design concepts. Refer **Figure 3 – Open Space Concept** and **Figure 4 – Access and Circulation Concept**.
- (d) In accordance with section 50(3) of the *Planning Act 2016*, this Variation Scheme seeks to:
 - (a) Vary the assessment status of development by stating that development is –
 - (i) Assessable development requiring code or impact assessment; or
 - (ii) Accepted development; and
 - (b) Identifying assessment benchmarks applicable to the assessment of development.

¹ Being *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022)

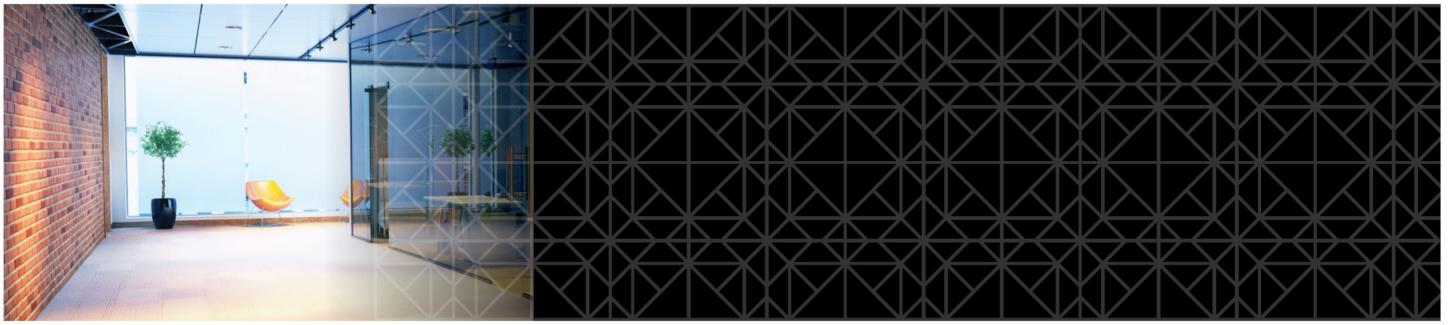
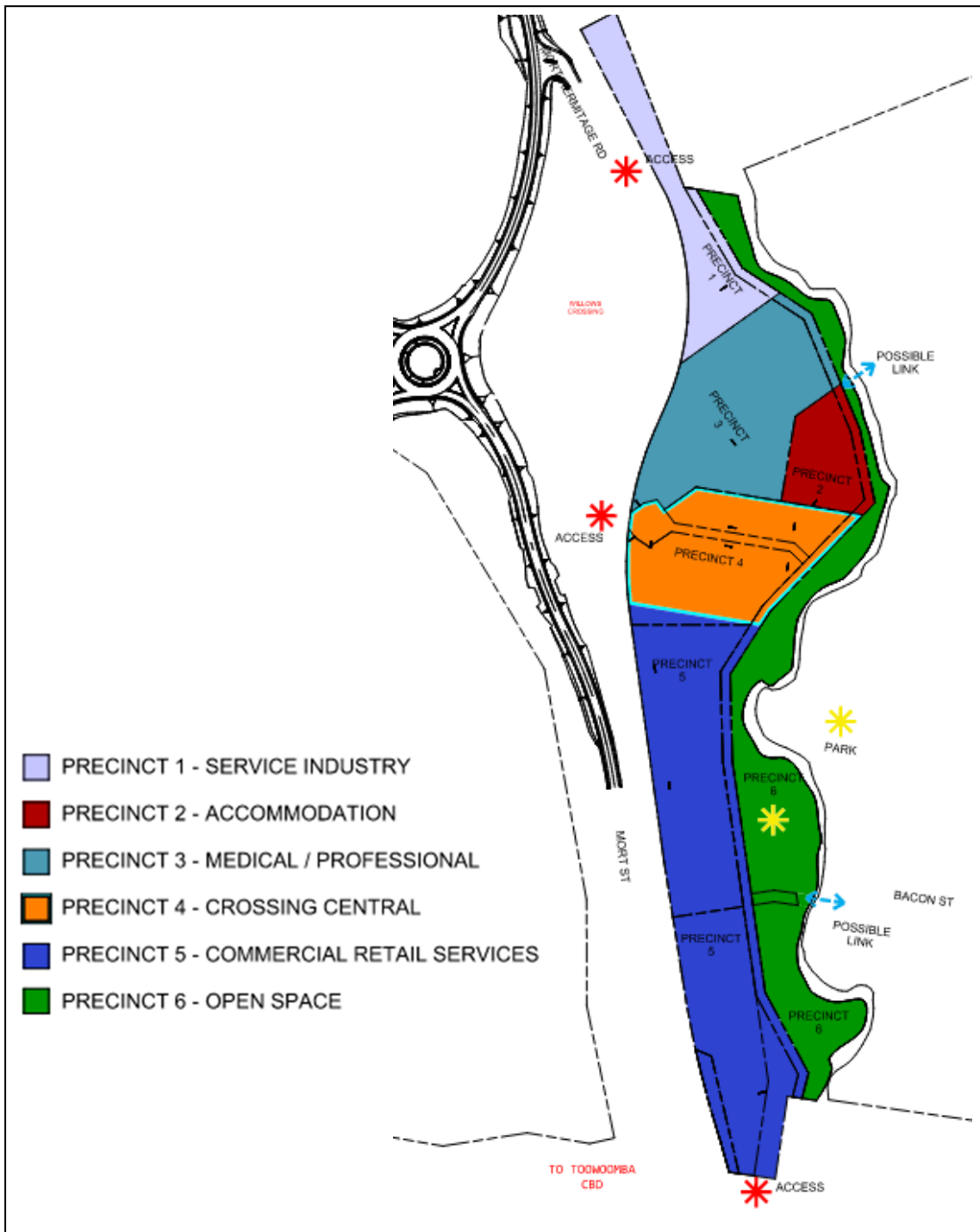


Figure 2 – Willows Crossing Precinct Master Plan



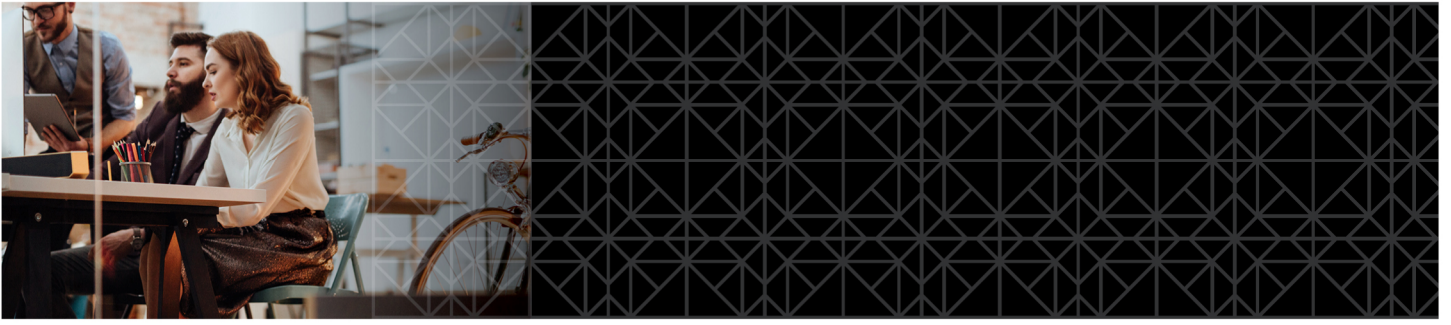


Figure 3 – Open Space Concept

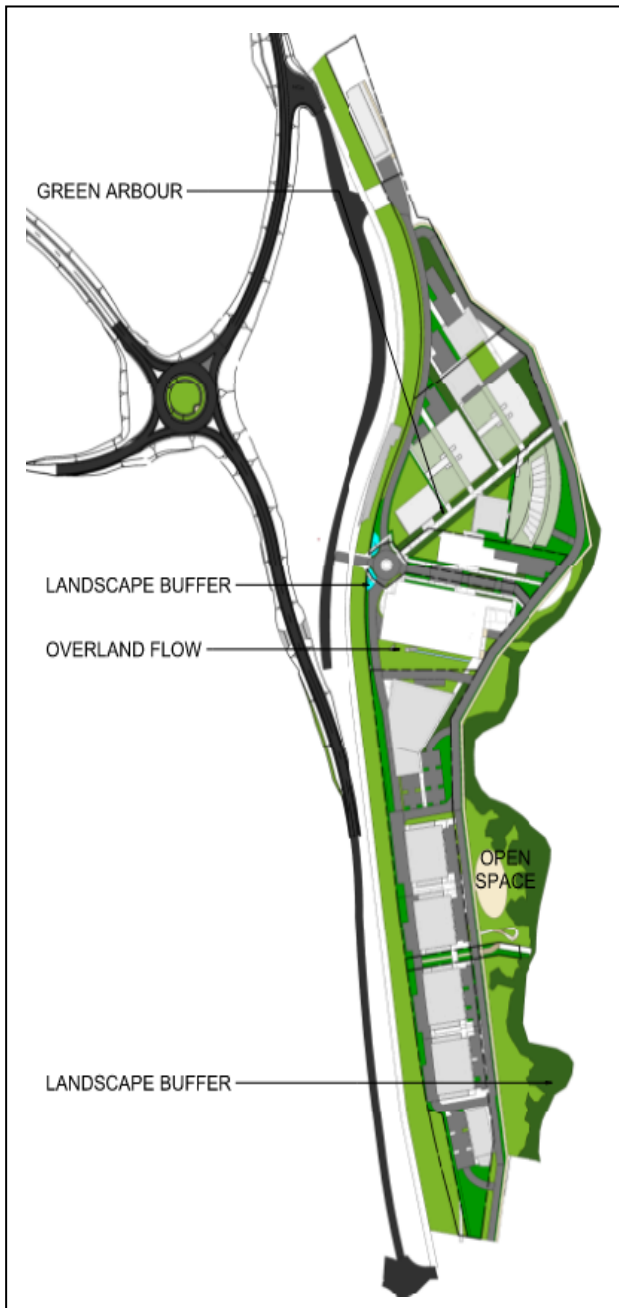
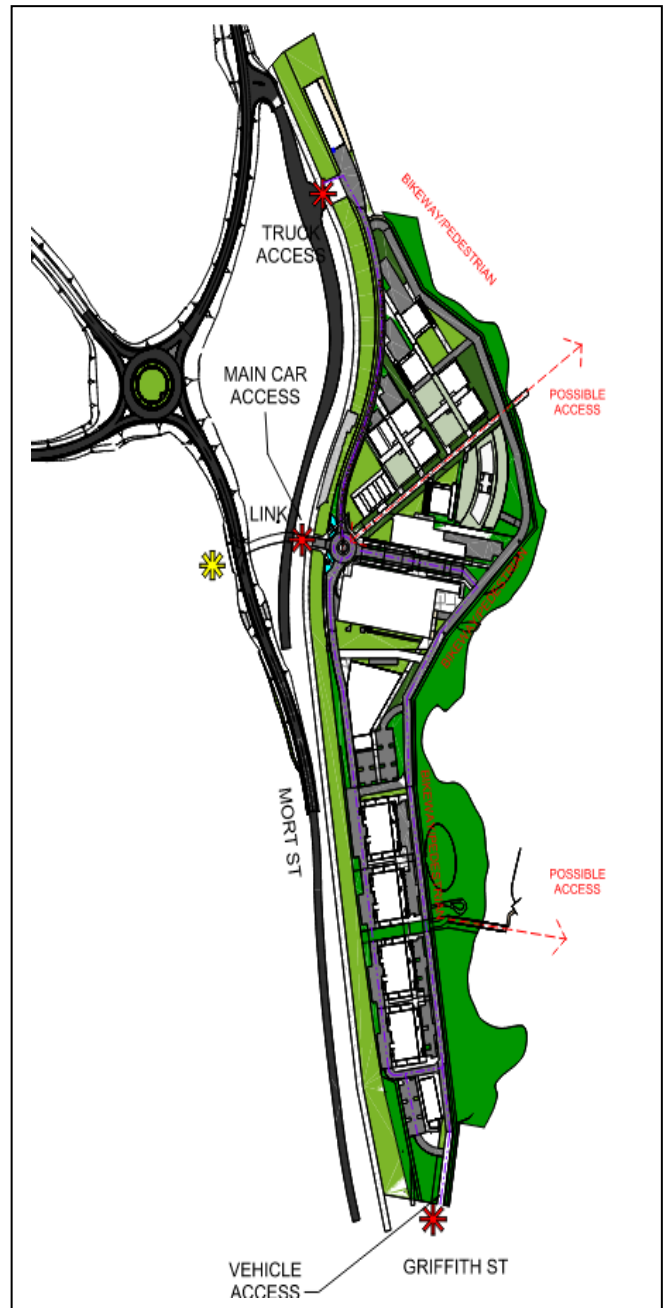
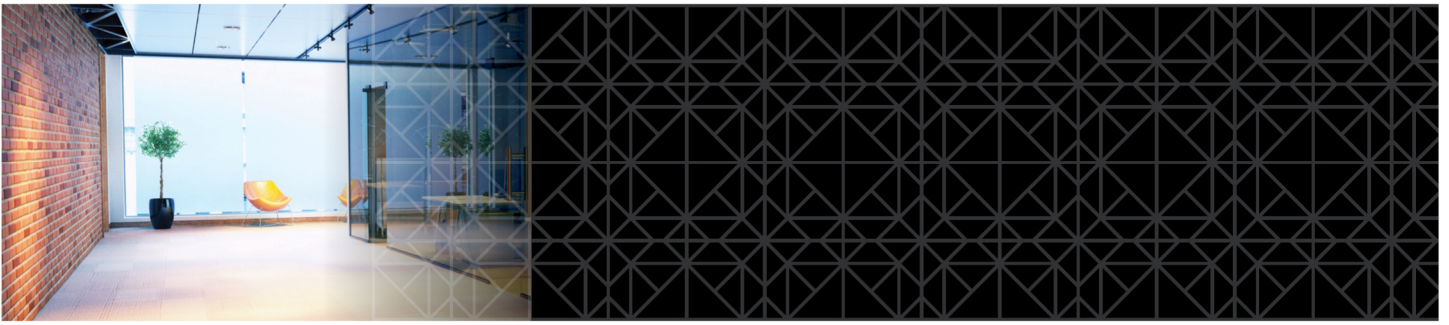


Figure 4 – Access and Circulation Concept.





