



## DEVELOPMENT APPLICATION

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Development Permit – Reconfiguring a Lot

# Subdivision (1 into 5 Lots)

45 Highfields Road, Highfields

PLANNING REPORT

JUNE 2026

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A handwritten signature in black ink, appearing to read "James Williams", is positioned to the right of the text.

## Document Information

Prepared For: Louise McCormick & Romig Titus

Project Name: Subdivision (1 into 5 Lots)

Project Reference: 2026-031

Date: 08 June 2026

## Document History

Version	Date	Description of Revision	Prepared By	Reviewed By
Draft	04/06/2026	Draft for Client Review	JW	JW
Final	08/06/2026	Lodgement with Council	JW	JW

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## EXECUTIVE SUMMARY

### SITE DETAILS

<b>Address of Site</b>	45 Highfields Road, Highfields
<b>Real Property Description</b>	Lot 6 SP146079
<b>Area of Site</b>	11,730m <sup>2</sup>
<b>Road Frontage(s)</b>	Primary: Highfields Road Secondary: Arcadia Court
<b>Easements</b>	Easement A SP146079
<b>Registered Owners</b>	Louise Anne McCormick & Romig Aldwin Titus

### PLANNING INSTRUMENTS

<b>Regional Plan</b>	South East Queensland and Darling Downs Regional Plans
<b>Regional Plan Designation</b>	Urban Footprint
<b>Planning Scheme</b>	<i>Toowoomba Regional Planning Scheme 2012</i>
<b>Local Area Plan</b>	Highfields, Meringandan and Meringandan West Local Plan Area
<b>Zone</b>	Low Density Residential Zone
<b>Zone Precinct</b>	Park Residential Precinct
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay</li> <li>• Flood Hazard Overlay</li> <li>• Water Resource Catchments Overlay</li> </ul>
<b>Vegetation</b>	<ul style="list-style-type: none"> <li>• Category X</li> </ul>
<b>Existing Use</b>	Dwelling House
<b>Current Approvals</b> (as available on Council's Development.i)	Nil

## APPLICATION OVERVIEW

<b>Application</b>	Development Application
<b>Approval Sought</b>	Development Permit
<b>Development Type</b>	Reconfiguring a Lot
<b>Development Description</b>	Subdivision (1 into 5 Lots) & Access Easement
<b>Level of Assessment</b>	Impact Assessable
<b>Relevant Referral/Technical Agencies</b>	Nil

## PROPOSED DEVELOPMENT

<b>Existing Number of Lots</b>	1
<b>Proposed Number of Lots</b>	5
<b>Lot Sizes</b>	Smallest: 2,250m <sup>2</sup> (Lots 1-3) Largest: 2,504m <sup>2</sup> (Lot 5)
<b>Average Lot Size</b>	2,345.68m <sup>2</sup>
<b>Lot Frontage</b>	Smallest: 13.03m (Lot 5) Largest: 30.0m (Lots 1-2)
<b>Access Easement Dimensions</b>	Width: 7.0m Length: 28.803m Area: 201.621m <sup>2</sup>
<b>Vehicular Access</b>	Lots 1-3: Highfields Road Lots 4-5: Arcadia Court

## APPLICANT DETAILS

<b>Applicant</b>	Louise McCormick & Romig Titus c/- Precinct Urban Planning PO Box 3038 <b>TOOWOOMBA QLD 4350</b>
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<b>Our Reference</b>	2026-031

## 1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Reconfiguring a Lot for Subdivision (1 into 5 Lots) on land at 45 Highfields Road, Highfields, described as Lot 6 SP146079 including Easement A SP146079 (**the site**). The proposed development involves creating lots by subdividing another lot and creating an easement giving access to a lot from a constructed road and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016* (**the Act**).

This town planning report addresses the merits of the development having regard to the provisions of the *Planning Act 2016* and the *Toowoomba Regional Planning Scheme 2012*. This planning report has been prepared on behalf of the applicant, Louise McCormick & Romig Titus.

This Development Application for a Development Permit for Reconfiguring a Lot is Impact Assessable development under the *Toowoomba Regional Planning Scheme 2012*. The following report demonstrates the suitability of the proposal within the locality and its compliance with the relevant provisions of the *Toowoomba Regional Planning Scheme 2012*.