3.2. Precincts

3.2.1. Precinct Structure

- (a) For the purposes of this Preliminary Approval – Variation Request pursuant to section 50(3) of the *Planning Act 2016*, the provisions of the High Impact Industry Zone and Open Space Zone applying to the “Willows Crossing Variation Scheme Area (VSA)” under the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022) are varied in accordance with this Variation Scheme.
- (b) The VSA has been divided into six (6) precincts as identified on the Willows Crossing Precinct Master Plan attached as **Appendix D** and reproduced as **Figure 2 – Willows Crossing Precinct Master Plan**.
- (c) The purpose of identifying the six (6) precincts is to establish a regulatory framework to convey variations in preferred land use intent, the assessment status of uses and other development, and the applicability or otherwise of assessment benchmarks (applicable codes). These assessment provisions have been derived (in the first instance) from the provisions of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022) and described as follows:

1. Precinct 1 – Service Industry

The assessment provisions applicable to **Precinct 1** have been derived from the Low Impact Industry Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

2. Precinct 2 – Accommodation

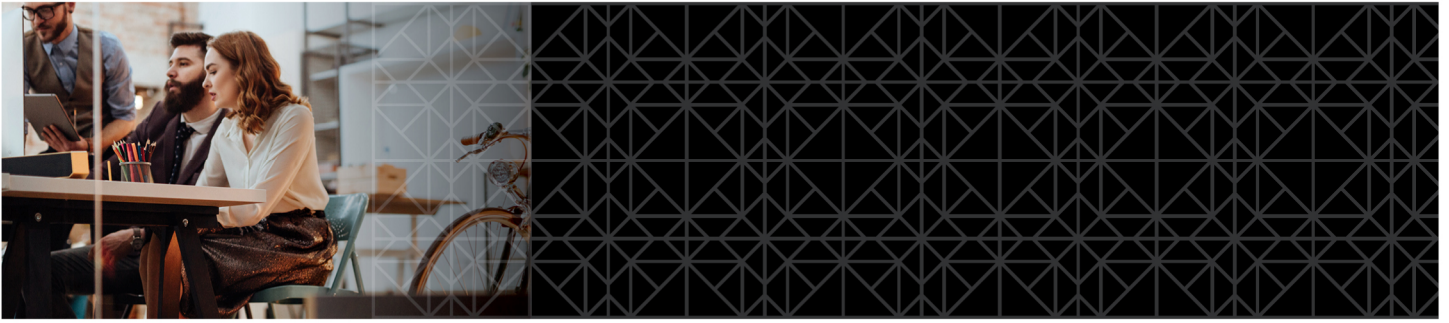
The assessment provisions applicable to **Precinct 2** have been derived from the Low Medium Density Residential Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

3. Precinct 3 – Medical/Professional

The assessment provisions applicable to **Precinct 3** have been derived from the District Centre Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

4. Precinct 4 – Crossing Central

The assessment provisions applicable to **Precinct 4** have been derived from the District Centre Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.



5. Precinct 5 – Commercial Retail Services

The assessment provisions applicable to **Precinct 5** have been derived from the Specialised Centre Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

6. Precinct 6 – Open Space

The assessment provisions applicable to **Precinct 6** have been derived from the Open Space Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

- (d) The land use intent (or purpose) of the above precinct and supporting overall outcomes are outlined in Section 3.2.2.

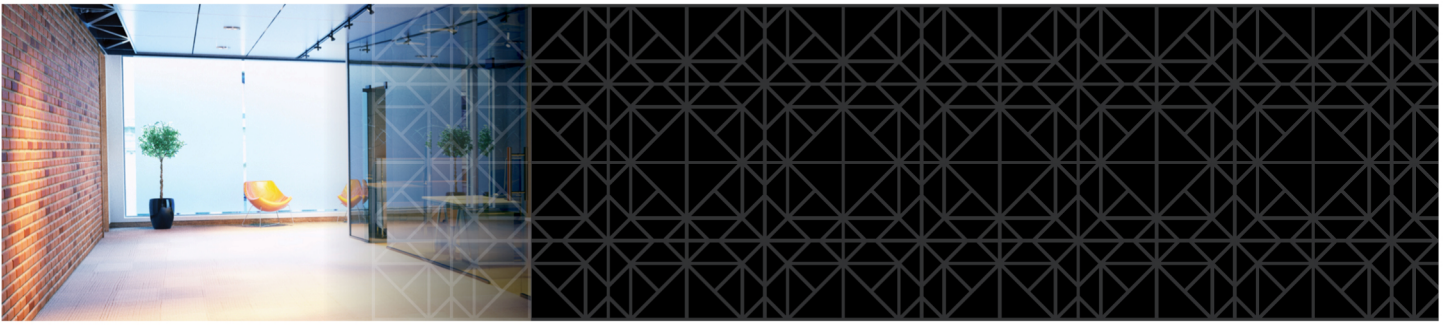
3.2.2. Planning Intent and Outcomes – Willows Crossing Variation Scheme Area (VSA)

3.2.2.1. Precinct 1 – Service Industry – Purpose (Intent)

- (a) The purpose of **Precinct 1 - Service Industry** of the **Willows Crossing VSA** is to provide for service and low impact industry uses, particularly those having a nexus with and/or supporting medical, professional, commercial and retail activities situated in the surrounding locality. 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 low impact and service industry 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 higher impacting industrial or industry related uses that are more appropriately accommodated in other industry zones. The zone is protected from encroachment by incompatible land uses.

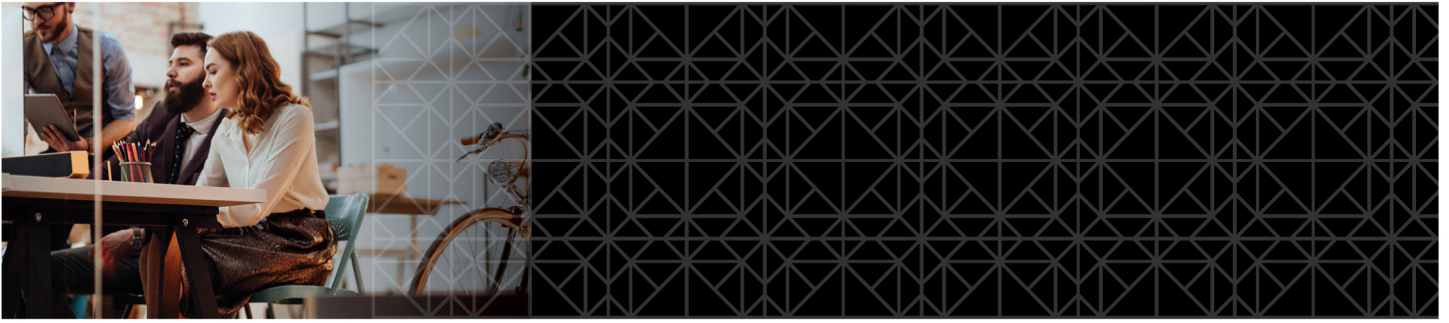
- (b) The overall outcomes sought for **Precinct 1 - Service Industry** of the **Willows Crossing VSA** are as follows:
- (i) a range of industrial uses that satisfy the intent of the precinct will be facilitated;
 - (ii) specified uses are developed at a scale and intensity commensurate with the planning need for use within the variation scheme area;
 - (iii) 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;
 - (iv) recreation and entertainment uses, such as Indoor Sport and Recreation that require buffering from sensitive land uses and do not compromise the use of surrounding land for medical and residential purposes are facilitated;
 - (v) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;
 - (vi) 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;



- (vii) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
- (viii) development is reflective of, and responsive to, the environmental constraints of the land;
- (ix) the scale, character and built form of development contribute to a high standard of amenity;
- (x) development has access to development infrastructure, including utility installations and essential services;
- (xi) the viability of both existing and future industry uses is protected from the intrusion of incompatible uses;
- (xii) 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
- (xiii) development is adequately separated from accommodation activities and other sensitive land uses to minimise the likelihood of environmental harm and/or environmental nuisance occurring.

3.2.2.2. Precinct 2 – Accommodation – Purpose (Intent)

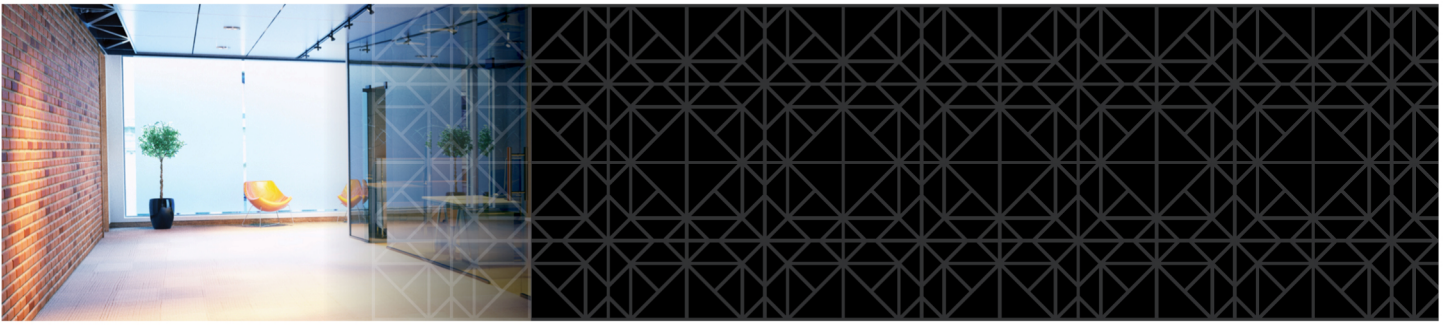
- (a) The purpose of **Precinct 2 – Accommodation** of the **Willows Crossing VSA** is to provide for a range of predominantly short-term accommodation activities used for hospital patients, visitors and part-time or visiting staff including medical personnel. It is also intended that specialised serviced medical accommodation for use by recently discharged patients, and those undertaking respite, recovery and rehabilitation programs. The uses could include a mix of medium and higher density residential, and accommodation uses including multiple dwellings (in the form of units, apartments and townhouses) and short term accommodation uses including hotels, motels and short-term serviced apartments.
- (b) The overall outcomes sought for **Precinct 2 – Accommodation** of the **Willows Crossing VSA** are as follows:
 - (i) Development providing for a range of predominantly short term accommodation uses specialised accommodation (medical) and medium and higher density residential uses that satisfy the intent of the precinct will be facilitated;
 - (ii) specified uses are developed at a scale and intensity commensurate with the planning need for use uses within the variation scheme area;
 - (iii) The scale and density of development intended within the precinct is intended to be greater than that of development in adjoining precincts. Development is designed in a manner that allows development of higher scale and density in the precinct to integrate into the surrounding urban landscape and streetscape;
 - (iv) Development in the precinct purposefully seeks to increase the supply, choice and availability of a mix of visitor, specialised and short term accommodation in proximity to the Toowoomba Base Hospital and the associated precincts of the Willows Crossing Variation Scheme Area;
 - (v) A high level of amenity is maintained for residents, patrons and visitors accommodated in the precinct by avoiding uses that introduce impacts such as excessive traffic noise, dust, odour, and/or lighting related impacts;
 - (vi) A high quality streetscape and public realm is provided that comprises connected public spaces and links to key community activities and services in surrounding precincts;



- (vii) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation, and encouraging the use of active transport such as walking, cycling and public transport use;
- (viii) development has access to development infrastructure, including utility installations and essential services;
- (ix) 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.

3.2.2.3. Precinct 3 – Medical/Professional – Purpose (Intent)

- (a) The purpose of **Precinct 3 – Medical/Professional** of the **Willows Crossing VSA** is to provide for a mix of medical and para-medical uses, particularly those servicing or having a nexus with Ballie Henderson Hospital Precinct, and commercial and professional office uses are encouraged within this precinct. Other uses supported in the precinct include offices, administrative and health services, community uses, and small-scale entertainment and recreational facilities capable of primarily servicing the needs of workers and visitors to the VSA. The precinct is intended to be highly accessible and well connected to the surrounding catchment and does not compromise the role and function of high order centres in the centre's hierarchy.
- (b) The overall outcomes sought for **Precinct 3 – Medical/Professional** of the **Willows Crossing VSA** are as follows:
 - (i) development does not undermine the viability, role or function of high order centres in the centre's hierarchy;
 - (ii) the precinct contains a mix of medical and para-medical uses, commercial and professional offices, administrative, community, and small-scale entertainment and recreational facilities capable of primarily servicing the needs of workers and visitors to the VSA;
 - (iii) specified uses are developed at a scale and intensity commensurate with the planning need for use uses within the variation scheme area;
 - (iv) The precinct is not intended to accommodate higher order retail facilities such as supermarkets, department stores and discount department stores;
 - (v) development is well-designed, incorporates public open spaces and is clustered around public and active transport facilities to promote public transport, walking and cycling;
 - (vi) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
 - (vii) 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 nearby residential development, but must include articulation and architectural elements which provide a pedestrian scale environment along streets;
 - (viii) development maximises public transport accessibility and use and encourages walking and cycling;
 - (ix) development has access to development infrastructure, including utility installations and essential services;
 - (x) 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.

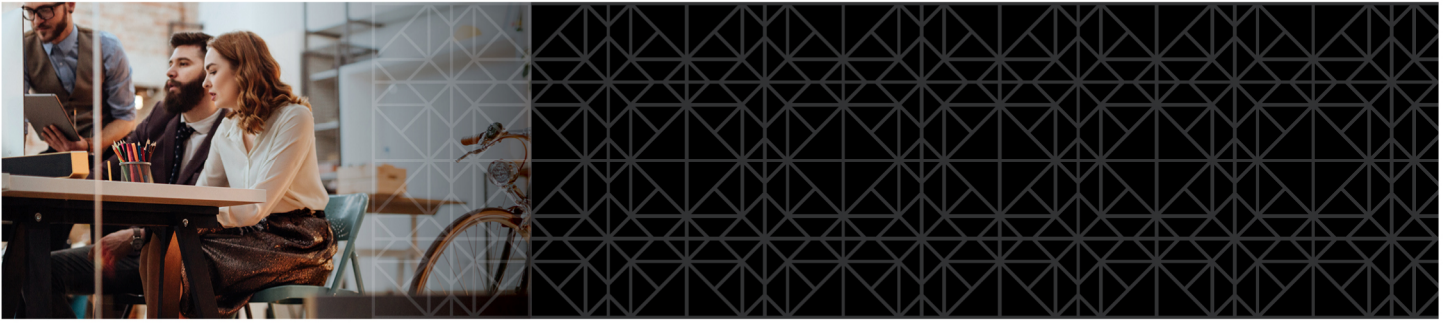


3.2.2.4. Precinct 4 – Crossing Central – Purpose (Intent)

- (a) The purpose of **Precinct 4 – Crossing Central** of the **Willows Crossing VSA** is to provide a key central focus for the VSA and to facilitate a vibrant mix of land uses including convenience retail, commercial offices, food and drink outlets, community facilities, small scale entertainment and recreational facilities capable of servicing a Neighbourhood to District catchment encompassing the Ballie Henderson Hospital Precinct. Willows Crossing VSA and nearby residential areas. The precinct is intended to be highly accessible and well connected to the surrounding catchment and does not compromise the role and function of high order centres in the centre's hierarchy.
- (b) The overall outcomes sought for **Precinct 4 – Central Crossing** of the **Willows Crossing VSA** are as follows:
- (i) development does not undermine the viability, role or function of high order centres in the centre's hierarchy;
 - (ii) the precinct contains a mix of convenience retail, commercial offices, food and drink outlets, community facilities, small scale entertainment and recreational facilities capable of servicing a Neighbourhood to District catchment encompassing the Ballie Henderson Hospital Precinct. Willows Crossing VSA and nearby residential areas;
 - (iii) specified uses are developed at a scale and intensity commensurate with the planning need for use uses within the variation scheme area;
 - (iv) The precinct is not intended to accommodate higher order retail facilities such as department stores and discount department stores;
 - (v) development is well-designed, incorporates public open spaces and is clustered around public and active transport facilities to promote public transport, walking and cycling;
 - (vi) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
 - (vii) 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 nearby residential development, but must include articulation and architectural elements which provide a pedestrian scale environment along streets;
 - (viii) development maximises public transport accessibility and use and encourages walking and cycling;
 - (ix) development has access to development infrastructure, including utility installations and essential services;
 - (x) 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.

3.2.2.5. Precinct 5 – Commercial Retail Services – Purpose (Intent)

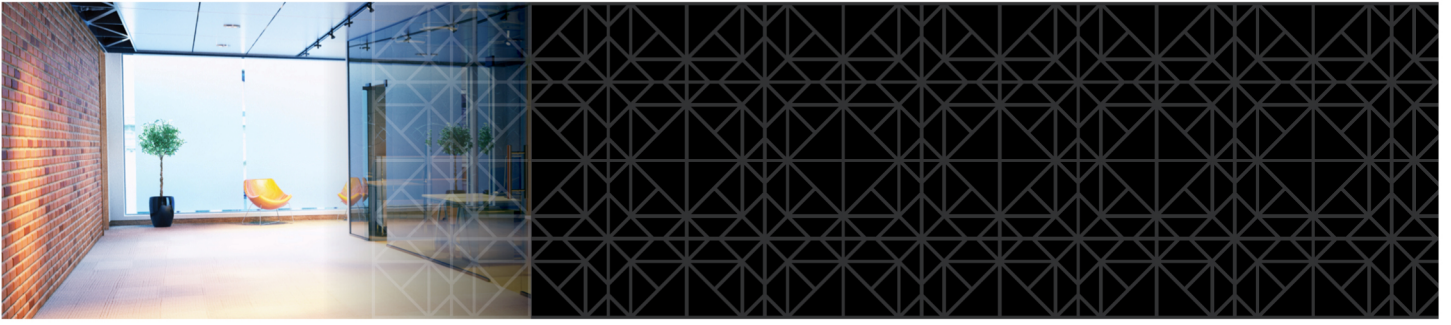
- (a) The purpose of **Precinct 5 – Commercial Retail Services** of the **Willows Crossing VSA** is to provide for the establishment of large format retailing including bulky goods/showrooms, garden centre, hardware and trade supplies but not including supermarkets, department stores or discount department stores. Other business activities are limited to convenience retailing and food and drink outlets, and entertainment uses that support and are associated with the predominant large format retailing activities.



- (b) The overall outcomes sought for **Precinct 5 – Commercial Retail Services** of the **Willows Crossing VSA** are as follows:
- (i) 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;
 - (ii) 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 and drink outlets and entertainment uses that support and are associated with the predominant large format retailing activities.
 - (iii) specified uses are developed at a scale and intensity commensurate with the planning need for use uses within the variation scheme area;
 - (iv) land within the precinct 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;
 - (v) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use such as public transport;
 - (vi) development does not compromise the viability, role and function of the hierarchy and network of centres;
 - (vii) 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.

3.2.2.6. Precinct 6 – Open Space - Purpose (Intent)

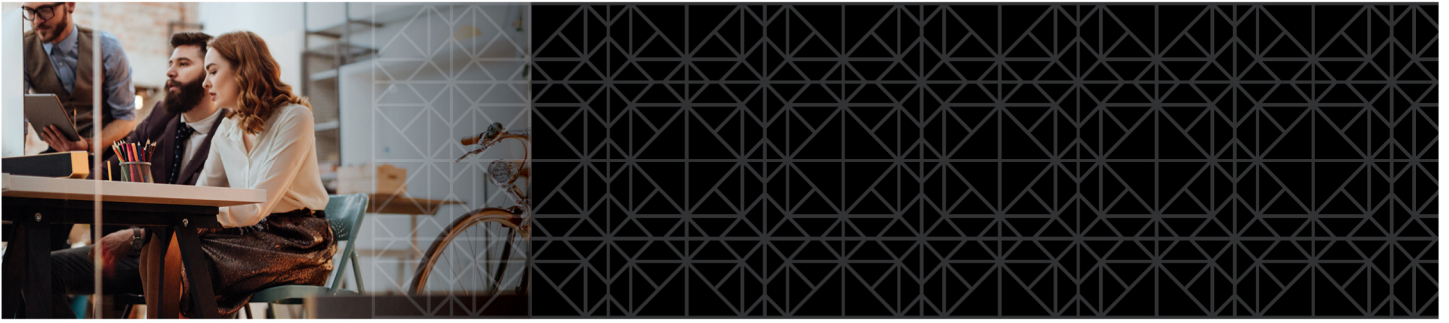
- (a) The purpose of **Precinct 6 – Open Space** of the **Willows Crossing VSA** is to provide for local and district scale parks that serve the recreational needs of the VSA workforce, visitors and the public. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, playgrounds and infrastructure to support safe access and essential management. The Open Space Precinct recognises the importance of recreation and open space areas to community liveability and to facilitate the optimum accessibility of open space networks through the integration of active transport networks.
- (b) The overall outcomes sought for **Precinct 6 – Open Space** of the **Willows Crossing VSA** are as follows:
- (i) open space is accessible to the public for a range of outdoor activities;
 - (ii) The development of land in the precinct is consistent with the Open Space Concept for the site as illustrated in Volume 3 – Figure 3 – Open Space Concept;
 - (iii) a range of functional and accessible open spaces, including local and district scale parks and linkages are available for the use and enjoyment of the VSA workforce and visitors;
 - (iv) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encouraging sustainable transport use;
 - (v) ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;



- (vi) land which is susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate activities or facilities;
- (vii) 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;
- (viii) the use of open space areas does not negatively affect the amenity of adjacent areas, particularly residential areas;
- (ix) the type and form of development enhances one or more informal open space values, that is, recreational, visual, cultural, sporting or biodiversity; and
- (x) Safe access by 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.

3.3. Partial or Staged Development

- (a) This Variation Scheme does not preclude the assessment of development proposals or development applications to develop land in part or in stages.



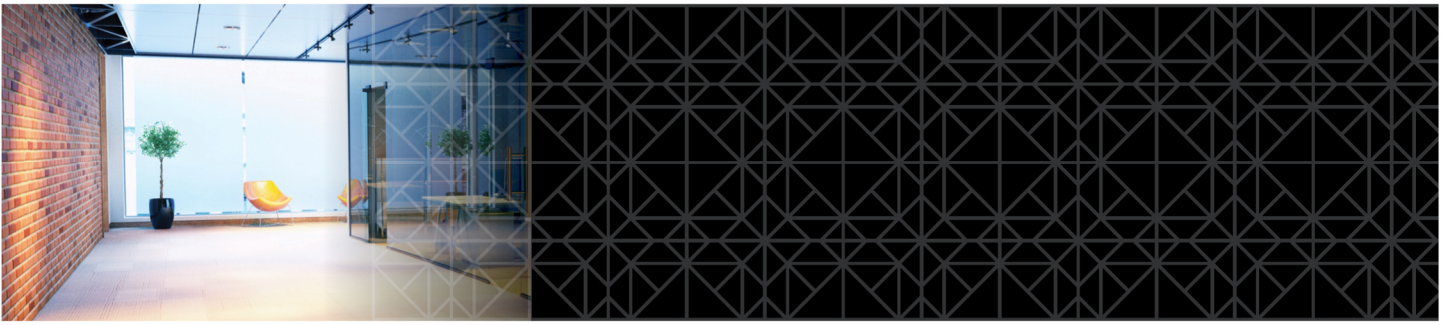
4.0 Assessment Tables

- (a) For the purposes of this Variation Scheme, the Assessment Categories relevant to making a Material Change of Use in the Willows Crossing Variation Scheme Area are those identified under:
- (i) **Appendix A, Table 1 – Precinct 1 – Service Industry – Material Change of Use Assessment Table;**
 - (ii) **Appendix A, Table 2 – Precinct 2 – Accommodation – Material Change of Use Assessment Table;**
 - (iii) **Appendix A, Table 3 – Precinct 3 – Medical/Professional – Material Change of Use Assessment Table;**
 - (iv) **Appendix A, Table 4 – Precinct 4 – Crossing Central – Material Change of Use Assessment Table;**
 - (v) **Appendix A, Table 5 – Precinct 5 – Commercial Retail Services – Material Change of Use Assessment Table; and**
 - (vi) **Appendix A, Table 6 – Precinct 6 – Open Space – Material Change of Use Assessment Table.**
- (b) For the purposes of this Variation Scheme, the Assessment Categories for development other than a Material change of Use in the Willows Crossing Variation Scheme Area are those identified under:
- (i) **Appendix B, Table 1 – All Precincts – Reconfiguring a Lot Assessment Table;**
 - (ii) **Appendix B, Table 2 – All Precincts – Minimum Lot Sizes;**
 - (iii) **Appendix B, Table 3 – All Precincts – Building Work Assessment Table; and**
 - (iv) **Appendix B, Table 4 – All Precincts – Operational Work Assessment Table.**
- (c) For the purposes of this Variation Scheme, the Assessment Categories relevant for Overlays that apply to the Willows Crossing Variation Scheme Area are those identified under:
- (i) **Appendix C, Table 1 – All Precincts – Overlays Assessment Table.**

5.0 Assessment Benchmarks (Applicable Codes)

5.1. Code Applicability

- (a) For the purposes of this Variation Scheme, the assessment benchmarks (Applicable Codes) relevant to making a development application are those identified in tables included at **Appendix A, Appendix B, and Appendix C**, separately listed under paragraphs 4.0 (a) – (c) above.
- (b) Except for the Willows Crossing Development Code, assessment benchmarks (applicable codes) referenced at **Appendix A, Appendix B, and Appendix C** of the Variation Scheme are those codes described in the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022).

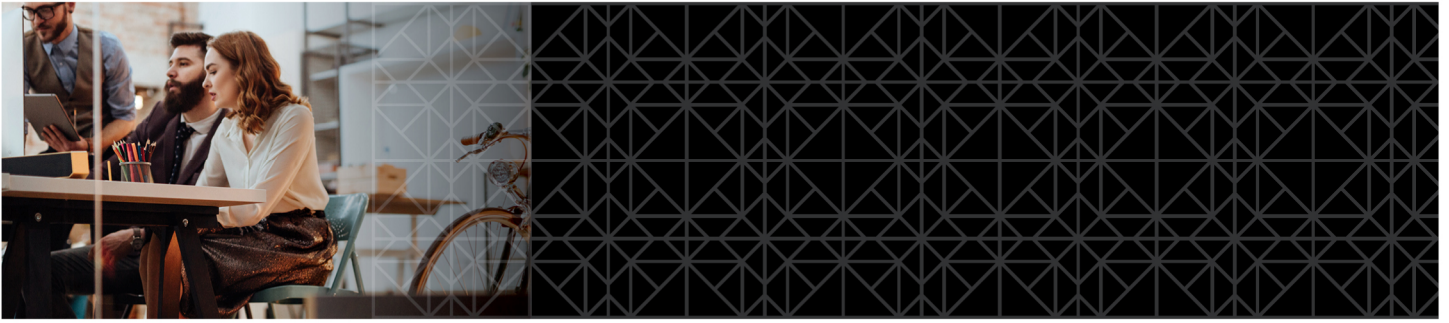


- (c) Section 5.2 of this Variation Scheme includes the Willows Crossing Development Code. The development standards in this code relating to building height and minimum allotment size prevail over the equivalent development standards of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022).