## 2.0 SITE AND LOCALITY

### 2.1 SITE

The site is located at 45 Highfields Road, Highfields, described as Lot 6 SP146079 including Easement A SP146079 (**the site**). The site is located within the township of Highfields and is approximately 580m south of the Highfields Town Centre and approximately 11.5km north of the Toowoomba CBD. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of rectangular configuration comprising a single title with a total site area of 11,730m<sup>2</sup>. The site has primary frontage to Highfields Road and secondary frontage to Arcadia Court. The configuration of the site is illustrated in **Figure 2**.

**FIGURE 1 - LOCALITY PLAN**



**FIGURE 2 - CADASTRAL PLAN**



Improvements on the site include a Dwelling House and ancillary structures. The features of the site and surrounding land uses are illustrated in **Figure 3**.

**FIGURE 3 - AERIAL IMAGERY**



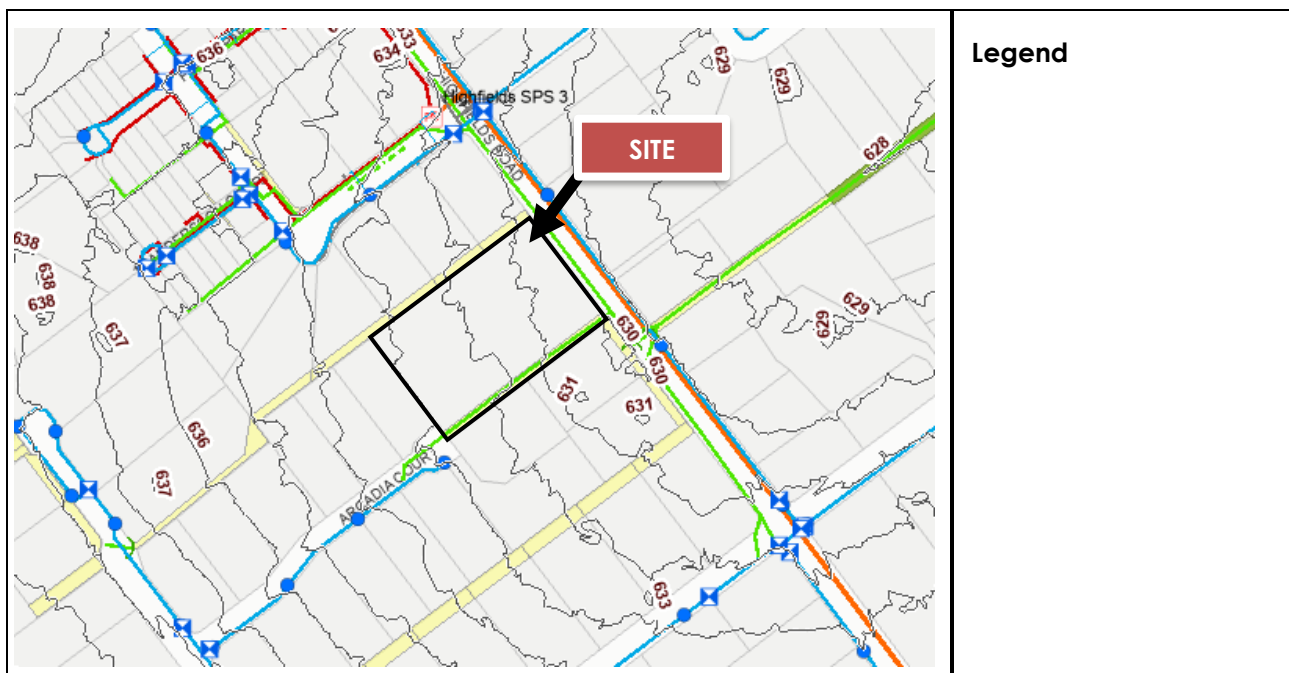
## 2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has primary frontage to Highfields Road and secondary frontage to Arcadia Court.
  - Highfields Road comprises a two-lane bitumen sealed carriageway with concrete kerb and channel. The road reserve also consists of a pedestrian footpath along the north-eastern side of the carriageway and overhead electricity on the south-western side. Highfields Road is identified as a "Sub-Arterial" road under Council's Road Hierarchy mapping and is identified as Trunk Transport Infrastructure under the Local Government Infrastructure Plan.
  - Arcadia Court comprises a two-lane unmarked bitumen sealed carriageway with concrete kerb and channel. The road terminates with a cul-de-sac head adjacent to the site frontage. Arcadia Court is identified as a "Local" road under Council's Road Hierarchy mapping.
- Lands in the locality drain in a westerly direction towards Kelin Creek. Kelin Creek is located approximately 750m north-west of the site and comprises the area's primary drainage feature.

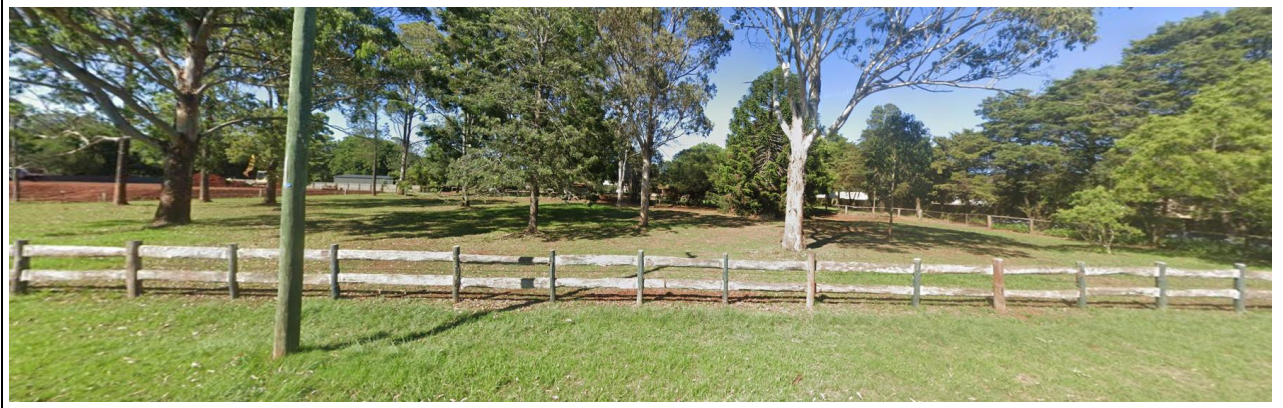
- The site experiences a gradual decline in land elevation between south-west and north-east boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the south-western boundary at approximately 633m AHD, with the lowest point of the site located in the western corner at approximately 630m AHD. This translates to a fall in natural ground level of approximately 3m across the site.
- The site is predominately clear of mature vegetation and does not contain mapped areas of remnant vegetation or ecological significance.
- The site is burdened by Easement A SP146079 located adjacent to the south-eastern boundary of the site. The easement is for the purpose of stormwater conveyance between Arcadia Court and Highfields Road.
- The site is serviced by Council's reticulated water supply and stormwater drainage infrastructure; refer to **Figure 4**. The site is also serviced by on-site effluent disposal infrastructure and reticulated electricity and telecommunications supply networks.

**FIGURE 4 - CONTOUR AND INFRASTRUCTURE MAPPING**



**Figure 4** confirms that the site experiences a decline in land elevation between the south-west and north-east boundaries of the site. The figure also illustrates the locations of Council's reticulated water supply and stormwater networks in relation to the site.

The features of the site are illustrated in **Photographs 1-2**.



**PHOTOGRAPH 1** - View of the site from Highfields Road.



**PHOTOGRAPH 2** - View of the site from Arcadia Court.

## 2.3 SURROUNDING LAND USE

### 2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by residential land uses. The scale and character of the built form in the locality is of a predominately low-rise residential character.

### 2.3.2 ADJOINING PROPERTIES

The nature and character of land use on surrounding properties may be summarised as follows:

- Land to the **north-east** of the site, located at 36-38 Highfields Road, comprises three (3) residential premises, including two (2) standard and one (1) hatchet lot, each containing a Dwelling House and ancillary structures.