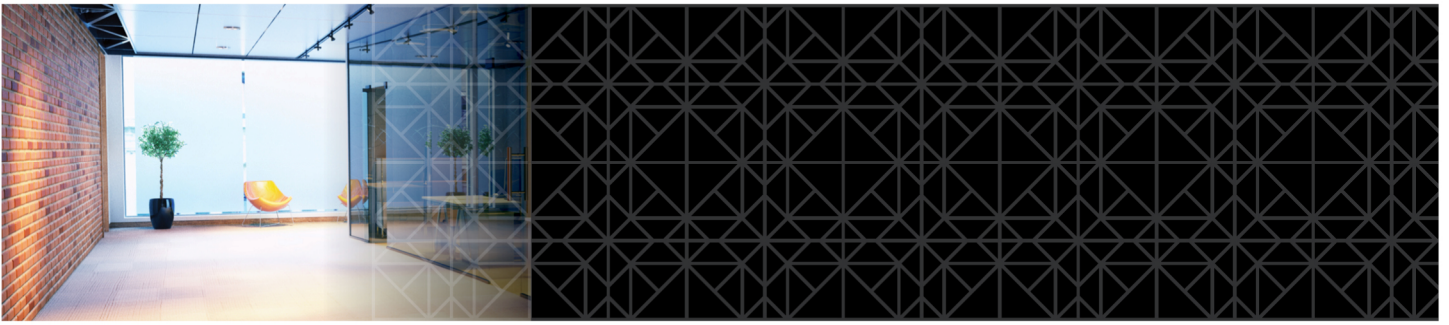
5.2. Willows Crossing Development Code

- (a) The provisions of the Willows Crossing Development Code are detailed in **Table 1** as follows:

WILLOWS CROSSING DEVELOPMENT CODE															
Performance Criteria	Acceptable Solution														
Building Height															
<p>PO₁ Building height contributes positively to the preferred character, bulk and scale of development within alternative land use precincts by reinforcing local context and protecting amenity.</p>	<p>AO₁ Building height does not exceed the maximum building heights in Table 2 and illustrated on Appendix E – Maximum Building Height Plan.</p> <p>Table 2 - Maximum Building Height</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Precinct</th> <th style="width: 70%;">Maximum Building Height (Storeys)</th> </tr> </thead> <tbody> <tr> <td>Precinct 1</td> <td>Two (2) storeys</td> </tr> <tr> <td>Precinct 2</td> <td>Ten (10) storeys</td> </tr> <tr> <td>Precinct 3</td> <td>Seven (7) storeys</td> </tr> <tr> <td>Precinct 4</td> <td>Two (2) storeys</td> </tr> <tr> <td>Precinct 5</td> <td>Two (2) storeys</td> </tr> <tr> <td>Precinct 6</td> <td>Two (2) storeys</td> </tr> </tbody> </table>	Precinct	Maximum Building Height (Storeys)	Precinct 1	Two (2) storeys	Precinct 2	Ten (10) storeys	Precinct 3	Seven (7) storeys	Precinct 4	Two (2) storeys	Precinct 5	Two (2) storeys	Precinct 6	Two (2) storeys
Precinct	Maximum Building Height (Storeys)														
Precinct 1	Two (2) storeys														
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Precinct 3	Seven (7) storeys														
Precinct 4	Two (2) storeys														
Precinct 5	Two (2) storeys														
Precinct 6	Two (2) storeys														
Use Scale and Intensity															
<p>PO₂ The variation scheme area accommodates a range of retail, medical, community, recreation and accommodation use at a scale and intensity commensurate with the planning need for such uses.</p>	<p>AO₂ The development of specified uses within particular precincts of the Variation Scheme Area (VSA) do not exceed the use-specific GLA (m²) thresholds identified in Appendix F.</p>														



WILLOWS CROSSING DEVELOPMENT CODE															
Performance Criteria	Acceptable Solution														
Reconfiguring a Lot (Minimum allotment sizes)															
<p>PO₃ Reconfiguring a lot (subdivision) results in allotments of suitable size, regular shape and dimension to enable the efficient development of land consistent with the purpose of the relevant precinct.</p>	<p>AO₃ Subdivision does not result in allotments in the applicable precinct having an area less than those in Table 3:</p> <p style="text-align: center;">Table 3 - Minimum Allotment Sizes</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Precinct</th> <th>Minimum Allotment Size</th> </tr> </thead> <tbody> <tr> <td>Precinct 1</td> <td>500m²</td> </tr> <tr> <td>Precinct 2</td> <td>300m²</td> </tr> <tr> <td>Precinct 3</td> <td>None Specified</td> </tr> <tr> <td>Precinct 4</td> <td>None Specified</td> </tr> <tr> <td>Precinct 5</td> <td>1000m²</td> </tr> <tr> <td>Precinct 6</td> <td>None Specified</td> </tr> </tbody> </table>	Precinct	Minimum Allotment Size	Precinct 1	500m ²	Precinct 2	300m ²	Precinct 3	None Specified	Precinct 4	None Specified	Precinct 5	1000m ²	Precinct 6	None Specified
Precinct	Minimum Allotment Size														
Precinct 1	500m ²														
Precinct 2	300m ²														
Precinct 3	None Specified														
Precinct 4	None Specified														
Precinct 5	1000m ²														
Precinct 6	None Specified														
Open Space Precinct (All development types)															
<p>PO₄ The provision of parkland, and land for community facilities in Precinct 6 – Open Space is provided generally in accordance with the Toowoomba Regional Council Desired Standards of Service.</p> <p>Editor's Note: Council acknowledges that the Desired Standards of Service (DSS) may not be able to be met in all circumstances. Variations to the DSS are at Council's discretion. Council will seek to achieve the DSS in all circumstances that are reasonable, practical and achievable.</p>	<p>AO₄ Park and land for community facilities provided in Precinct 6 – Open Space is designed in accordance with the desired standard of service specified in Appendix G.</p>														



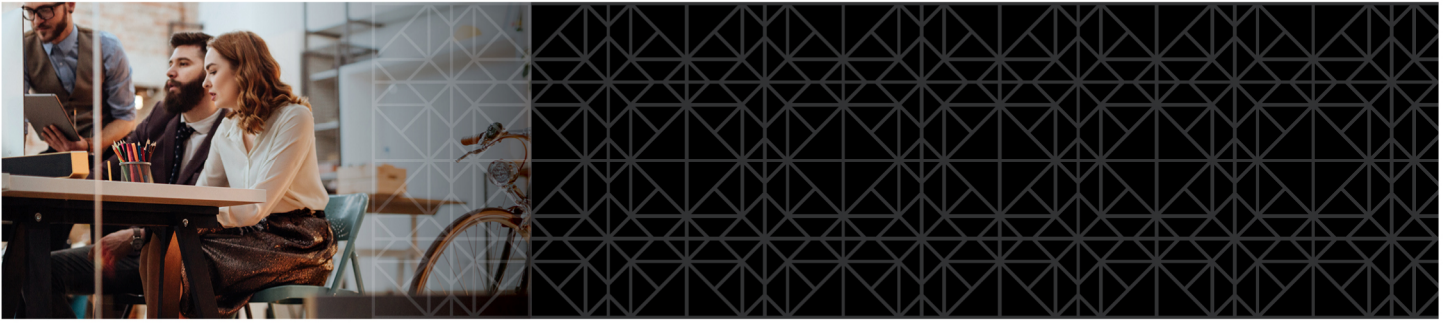
WILLOWS CROSSING DEVELOPMENT CODE	
Performance Criteria	Acceptable Solution
<p>PO₅ Risks to personal safety and the potential for crime, vandalism and fear are reduced through landscape and building design that has been informed by Crime Prevention Through Environmental Design (CPTED) principles in relation to:</p> <ul style="list-style-type: none"> (a) Surveillance; (b) Access control; (c) Territorial reinforcement; and (d) Space management. 	<p>No acceptable solution nominated.</p>

6.0 Definitions

- (a) For the purposes of this Variation Scheme, references to use definitions, clustering of use definitions and administrative definitions are consistent with Schedule 1 of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022) with the exception of Gross Lettable Area (GLA) which is undefined. The definition of GLA applied under this VSD is that under clause 6.0 (b).
- (b) **Gross Lettable Area (GLA)²** is the total area within the external walls of a building that can be leased and used for retail or industrial purposes. The specific calculation depends on the property type; for single-tenant buildings, GLA includes everything within the external walls, while for multi-tenant buildings, it excludes common areas like building stairs and plant rooms.³

² The Property Council of Australia (PCA) [Method of Measurement](#)

³ **GLA** is a key metric for lease negotiations and property valuation, providing a consistent standard for measuring floor space across different commercial, industrial, and retail properties.



Appendix A – Material Change of Use Assessment Tables

Table 1: Precinct 1 – Service Industry

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural Supplies Store	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Bulk Landscape Supplies	Code assessment	
		Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Caretaker's Accommodation	Accepted development subject to requirements	
		Low Impact Industry Zone Code

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Car Wash	<p>Code assessment</p>	<p>Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Child Care Centre	<p>Code assessment</p>	<p>Low Impact Industry Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Crematorium	<p>Code assessment</p>	<p>Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency Services	Code assessment	
		Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and Drink Outlet	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Funeral Parlour	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden Centre	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hardware and Trade Supplies	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor Sport and Recreation	Code assessment	
		Low Impact Industry Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Low Impact Industry	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Major Electricity Infrastructure	Accepted development subject to requirements	
		Works and Services Code

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor Sales	Code assessment	
		Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Park	Accepted development	
Parking Station	Code assessment	
		Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Service Industry	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’
Service Station	Code assessment	
		Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Transport Depot	Code assessment	
		Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <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 categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Impact Industry Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility Installation	Accepted development subject to requirements	
	If: (i) for distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment.	Works and Services Code
	Impact assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	The planning scheme
Warehouse	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Impact Industry Zone Code

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If:</p> <p>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</p>
Wholesale Nursery	<p>Code assessment</p>	<p>Low Impact Industry Zone Code Rural Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code ‘State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code’</p>
Impact assessment		
Any other use not listed in this table.	Any use listed in this table and not meeting the description listed in the categories of development and assessment column.	Any other undefined use.
		The planning scheme

Table 2 – Precinct 2 - Accommodation

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a non-residential use of the land, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code Willows Crossing Development Code
Code assessment		
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Child Care Centre	Code assessment	
	If located on a Distributor Road.	Low-Medium Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Club	Accepted development subject to requirements	
	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 ² additional Gross Floor Area is proposed; and (iii) the use is not a licensed premises.	Low-Medium Density Residential Zone Code Willows Crossing Development Code

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If located on a Distributor Road and not a licensed premises, and:</p> <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>Low-Medium Density Residential Zone Code</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>Willows Crossing Development Code</p> <p>State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>
Community Care Centre	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m² additional Gross Floor Area is proposed. <p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (i) located on a Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>Low-Medium Density Residential Zone Code</p> <p>Willows Crossing Development Code</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>Willows Crossing Development Code</p> <p>State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>
Community Use	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building used for a business or community activity, excluding Sales Office and located on a Distributor Road; and (ii) no more than 25m² additional Gross Floor Area is proposed. 	<p>Low-Medium Density Residential Zone Code</p> <p>Willows Crossing Development Code</p>

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (i) located on a Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>Low-Medium Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>
Dual Occupancy	<p>Accepted development subject to requirements</p> <p>If:</p> <ul style="list-style-type: none"> (i) the site is a designated dual occupancy lot; (ii) the site has an area of at least 600m²; (iii) the site is not a hatchet lot; and (iv) the building height does not exceed 8.5m; 	<p>Medium Density Residential Code Transport, Access and Parking Code Willows Crossing Development Code</p>
	<p>Code assessment</p> <p>If:</p> <ul style="list-style-type: none"> (i) the site is not a hatchet lot; and (ii) the building height does not exceed 8.5m; or (iii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>Low Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) - Appendix 2 – Stormwater management design objectives</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Code assessment	Low medium Density Residential Zone Code Small Lot Housing Design Code <ul style="list-style-type: none"> • If the site has an area less than 450m². – Medium Density Residential Code <ul style="list-style-type: none"> • If the site is a Hatchet Lot with an area greater than 450m². – Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Dwelling Unit	Accepted development subject to requirements If: (i) the reuse of an existing building used for a business or community activity; and (ii) no more than 25m ² additional Gross Floor Area is proposed. Code assessment If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and Drink Outlet	Code assessment	
		Low Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Home Based Business	Accepted development subject to requirements	
		Home Based Business Use Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Home Based Business Use Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure	Accepted development subject to requirements	
		Works and Services Code Willows Crossing Development Code
Code assessment		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Multiple Dwelling	Code assessment	
		Low-Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Office	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business activity; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code Willows Crossing Development Code
Park	Accepted development	
Relocatable Home Park	Code assessment	
		Low-Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	<p>Code assessment</p>	<p>Low-Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>
Retirement Facility	<p>Code assessment</p>	<p>Low-Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming Accommodation	<p>Code assessment</p>	<p>Low-Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales Office	Code assessment	Low-Medium Density Residential Zone Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Shop	Code assessment	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Short-term accommodation	Code assessment	Low-Medium Density Residential Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Substation	Accepted development subject to requirements	Works and Services Code Willows Crossing Development Code
	Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(i) If:</p> <ul style="list-style-type: none"> (a) the site contains one existing Telecommunications Facility, and (b) no more than one additional Telecommunications Facility is proposed, and (c) one of the following applies: <ul style="list-style-type: none"> 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 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>OR</p> <p>(ii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low-Medium Density Residential 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>Willows Crossing Development Code</p> <p>State Planning Policy (July 2017)</p> <p>Appendix 2 – Stormwater management design objectives</p>
Utility Installation	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> (i) for distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment. 	<p>Works and Services Code</p> <p>Willows Crossing Development Code</p>
Impact assessment		

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	The Planning Scheme (as varied by the VSD) Willows Crossing Development Code
Veterinary Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code Willows Crossing Development Code
	Code assessment	
	If: (i) located on a Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code Willows Crossing Development Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Impact Assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The Planning Scheme (as varied by the VSD) Willows Crossing Development Code	

Table 3 - Precinct 3 – Medical / Professional

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bar	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Caretakers Accommodation	Accepted development subject to requirements	
		District Centre Zone Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Child Care Centre	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Club	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Community Care Centre	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational Establishment	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Emergency Services	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Food and Drink Outlet	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Health Care Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home Based Business	Accepted development subject to requirements	
		Home Based Business Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Home Based Business Use Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hospital	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hotel	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor Sport and Recreation	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Market	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Markets Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If:</p> <p>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Markets Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Multiple Dwelling	<p>Code assessment</p>	<p>District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Office	<p>Accepted development subject to requirements</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>District Centre Zone Code</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Park	Accepted development	
Parking Station	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code assessment	District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Rooming Accommodation	Code assessment	District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Sales Office	Accepted development subject to requirements	Sales Office Code
	Code assessment	District Centre Zone Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	
Service Industry	Accepted development subject to requirements	District Centre Zone Code
	If: <ul style="list-style-type: none"> (i) the reuse of an existing building; and (ii) no more than 25m² additional Gross Floor Area is proposed. 	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If:</p> <p>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Service Station	<p>Code assessment</p>	<p>District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Shop	<p>Accepted development subject to requirements</p> <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 25m² additional Gross Floor Area is proposed.</p>	<p>District Centre Zone Code</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If not a Department Store or Discount Department Store and:</p> <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Short-term Accommodation	<p>Code assessment</p>	<p>District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Substation	<p>Accepted development subject to requirements</p> <p></p> <p>Code assessment</p> <p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Works and Services Code</p> <p>District Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <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 categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility Installation	Accepted development subject to requirements	
	If: (i) for the distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment	Works and Services Code
	Impact assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements	The planning scheme