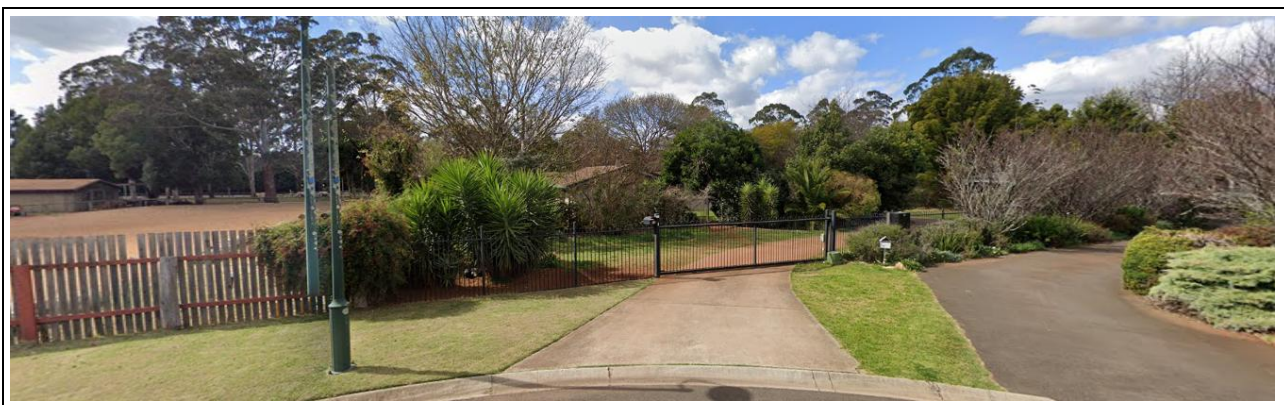


**PHOTOGRAPH 3** - View of the residential premises to the north of the site from Highfields Road.

- Land to the **south-east** of the site, located at 41 Highfields Road and 15 Arcadia Court, comprises two (2) residential premises, each containing a Dwelling House and ancillary structures.



**PHOTOGRAPH 4** - View of the residential premises located at 41 Highfields Road from Highfields Road.



**PHOTOGRAPH 5** - View of the residential premises located at 15 Arcadia Court from Arcadia Court.

- Land to the **south-west** of the site, located at 12 Arcadia Court, comprises a residential premises containing a Dwelling House and ancillary structures.



**PHOTOGRAPH 6** - View of the residential premises to the south-west of the site from Arcadia Court.

- Land to the **north-west** of the site, located at 1-7 Andersson Court, comprises four (4) residential premises, each containing a Dwelling House and ancillary structures.



**PHOTOGRAPH 7** - View of the residential premises to the west of the site from Andersson Court.

## 2.4 CURRENT DEVELOPMENT APPROVALS

The site does not currently benefit for any existing Development Permits as publicly available on Council's website.

### 3.0 PROPOSAL

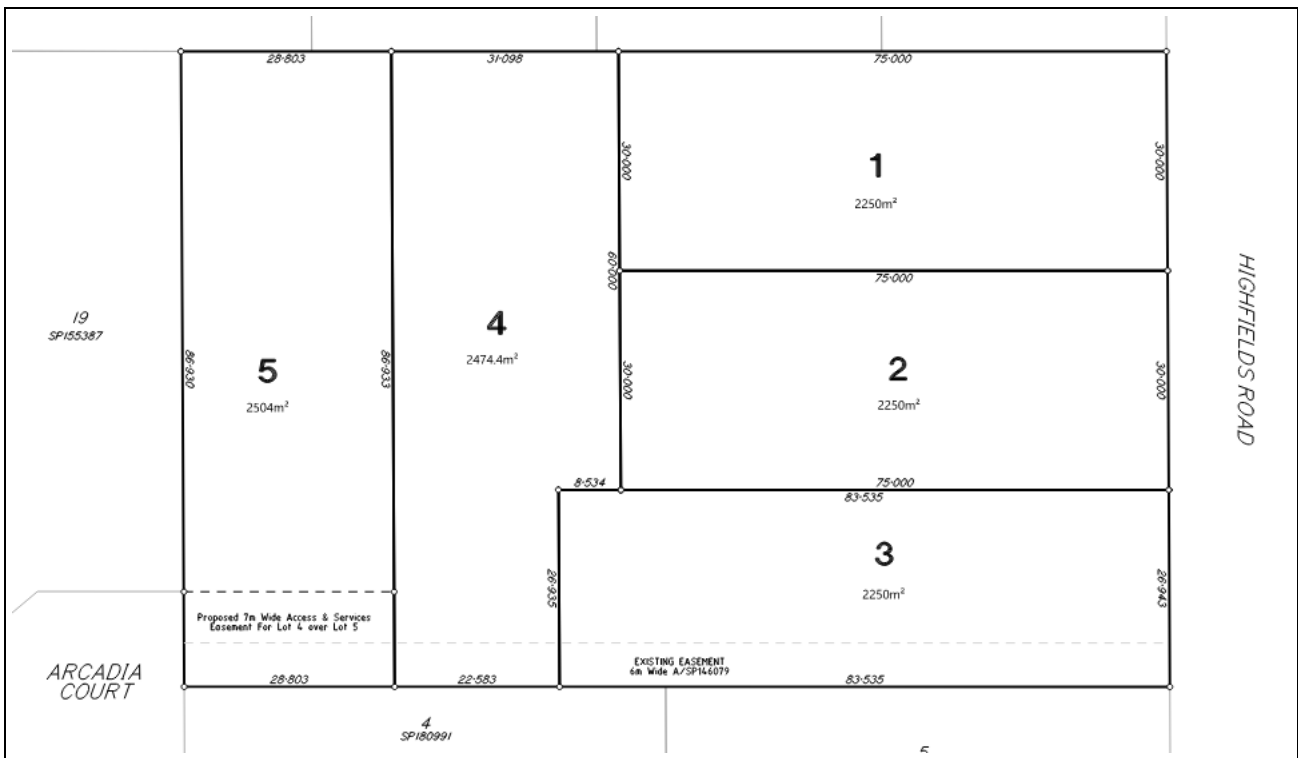
This Development Application seeks approval for a Development Permit for Reconfiguring a Lot - Subdivision (1 into 5 Lots) and Access Easement on the site.