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

Table 4 - Precinct 4 – Crossing Central

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
Bar	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretakers Accommodation	Accepted development subject to requirements	
		District Centre Zone Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Car Wash	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Child Care Centre	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Club	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Community Care Centre	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling Unit	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed and it is not at Ground Floor Level.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational Establishment	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Emergency Services	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Food and Drink Outlet	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Health Care Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home Based Business	Accepted development subject to requirements	
		Home Based Business Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Home Based Business Use Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hospital	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hotel	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor Sport and Recreation	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Market	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Markets Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>If:</p> <p>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Markets Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Multiple Dwelling	<p>Code assessment</p>	<p>District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Office	<p>Accepted development subject to requirements</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>District Centre Zone Code</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Park	Accepted development	
Parking Station	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Residential Care Facility	Code assessment	
		District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Retirement Facility	Code assessment	
		District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Rooming Accommodation	Code assessment	
		District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service Industry	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Service Station	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Shop	Accepted development subject to requirements	
	If not a Department Store or Discount Department Store and: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	<p>If not a Department Store or Discount Department Store and:</p> <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Shopping Centre	Accepted development subject to requirements	
	<p>If not a Department Store or Discount Department Store and:</p> <ul style="list-style-type: none"> (i) the reuse of an existing building; and (ii) no more than 25m² additional Gross Floor Area is proposed. 	<p>District Centre Zone Code</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	<p>If not a Department Store or Discount Department Store and:</p> <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	<p>District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Short-term Accommodation	Code assessment	
		<p>District Centre Zone Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	<p>If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <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 categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility Installation	Accepted development subject to requirements	
	If: (i) for the distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment	Works and Services Code
	Impact assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements	The planning scheme

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme	

Table 5 - Precinct 5 – Commercial Retail Services

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Specialised Centre Zone Code
	Code assessment	
If (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Animal Husbandry	Accepted development subject to requirements	
	If in the Queensland Government Research Facility Precinct and associated with research purposes.	Specialised Centre Zone Code
	Code assessment	
If in the Queensland Government Research Facility Precinct and: (i) not associated with research purposes; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
		Specialised Centre Zone Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car Wash	Code assessment	
		Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Child Care Centre	Code assessment	
		Specialised Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Community Use	Code assessment	
		Specialised Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency Services	Code assessment	
		Specialised Centre Zone Code Community and Recreation Uses Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Food and Drink Outlet	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Specialised Centre Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden Centre	Accepted development subject to requirements	
	If : (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Specialised Centre Zone Code
	Code assessment	
	If : (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hardware and Trade Supplies	Accepted development subject to requirements	
	If : (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Specialised Centre Zone Code
	Code assessment	
	If : (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor Sport and Recreation	Code assessment	
		Specialised Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Major Electricity Infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market	Accepted development subject to requirements	
	If: (i) the reuse of an existing building and no more than 25m ² additional Gross Floor Area is proposed; or (ii) in the Queensland Government Research Facility Precinct or Specialist Retail Centre Precinct.	Markets Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Market Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office	Accepted development subject to requirements	
	If the reuse of an existing building and no more than 25m ² additional Gross Floor Area is proposed;	Specialised Centre Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Centres Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Outdoor Sport and Recreation	Code assessment	
	Specialised Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	
Park	Accepted development	

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop	Code assessment	
		Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
	Accepted development subject to requirements	
	If located in the Specialist Retail Centre Precinct and if: <ul style="list-style-type: none"> (i) the reuse of an existing building; (ii) no more than 25m² additional Gross Floor Area is proposed; and (iii) it is not a Department Store, Discount Department Store or Supermarket. 	Specialised Centre Zone Code
Shopping Centre	Code assessment	
		Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Showroom	Accepted development subject to requirements	
	If located in the Specialist Retail Centre Precinct and if: <ul style="list-style-type: none"> (i) the reuse of an existing building; (ii) no more than 25m² additional Gross Floor Area is proposed. 	Specialised Centre Zone Code
	Code assessment	
	If: <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Specialised Centre Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <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 categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Specialised Centre Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Theatre	Code assessment	
		Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Utility Installation	Accepted development subject to requirements	
	If: (i) for distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment.	Works and Services Code
	Impact assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements	The planning scheme	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary Services	<p>Code assessment</p> <p>If:</p> <p>(i) in the Queensland Government Research Facility Precinct and not associated with research purposes; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Specialised Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Warehouse	<p>Code assessment</p>	<p>Specialised Centre Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>

Table 6 - Precinct 6 – Open Space

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
		Open Space Zone Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'	
Club	Accepted development subject to requirements	
	If all of the below are satisfied: (i) the reuse of an existing building used for a business or community activity; (ii) no more than 25m ² additional Gross Floor Area is proposed; and (iii) the use is not a licensed premises.	Open Space Zone Code
	Code assessment	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements;	Open Space Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity; and (ii) no more than 25m ² additional Gross Floor area is proposed.	Open Space Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements;	Open Space Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'
Food and Drink Outlet	Code assessment	
		Open Space Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'
Major Electricity Infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Market	Accepted development subject to requirements	
	If: the reuse of an existing building used for a business or community activity; and no more than 25m ² additional Gross Floor Area is proposed.	Markets Code
	Code assessment	
If: (i) not meeting the descriptions listed in the categories of development and assessment column for accepted development or accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Markets Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'	

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor Sport and Recreation	Code assessment	
		Open Space Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code'
Park	Accepted development	
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

APPENDIX A – MCU ASSESSMENT TABLES

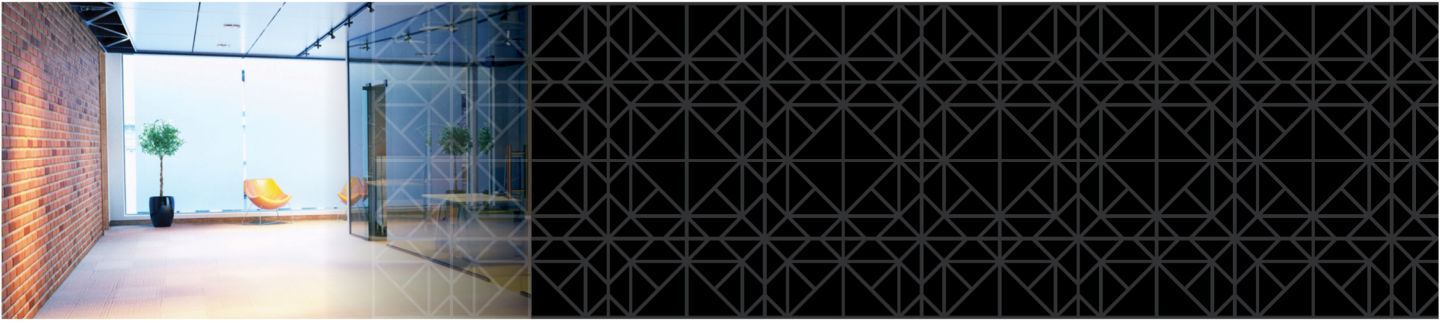
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	Accepted development	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	Accepted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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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



Appendix B – Other Development Assessment Tables

Table 1 – Reconfiguring a Lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Willows Crossing – All Precincts	Accepted development	
	If the Regulation, Schedule 6, Part 4 applies.	
	Accepted development subject to requirements	
	If rearranging the boundaries of a lot by registering a plan of subdivision, and both of the below are satisfied: <ul style="list-style-type: none"> (i) no additional lots are created; and (ii) the size of all proposed lots is equal to or greater than the relevant minimum lot size for the precinct as identified in the Willows Crossing Development Code. 	Reconfiguring a Lot Code Willows Crossing Development Code.
	Code assessment	
If: <ul style="list-style-type: none"> (i) 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 precinct as identified in the Willows Crossing Development Code; or (ii) creating an easement giving access to a lot from a constructed road. 	Reconfiguring a Lot Code Willows Crossing Development Code.	

APPENDIX C – OVERLAY ASSESSMENT TABLE

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Reconfiguring a Lot Code Willows Crossing Development Code.
	Impact assessment	
	If creating lots by subdivision and the size of any lot created is less than the minimum lot size for the precinct as identified in Table 2.	The Planning Scheme Willows Crossing Development Code.
	If for a volumetric subdivision.	The Planning Scheme
Willows Crossing – All Precincts	Code assessment	
Any other reconfiguring a lot not listed in this table.	Reconfiguring a Lot Code Willows Crossing Development Code.	

Minimum Allotment Sizes

Precinct	Minimum Allotment Size
Precinct 1 – Service Industry	500m ²
Precinct 2 – Accommodation	300m ²
Precinct 3 – Medical / Professional	None Specified
Precinct 4 – Crossing Central	None Specified
Precinct 5 – Commercial Retail Services	1000m ²
Precinct 6 – Open Space	None Specified

Table 3 – Building Work

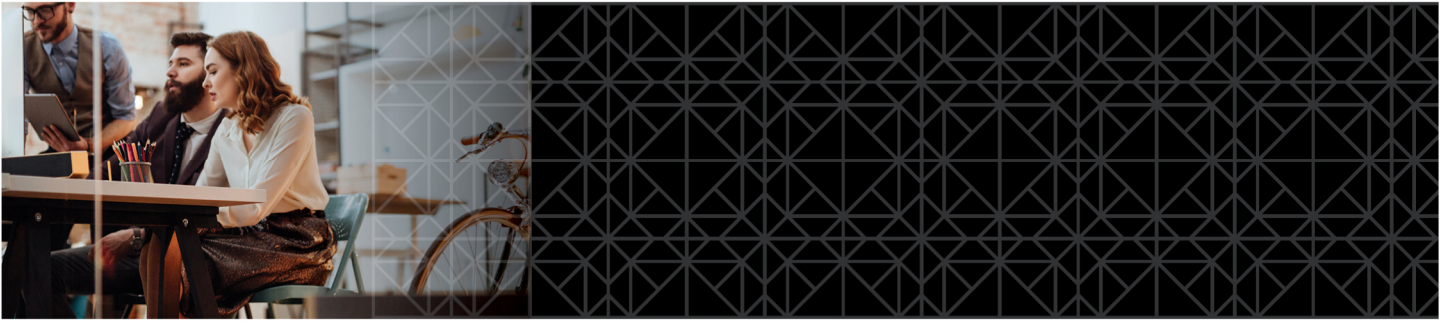
Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Willows Crossing – All Precincts	Accepted development subject to requirements	
	All other Building Work (not associated with a development permit for a Material Change of Use).	The applicable zone code. Willows Crossing Development Code.
	Code assessment	
	If: <ul style="list-style-type: none"> (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. 	The applicable zone code. Willows Crossing Development Code
	Excavating and Filling <p>(a) If there would be a change of more than 1m in the level of any part of the site and not for a swimming pool; or</p> <p>(b) If all of the below are satisfied:</p> <ul style="list-style-type: none"> (i) the excavating or filling is for the purpose of installing a swimming pool; and (ii) there would be a change of more than 1m in the level of any part of the site 	Works and Service Code
Accepted development		
Any other building work not listed in this table		

Table 4 – Operational Work

Zone	Categories of development and assessment	benchmarks for assessable development and requirements for accepted development
All Zones	Accepted development subject to requirements	
	Placing an Advertising Device on a premises.	Advertising Devices Code
	Undertaking roadworks on a Local Government road (being driveway crossovers).	Works and Services Code
	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 20 division 2 of the Regulation.	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in schedule 14 of the Regulation.
	Placing an Advertising Device on premises. If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Advertising Devices Code
	Excavating or filling that materially affects premises or their use, other than accepted development and accepted development subject to requirements.	Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Clearing vegetation, including vegetation to which the Vegetation Management Act applies. 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 and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'	

APPENDIX C – OVERLAY ASSESSMENT TABLE

Zone	Categories of development and assessment	benchmarks for assessable development and requirements for accepted development
	<p>Undertaking roadworks on a Local Government road (except driveway crossovers) if:</p> <ul style="list-style-type: none"> (i) associated within the Reconfiguring a Lot or a Material Change of Use; and (ii) it does not meet the relevant assessment benchmarks for accepted development subject to requirements. 	<p>Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
	<p>All other Operational Work if:</p> <ul style="list-style-type: none"> (i) associated with Reconfiguring a Lot or a Material Change of Use; and (ii) not otherwise accepted development or accepted development subject to requirements. 	<p>Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>
Accepted development		
<p>Excavating or filling that materially affects premises or their use, other than excavating or filling associated with reconfiguring a lot, if:</p> <ul style="list-style-type: none"> (a) all of the following apply: <ul style="list-style-type: none"> i) the level of any part of the site would change by less than 1m; ii) less than 50m³ of fill is deposited on, or less than 50m³ of excavated material is removed from the premises; iii) the development does not occur on a part of the premises to which a Flood Hazard Overlay applies; or (b) all of the following apply: <ul style="list-style-type: none"> i) the development is in the rural zone; ii) the development is for constructing contour banks associated with a rural activity; iii) the development does not occur on a part of the premises to which a Flood Hazard Overlay applies; or (c) the development is assessable under the Regulation , schedule 10, Part 17. 		
<p>Any other operational work not listed in this table</p>		



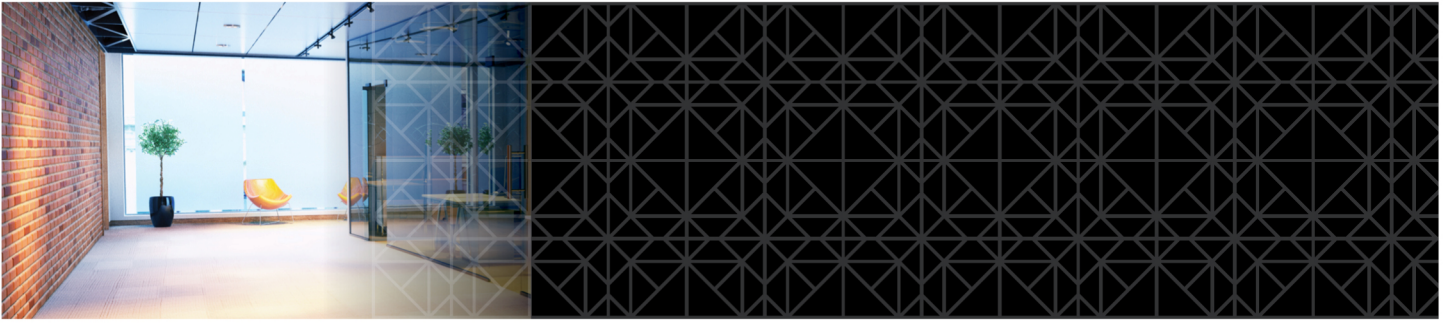
Appendix C – Overlay Assessment Tables

Table 1 – OVERLAY ASSESSMENT TABLE

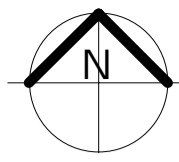
Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airport Environs Overlay		
All assessable development not elsewhere listed in this table	No Change	Airport Environs Overlay Code
Bushfire Hazard Overlay¹		
All assessable development	No Change	Bushfire Hazard Overlay Code
All accepted development not listed elsewhere in this table	Accepted Development Subject to Requirements	Bushfire Hazard Overlay Code
Flood Hazard Overlay²		
All assessable development	No Change	Flood Hazard Overlay Code

¹ Amended on 27 April 2018

² Amended on 27 April 2018



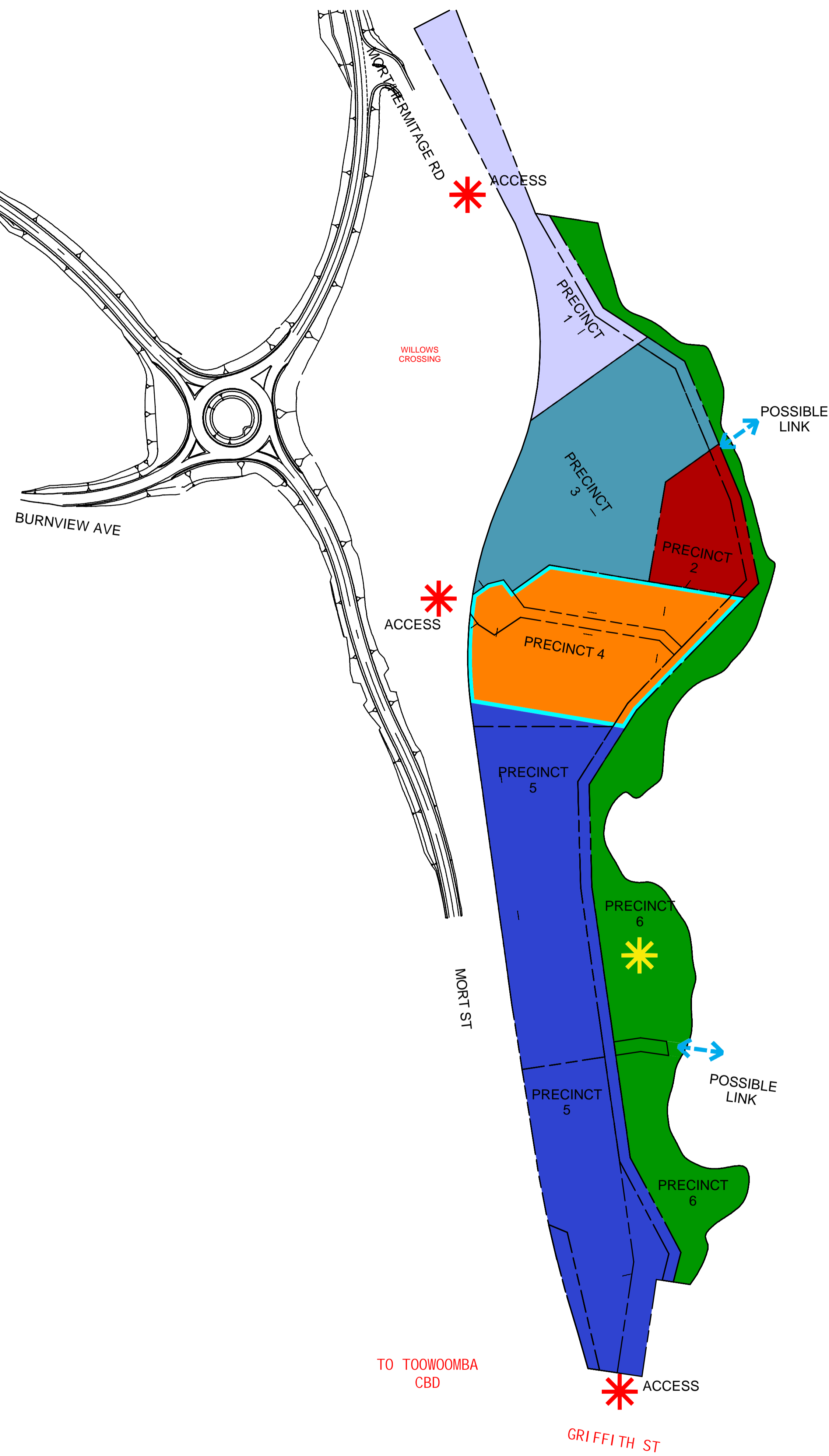
Appendix D – Willows Crossing Master Plans



TWMBA BYPASS

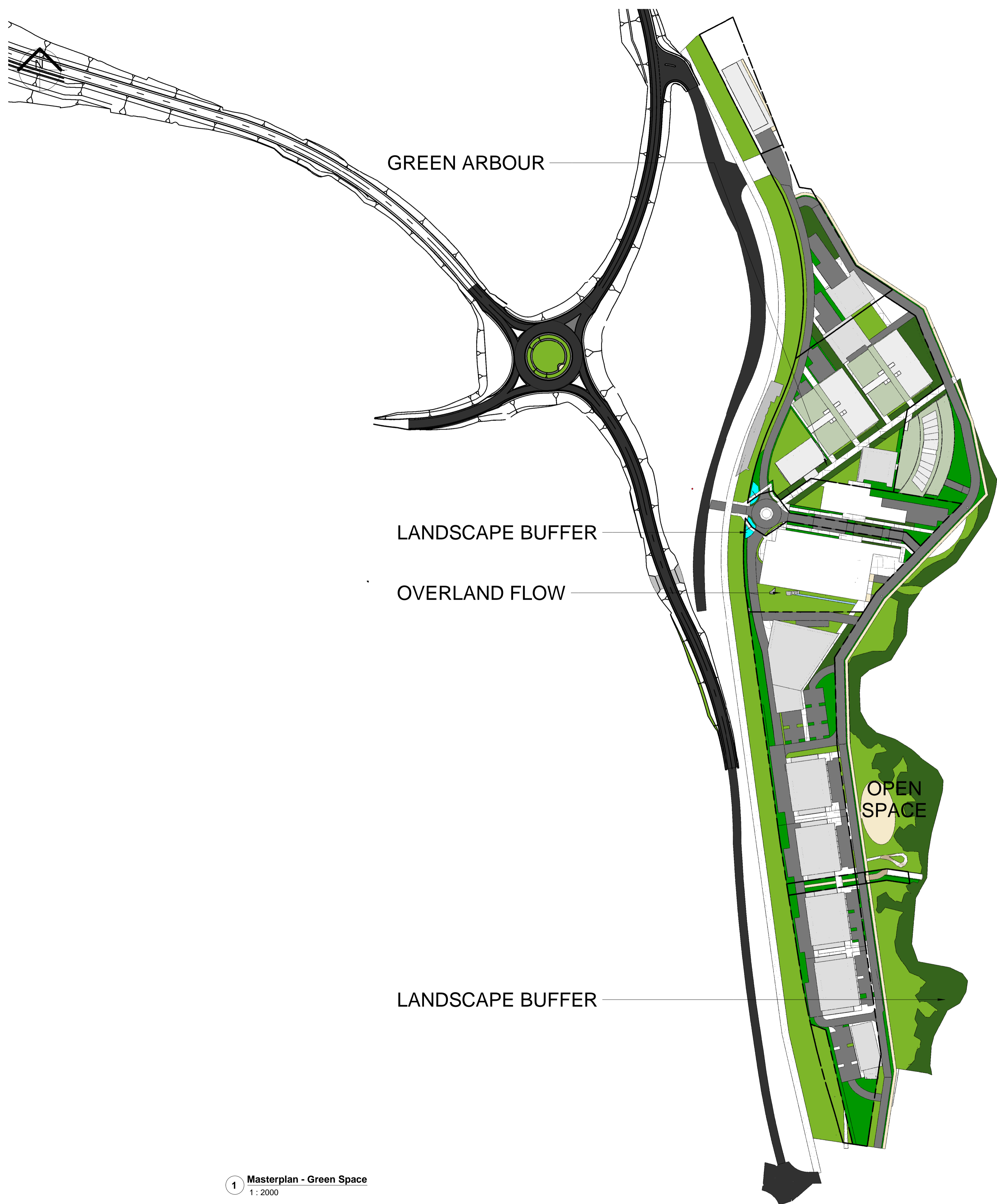
PRECINCT AREAS

PRECINCT 1	9733m ²
PRECINCT 2	5795m ²
PRECINCT 3	18178m ²
PRECINCT 4	16479m ²
PRECINCT 5	33245m ²
PRECINCT 6	23557m ²
TOTAL	106987m²



- PRECINCT 1 - SERVICE INDUSTRY
- PRECINCT 2 - ACCOMMODATION
- PRECINCT 3 - MEDICAL / PROFESSIONAL
- PRECINCT 4 - CROSSING CENTRAL
- PRECINCT 5 - COMMERCIAL RETAIL SERVICES
- PRECINCT 6 - OPEN SPACE