The proposed development involves the subdivision of one (1) lot for the purpose of creating five (5) new large residential lots, consisting of four (4) standard lots and one (1) hatchet lot. The proposed lots will range in size from 2,250m<sup>2</sup> to 2,504m<sup>2</sup>, with an average lot size of approximately 2,345.68m<sup>2</sup>. The proposed lots will have varying frontage/width dimensions ranging from 13.03m (Lot 5) to 30.0m (Lots 1-2).

The proposed development also involves the creation of a new Access Easement, providing access to Lot 4 from Arcadia Court. The Access Easement will facilitate a shared driveway servicing Lots 4 and 5. The proposed easement will be 7.0m wide and will occupy an area of approximately 201.621m<sup>2</sup>. Easement A SP146079 is an existing 6.0m wide easement for stormwater purposes which will be retained as part of this development.

The proposed lot dimensions and configuration will be generally in accordance with the Proposal Plan, Drawing 26024 5001 002-B, Sheet 2 of 3, Revision B, prepared by Sunrise Surveying, dated 3 June 2026, attached at **Appendix C** and reproduced as **Figure 5**.

**FIGURE 5 - PROPOSED SITE PLAN**



Proposed Lots 1-3 will obtain access from Highfields Road, with Lot 1 utilising the existing crossover and Lots 1 and 2 utilising new crossovers to be constructed as part of any future Dwelling Houses. Proposed Lots 4 and 5 will obtain access from Arcadia Court via a new shared driveway located within the proposed Access Easement. The proposed new driveway will be constructed as part of this development, generally in accordance with the Driveway Plan, prepared by Kehoe Myers Consulting Engineers and attached at **Appendix D**.

The proposed lots have been designed to ensure that they are of a sufficient size and dimensions to allow for on-site manoeuvring and parking of vehicles associated with their future intended land uses.

All proposed lots will be connected to Council's reticulated water supply and stormwater drainage networks, and electrical and telecommunications supply infrastructure. The existing Dwelling House on proposed Lot 4 will retain connections to the existing on-site effluent disposal system which will be contained entirely within proposed Lot 4. All other proposed lots will be serviced by on-site effluent disposal systems to be designed and installed as part of the future construction of the Dwelling Houses. Reference is made to the Engineering Infrastructure Report, prepared by Kehoe Myers Consulting Engineers and attached at **Appendix E**.

## 4.0 PLANNING FRAMEWORK

### 4.1 THE PLANNING ACT 2016

The purpose of the *Planning Act 2016* (PA) is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

The proposed development involves creating lots by subdividing another lot and creating an easement giving access to a lot from a constructed road and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016* (**the Act**). A Development Permit for Reconfiguring a Lot must be obtained prior to the endorsement and registration of the plan of survey. Assessment against the *Toowoomba Regional Planning Scheme 2012* indicates that this development application is Impact Assessable in accordance with Section 45(5) of the Act.