1 Masterplan - Precincts
1 : 2000



GREEN ARBOUR

LANDSCAPE BUFFER

OVERLAND FLOW

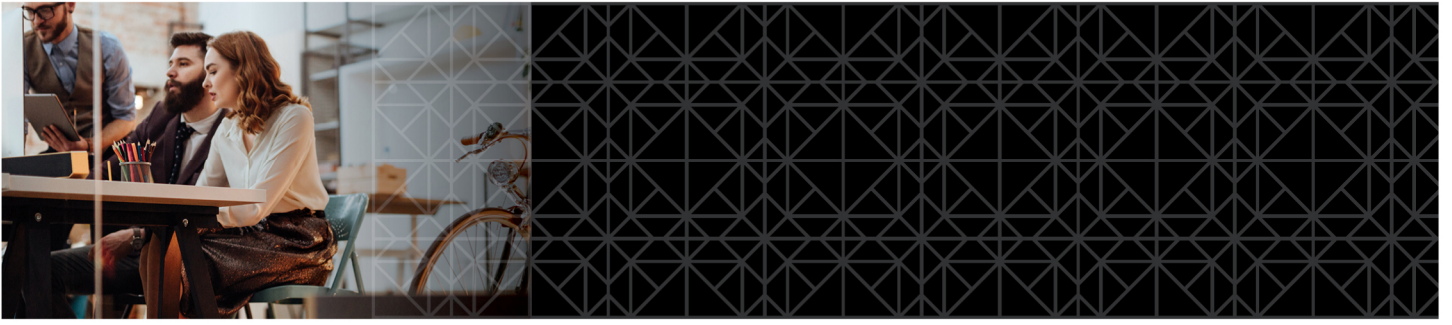
OPEN SPACE

LANDSCAPE BUFFER

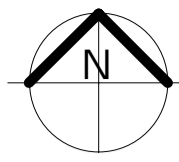
1 Masterplan - Green Space
1:2000



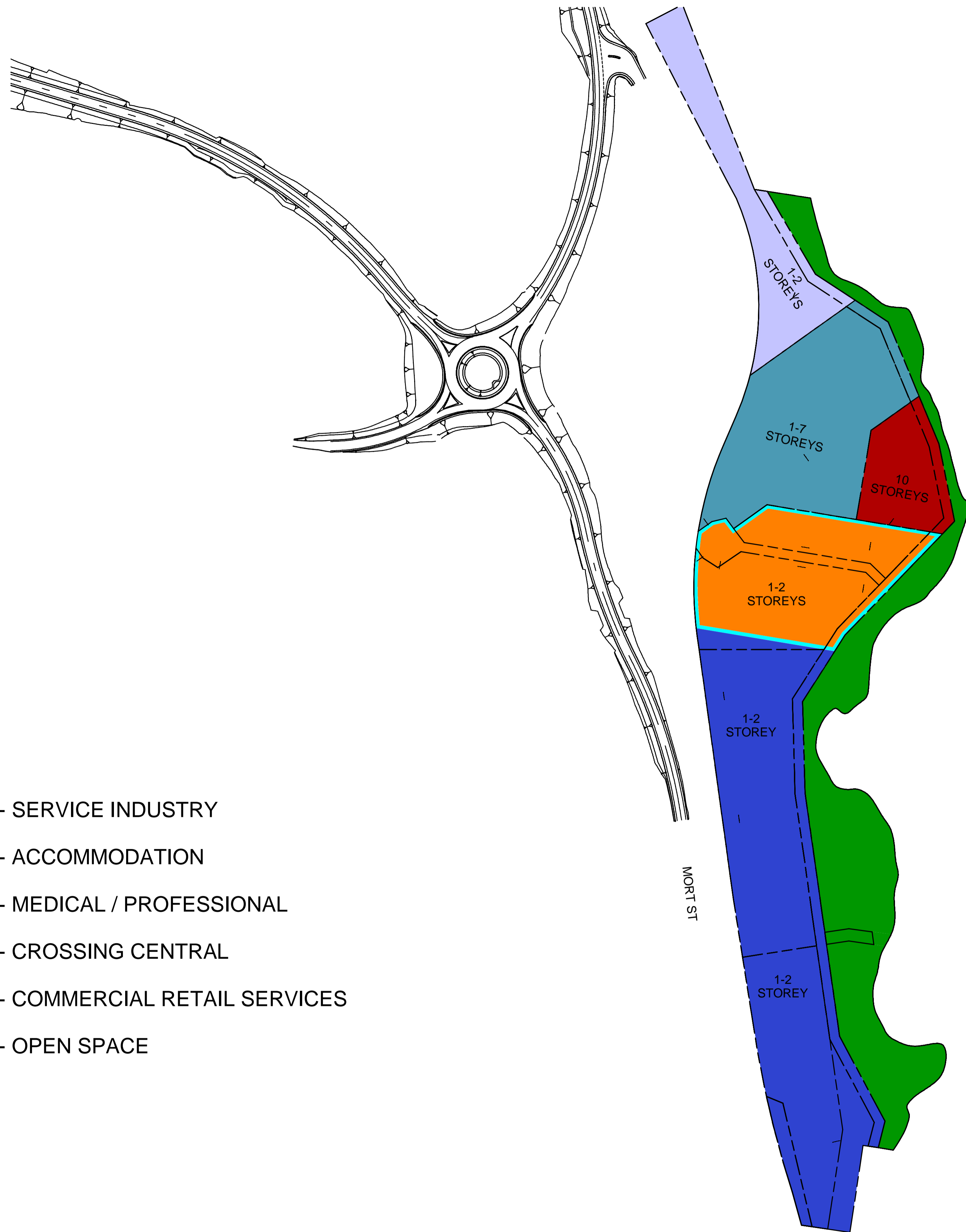
1 Masterplan - Access
1:2000



Appendix E – Maximum Building Height Plan

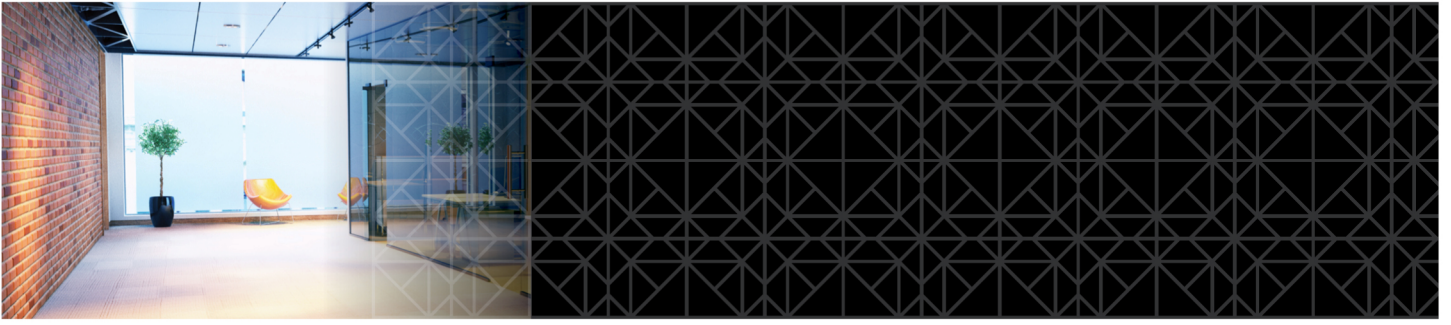


TWMB A BYPASS



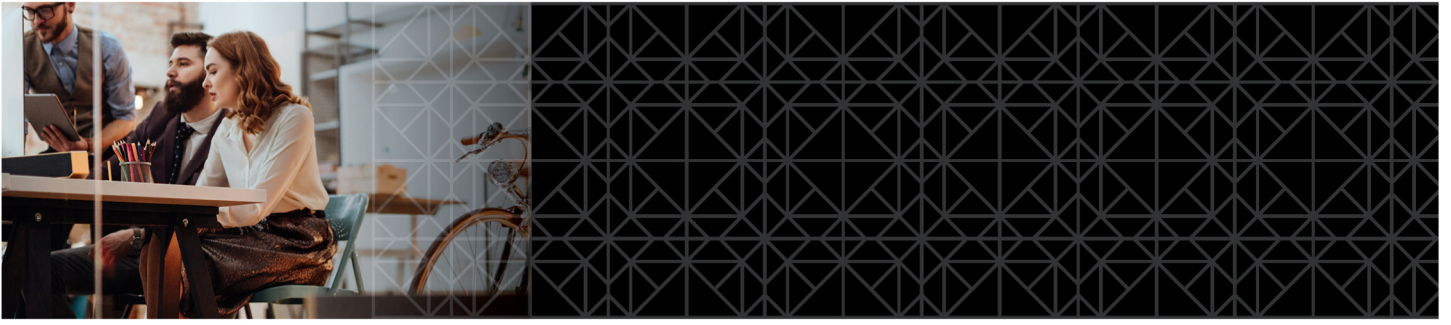
- PRECINCT 1 - SERVICE INDUSTRY
- PRECINCT 2 - ACCOMMODATION
- PRECINCT 3 - MEDICAL / PROFESSIONAL
- PRECINCT 4 - CROSSING CENTRAL
- PRECINCT 5 - COMMERCIAL RETAIL SERVICES
- PRECINCT 6 - OPEN SPACE

1 Masterplan - Bldg Heights
1:2000

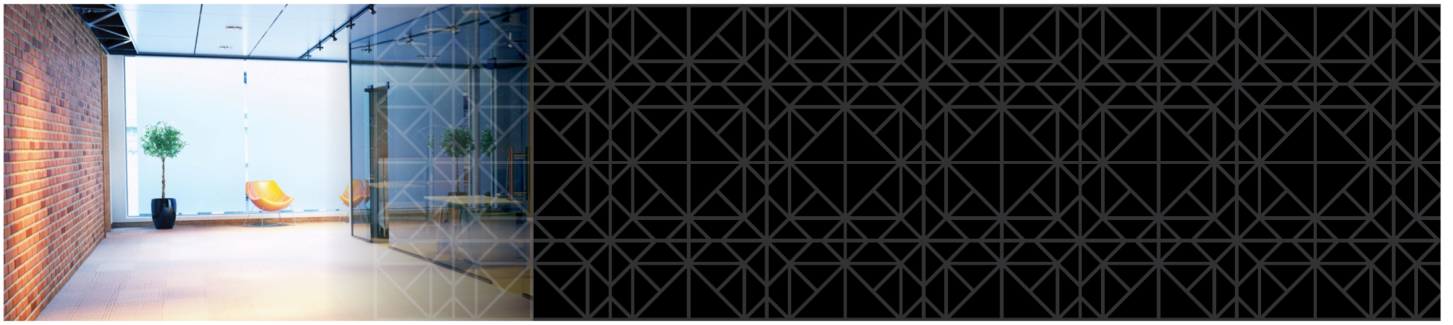


Appendix F – Use-Specific Development Thresholds

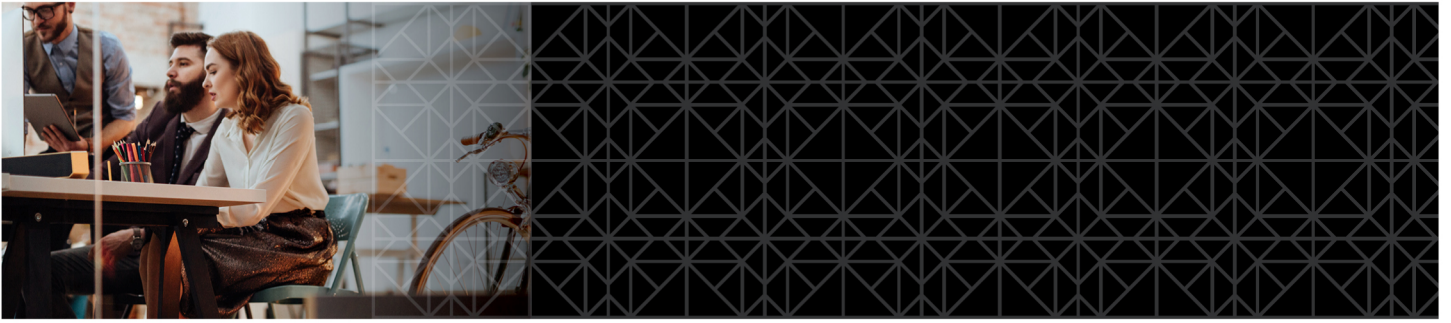
Use Definition	Use Subcategory	Examples	Preferred Precincts	Cumulative Use Threshold GLA (m ²)
Child Care Centre		<ul style="list-style-type: none"> • Good start • Guardian • Independent 	Precinct 2 Precinct 3 Precinct 4	1000
Food and Drink Outlet	Fast Food	<ul style="list-style-type: none"> • Hungry Jacks • Red Rooster • Oporto • GYG 	Precinct 4	700
Health Care Services	Medical Centre	<ul style="list-style-type: none"> • GP Clinic 	Precinct 3	500
	Ancillary Medical Uses	<ul style="list-style-type: none"> • Day Hospital • Cancer Centre • Specialist rooms • Allied health 	Precinct 3	4000
Hotel		<ul style="list-style-type: none"> • Pub • Bar • Tavern 	Precinct 4	500
Indoor Sport and Recreation	Gymnasium		Precinct 1 Precinct 4	400
Office	Non – retail Speciality	<ul style="list-style-type: none"> • Bank • Real Estate • Travel Agent 	Precinct 3 Precinct 4	200
Service Station			Precinct 4 Precinct 5	1000
Shop	Supermarket	<ul style="list-style-type: none"> • IGA, Foodstore 	Precinct 4	1000
	Specialty Retail		Precinct 4	1000
Short term Accommodation	Budget Hotel	<ul style="list-style-type: none"> • Ibis 	Precinct 2	2500
Showroom	Large Format Retail	<ul style="list-style-type: none"> • Auto showroom • Trade Showroom • Furniture 	Precinct 5	5000



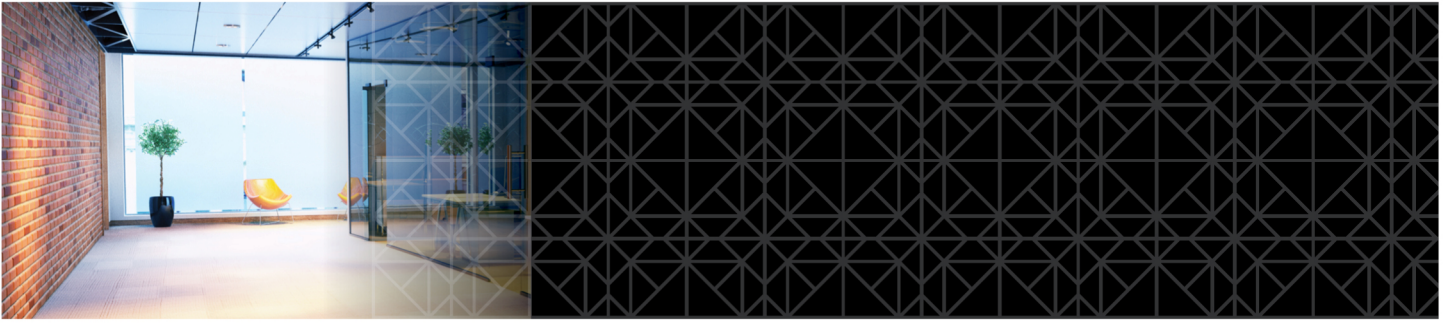
Appendix G – District Recreation Park (Linear Corridor) Desired Standards of Service



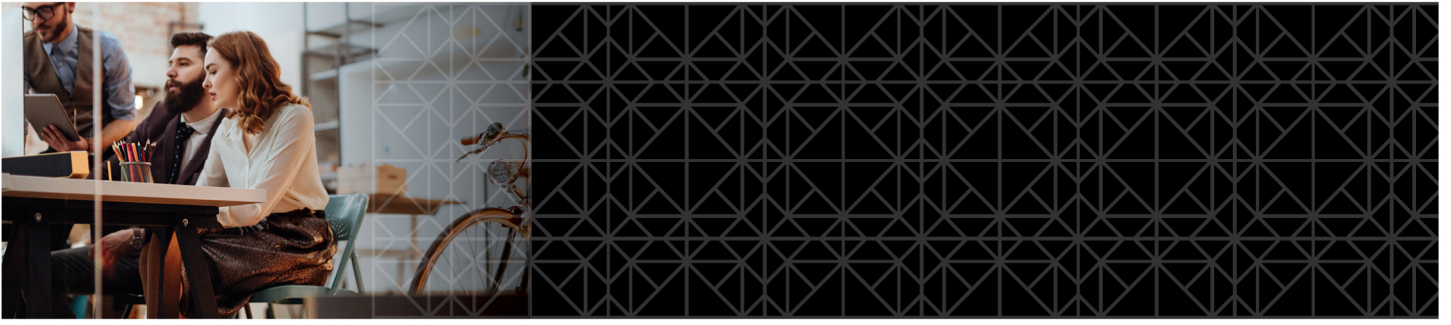
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
Land	Rate of land provision ha / 1000 people	District Urban – 1.0 ha			
		Local Urban – 0.7 ha			
Accessibility	Distance between urban residents and park edge	District Urban – 1000 m			
		Local Urban – 400 m			
Land Characteristics	Minimum size	District activity nodes: <ul style="list-style-type: none"> - Minimum of 6000m2 meeting required accessible gradients. (preferred shape 100m x 60m) - Minimum width of 60m above the 1% AEP flood extent 			
		Local activity nodes: <ul style="list-style-type: none"> - Minimum of 2000m2 meeting required accessible gradients (preferred shape 40m x 50m). - Minimum width of 50m above the 1% AEP flood extent. 			
		Active Transport Corridor: <ul style="list-style-type: none"> - A minimum of 15m width above the 1% AEP flood extent or where not subject to flood extent, a minimum width of 30m is required. 			