### 4.2 STATE PLANNING POLICY

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, the Assessment Manager, in considering an Impact Assessable Development Application, must assess the application in respect of the State Planning Policy.

The *State Planning Policy July 2017 (SPP)* commenced on 3 July 2017 and replaces *State Planning Policy April 2016*. The SPP expresses the state's interests in land use planning and development and promotes these interests through plan making and development decisions of state and local government. The SPP applies, to the extent relevant, when:

- making or amending a local planning instrument;
- designating premises for infrastructure;
- making or amending a regional plan;
- development assessment by local government, if its planning scheme has not yet appropriately integrated the relevant SPP state interests policies; and
- an assessment manager or referral agency other than local government is assessing a development application.

The SPP addresses seventeen (17) state interests categorised under the following themes:

- (i) Liveable communities and housing.
- (ii) Economic growth.
- (iii) Environment and heritage.
- (iv) Safety and Resilience to Hazards.
- (v) Infrastructure.

A state interest is defined under Schedule 2 of the *Planning Act 2016* (the Act):

- (a) an interest that the Minister considers affects an economic or environmental interest of the State or a part of the State; or
- (b) an interest that the Minister considers affects the interest of ensuring this Act's purpose is achieved.

The proposed development has been assessed against the state interests included under *Part E: State Interest Policies and Assessment Benchmarks* of the SPP as follows:

#### 4.2.1 STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

Part E of the SPP contains state interest policies and where relevant, the assessment benchmarks for each state interest. The assessment benchmarks for each relevant state interest are listed below. For each of these state interests, Part E of the SPP advises when the assessment benchmarks apply and if so, what matters the application must be assessed against, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.

Part 2 of the *Toowoomba Regional Planning Scheme 2012* identifies the State interests under the State Planning Policy that have been integrated into the Planning Scheme. In this instance, the *Toowoomba Regional Planning Scheme 2012* confirms that some of the State interests relevant to the Toowoomba Regional Council region have been appropriately incorporated into the Planning Scheme.

The Planning Scheme incorporates the following State interests:

- Safety and Resilience to Hazards (Those parts relating to Flood Hazard)

Accordingly, where the proposed development achieves compliance with the assessment benchmarks of the Planning Scheme, the development is considered to comply with the provisions of the State Planning Policy as it relates to the above State interests. The development is therefore also required to be assessed against the assessment benchmarks under the State Planning Policy for the relevant State interests not integrated into the Planning Scheme. An assessment of each of the relevant State interests is provided below.

##### 1. Liveable Communities

These provisions apply to a development application in an urban area involving premises that is, or will be, accessed by common private title, for a material change of use or reconfiguring a lot where the application involves buildings (attached or detached) that are not covered by other legislation or planning provisions mandating fire hydrants.

Where these circumstances apply, the development:

- (i) ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently;
- (ii) road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied; and
- (iii) fire hydrants are suitably identified so that fire services can locate them at all hours.

In this instance, the proposed development does not involve any of the above circumstances, and accordingly, these provisions are not relevant to the assessment of this application.

##### 2. Mining and Extractive Resources

These provisions relate to the following developments:

- (1) Reconfiguring a Lot within a Key Resource Area (**KRA**);
- (2) A Material Change of Use within the resource/processing area of a KRA or the separation area for the resource/processing area of a KRA; or
- (3) A Material Change of Use within the transport route separation area of a KRA that will result in an increase in the number of people working or residing in the transport route separation area.

In this instance, the proposed development does not involve any of the above circumstances, and accordingly, these provisions are not relevant to the assessment of this application.

### 3. Water Quality

These provisions relate to the following matters of state interest:

- (1) Receiving waters - including development applications for:
  - (a) a material change of use for urban purposes that involves a land area of 2,500m<sup>2</sup> or greater that will result in:
    - (i) an impervious area greater than 25% of the net developable area; or
    - (ii) six or more dwellings; or
  - (b) reconfiguring a lot for urban purposes that involves a land area 2,500m<sup>2</sup> or greater and will result in six or more lots; or
  - (c) operational works for urban purposes that disturb 2,500m<sup>2</sup> or greater of land area.
- (2) For water supply buffer areas – a development application located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: (i) material change of use activities listed in Part E of the SPP, or (ii) reconfiguring a lot to create five or more additional lots where one or more lots are less than 16ha and any of the created lots rely on on-site wastewater treatment.