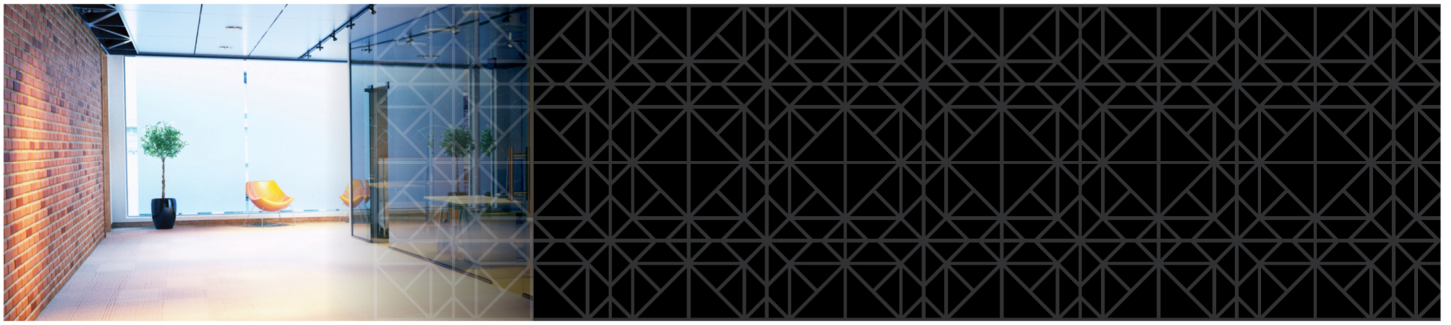
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
	Shape	Linear in nature, providing both activity nodes for active recreation and play at breakout points along the corridors (consistent with accessibility requirements of Local and District Recreation Parks) and active transport (walking and cycling) connections between activity nodes			
	Road frontage	<p>Minimum 75% of the park perimeter (including nodes and active transport corridor) to have direct road frontage</p> <p>On a formed collector or distributor road</p> <p>Higher levels of road frontage may allow for a reduced width outside of activity nodes and may be incorporated into road verge as associated street trees and footpaths.</p> <p>A maximum distance without road (behind private allotments) is 180m with clear visual surveillance for the full length of this area</p> <p>Maximum grade of 1:10 interface between road frontage and park</p> <p>One vehicular access point at each Local activity node and two vehicle access points at each District activity node.</p>			



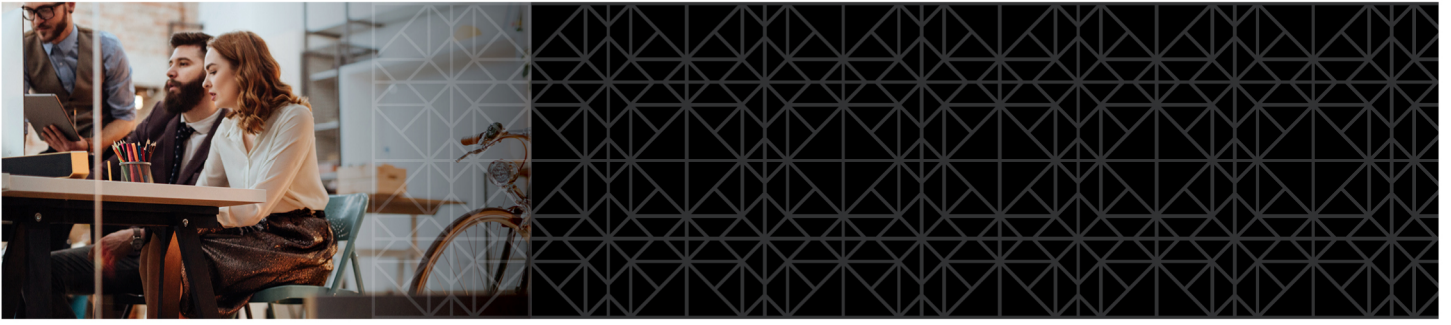
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
	Gradient	District and Local activity nodes: - Maximum grade of 1:30 for shared functionality and to accommodate varying levels of mobility			



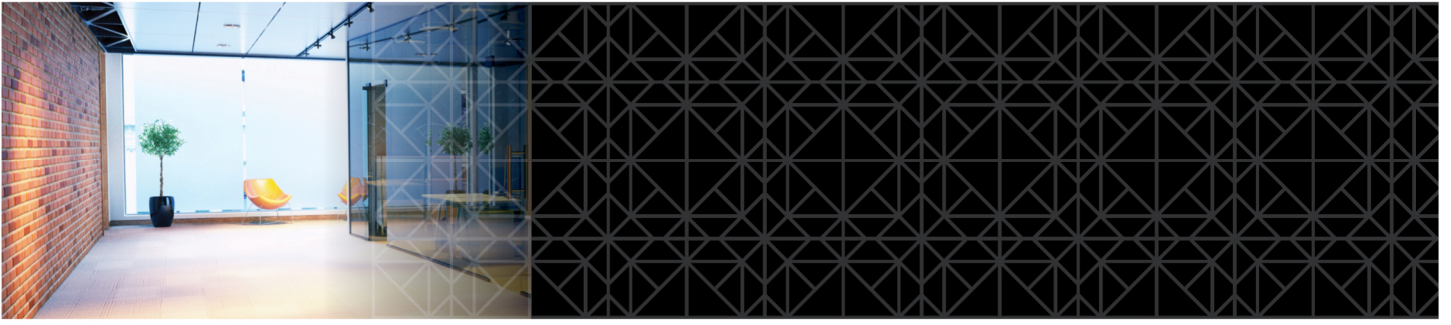
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		<p>Active Transport Corridor (with and without road frontage):</p> <ul style="list-style-type: none"> - Maximum grade of 1:14 (or where necessary due to the recognition of natural features, not greater than 1:10). - An alternative maximum gradient can be considered for specific portions of the active transport corridor on a case-by-case basis where elevation provides a public benefit (e.g. scenic viewpoint). 			
	Flood immunity	<p>Approximately 30% above Q100 generally provided at activity nodes</p> <p>Features to be located at above 1% AEP flood event:</p> <ul style="list-style-type: none"> - All structures; - Playgrounds and play equipment; and - Other key infrastructure (i.e. priority access paths, lighting, water bubblers), barbecues, bins, exercise equipment). <p>Features to be located at above 5% AEP flood event:</p> <ul style="list-style-type: none"> - Secondary pathways (i.e. connecting or loop paths); - Seating; and - Signage. 			



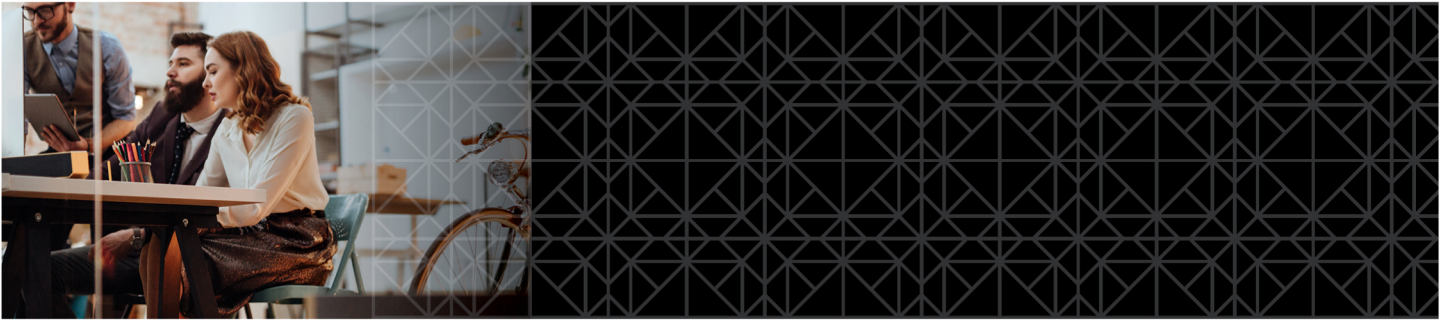
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
Embellishments	Recreation activity area	<p>Located in activity nodes or at other appropriate spaces along the active transport corridor when the activity meets the intent of the function (e.g. exercise equipment in a consolidated location or along the active transport corridor)</p> <p>Activity options appropriate to the activity node:</p> <ul style="list-style-type: none"> - Local activity node - mix of 3-4 activity options at 1 activity nodes. Allowable options include: <ul style="list-style-type: none"> - Playground (including all abilities play); - Nature play; and - Social sporting infrastructure (multi-purpose / hard courts). - District activity node – 6-8 activity options at 2-3 activity node. Allowable options include: <ul style="list-style-type: none"> - Playground (including all abilities play); - Nature play; - Water play; - Social sporting infrastructure (multi-purpose / hard courts); - Scooter / skate / bike facilities (e.g. learn to ride); - Fitness equipment node; and - Dog off leash area 	6-8 activity options at 2-3 activity nodes	3-4 activity options at 1 activity node	Nil
	Fencing	Fencing to nodes, areas where vehicle access likely and internal car parking – typically bollards or similar	300m	150m	225m



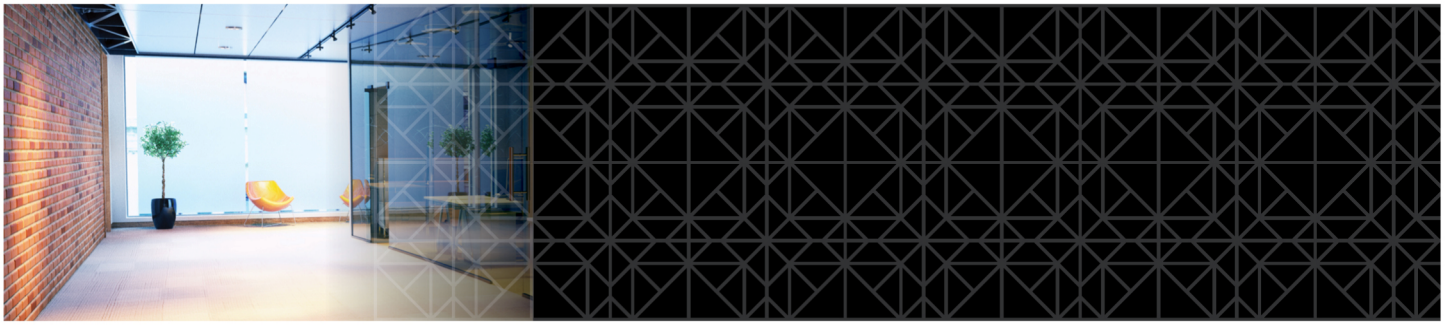
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		Lockgate at each vehicle access point at nodes	2 lockgates	1 lockgate	Nil



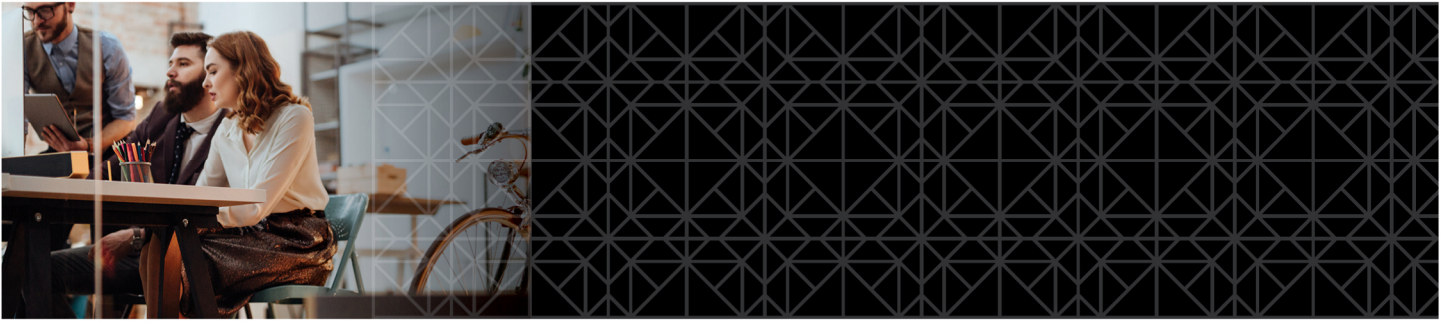
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
	Vehicular and pedestrian Movement	Focus on off-road car parking with off-road carparking only at district activity nodes and where formal carparking can be provided with no impact on linear corridor function or values	5-10 carparks	Nil	Nil
		Shared pedestrian pathway connecting activity areas with external path network and between activity nodes of a preferred path width of 2.5m for shared paths	55 linear metres	22 linear metres	880 linear metres
		Additional pathways to achieve a walking circuit at a preferred path width of 2 metres	330 linear metres	110 linear metres	110 linear metres
		Pedestrian bridge crossing	Nil	Nil	1 bridge
	Buildings	<p>Amenity block with a minimum of three cubicles unisex (for example 2 ambulant, 1 PWD) including sewer connection</p> <p>Sustainable building practices, such as solar power and stormwater harvesting, to be incorporated into building (where possible)</p>	1 amenity block	Nil	Nil
	Landscaping	Existing trees retained and new park trees planted capable of providing a min of 40% natural shade at maturity	48 trees (45 litre pot size)	16 trees (45 litre pot size)	48 trees (45 litre pot size)



Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		<p>Garden beds provided for buffering and to separate areas of different uses – use of native plantings preferred.</p> <p>Irrigation provided to all garden beds and high use turf areas (where required)</p>	300m2	Nil	Nil



Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		Revegetation beds with native drought resistant plantings (75mm tube stock) in a mulched garden bed	Nil	Nil	2400m2
		Turf for disturbed areas	1500m2	500m2	1100m2
	Park furniture	Signage – park name	2 signs	1 sign	Nil
		Signage – regulatory / advisory	2 signs	Nil	2 signs
		Signage – informative	2 signs	Nil	Nil
		Signage – wayfinding / directional	2 signs	2 signs	Nil
		Lighting along key pedestrian pathways and activity nodes including electrical connection	20 poles	Nil	Nil
		Bike racks accommodating 6 bikes	1 rack	Nil	Nil
		Water bubblers (accessible) including water connection	2 bubblers	1 bubbler	Nil
		Bench seats including accessible slab	12 bench seats	3 bench seats	Nil
		Picnic set (accessible) without shelter	1 picnic set without shelter	1 picnic set without shelter	Nil
		Shelter with picnic set (accessible)	2 shelters with picnic set	1 shelter with picnic set	Nil
Barbeques (accessible)	2 barbeques	Nil	Nil		



Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		Shade sail or structure over activity node (if deemed appropriate, will depend on activity node location and use; natural shade preferred if possible)	2-3 shade sail	1 shade sail	Nil