In this instance the proposed development involves a Reconfiguring a Lot on land with an area greater than 2,500m<sup>2</sup>, however does not involve the creation of six (6) or more lots intended for urban purposes. Accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

### 4. Natural Hazards, Risk and Resilience

These provisions relate to development applications for a material change of use, reconfiguring a lot or operational work on land within:

- (i) a flood hazard area;
- (ii) a bushfire hazard area;
- (iii) a landslide hazard area,
- (iv) storm tide inundation areas; and
- (v) erosion prone area.

In this instance, the site is identified as containing land within the Potential Impact Buffer for Bushfire Hazard. The site is located opposite Highfields Road from the identified Bushfire Hazard Areas, with these areas having previously been developed. Accordingly, the proposed development is not considered to result in an adverse impact to the safety of people or property as a result of Bushfire Hazard and therefore, will not adversely affect matters associated with this State interest.

### 5. Strategic Airports and Aviation Facilities

These provisions relate to development applications that involve land located within a local government area that contains/impacted by a strategic airport identified in the SPP Part E, Table 2, or an aviation facility identified in Appendix 2 of the *strategic airports and aviation facilities guidance material* and involve:

- (i) a material change of use of premises that will result in work encroaching into the operational airspace of a strategic airport, or on land within the light restriction zone, lighting area buffer or the wildlife hazard buffer zone of a strategic airport, ~~or~~ results in work encroaching into the building restricted area of an aviation facility; or
- (ii) a material change of use or reconfiguring a lot where any part of the land is within the 20ANEF contour or greater, or the public safety area of a strategic airport; or

- (iii) building work not associated with a material change of use that will result in work intruding into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility; or
- (iv) operational work not associated with a material change of use where any work or associated activity will intrude into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility.

Where these circumstances apply, the development application is assessed against the strategic airports and aviation facilities assessment benchmarks listed under the SPP.

In this instance, the site is not impacted by a Strategic Airport. Accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

The proposal has been assessed to comply with all applicable matters of state interest included in the State Planning Policy.

### 4.3 STATE REFERRAL AGENCIES

Section 54 of the *Planning Act 2016* and Section 22 and Schedule 10 of the *Planning Regulation 2017 (the Regulation)* are of relevance for the purposes of determining applicable referral agencies and their jurisdiction in terms of being advice or concurrence agencies as well as the relevant assessment benchmarks that are to be addressed.

The State Assessment and Referral Agency (**SARA**), established under the auspices of the Department of State Development, Infrastructure and Planning (**DSDIP**) is the assessment manager or referral agency for development applications where the State has a jurisdiction pursuant to Schedule 8 or 10 of the Regulation. Schedule 10 regulates when applications are referrable. In accordance with Schedule 8, DSDIP will not be the assessment manager for this development application. The SDAP components of the overall development will be addressed by DSDIP as part of the application referral process.

**TABLE 1 - REFERRAL TRIGGER ASSESSMENT**

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally relevant activities	No	An approval for an ERA is not sought.
Part 6	Fisheries	No	The proposed development is not associated with: <ul style="list-style-type: none"> <li>• aquaculture; or</li> <li>• the removal, destruction or damage of marine plants; or</li> <li>• the constructing or raising of waterway barrier works; and</li> <li>• is not within a declared fish habitat area.</li> </ul>

Part	Application Involving	Applicable	Comment
Part 7	Hazardous chemical facilities	No	The proposed development is not for a hazardous chemical facility.
Part 8	Heritage places	No	The proposed development is not associated with a locally listed place. In addition, the site is not associated with, nor does it adjoin a property on the Queensland heritage register.
Part 9	Infrastructure-related	No	The following relates to infrastructure-related referrals: <ul style="list-style-type: none"> <li>• The proposed development does not exceed the thresholds identified at Schedule 20.</li> <li>• The site is not associated with a designated premises.</li> <li>• The site is not located within 25m of a State transport corridor.</li> <li>• The site is not located adjacent to a local road that intersects with a State controlled road.</li> <li>• The site is not identified as a future State-controlled road.</li> <li>• The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network.</li> <li>• The site is not located within 100m of an electricity substation.</li> <li>• The site is not associated with an easement for oil, gas or electricity infrastructure.</li> <li>• The site is not in proximity to a State controlled transport tunnel (both existing and/or future).</li> </ul>
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot under the Land Title Act which is identified as referable development.
Part 15	SEQ Development area	No	The site is not located within an SEQ development area.
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	No	The site is not located within the SEQ regional landscape and rural production area or the SEQ rural living area.
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.
Part 16A	Southport Spit	No	The site is not located in the Southport Spit.
Part 16B	SEQ Northern Inter-Urban Break	No	The site is not located within the identified SEQ Northern Inter-Urban Break area.

Part	Application Involving	Applicable	Comment
Part 17	Tidal works or work in a coastal management district	No	The proposed development does not involve tidal works or works within a coastal management district.
Part 18	Urban design	No	The proposed development does not involve an increase in GFA that is greater than 25,000m <sup>2</sup> .
Part 19	Water-related development	No	The proposed development does not involve: <ul style="list-style-type: none"> <li>the taking or interfering of water; or</li> <li>removing quarry material from a watercourse or lake; or</li> <li>relates to a dam; or</li> <li>the construction of a levee.</li> </ul>
Part 20	Wetland protection area	No	The site is not identified as being within a wetland protection area.
Part 21	Wind farms	No	The proposed development does not involve a wind farm

The above assessment of the referral triggers under the *Planning Regulation 2017* confirms that the proposed development will not trigger referral in this instance.

#### 4.4 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (**SDAP**) provide assessment benchmarks for the assessment of development applications where the chief executive administering the *Planning Act 2016 (the Act)* is the assessment manager or a referral agency. The chief executive through the State Assessment and Referral Agency (**SARA**) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The SDAP applies throughout the State and contains the matters of State interest the chief executive may have regard to when assessing/deciding a development application as either the assessment manager or referral agency.

The SDAP contains criteria for assessment within State Codes to clarify when the State is to be involved in the assessment of an application and the specific matters of State interest that apply. The SDAP is a specific assessment benchmark that a development must be assessed against as prescribed under the Regulation. In this instance, the proposed development does not trigger assessment against State Codes.

#### 4.5 REGIONAL PLAN(S)

The site is located within the Toowoomba Urban Extent and therefore the provisions of the South East Queensland and Darling Downs Regional Plans apply in accordance with the provisions of the *Planning Regulation 2017*. An assessment of the development against the regional plan provisions is provided below.

##### 4.5.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

The *South-East Queensland Regional Plan 2023 (ShapingSEQ 2023)* provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living. *ShapingSEQ 2023* informs local planning across the region's twelve (12) local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and liveable region.

*ShapingSEQ 2023* seeks to set a clear direction for the region through a series of Regional Priorities. These priorities are implemented through identified outcomes and strategies and sub-regional directions. These Regional Priorities are:

- A sustainable growth pattern;
- More homes, faster – supply, diversity and affordability;
- More social and affordable homes;
- Well-designed communities;
- Integrating land use and infrastructure;
- New economic opportunities and jobs;
- A sufficient pipeline of industrial land;
- Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations;
- Regional approach to natural hazards; and
- Better biodiversity outcomes for growth areas.

*ShapingSEQ* defines the desired future settlement pattern that aims to use land more efficiently, while protecting the values important to the community. The regional growth pattern designates land in SEQ in one of three regional land use classifications:

- Urban Footprint;
- Rural Living Area; or
- Regional Landscape and Rural Production Area.

The SEQ regulatory provisions ensure that land use planning and development throughout the region support *ShapingSEQ 2023*'s desired regional growth pattern, goals, elements and strategies.

Under the settlement pattern identified in *ShapingSEQ 2023*, the site has been included within the **Urban Footprint**.

The Urban Footprint identifies land sufficient to provide for the region's urban development needs over the life of the plan. The area includes land intended to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open space.

The proposed development involves Subdivision (1 into 5 Lots) and Access Easement in an area suitable for such purposes. Accordingly, the application complies with the provisions of *ShapingSEQ 2023*.

#### **4.5.2 DARLING DOWNS REGIONAL PLAN**

The Darling Downs Regional Plan was adopted on 14 October 2013 and covers the local authority areas of Balonne Shire Council and the Regional Councils of Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The policies contained in the regional plan contribute towards the protection of strategic areas of priority agricultural land use from potentially incompatible resource activities and seek to maximise opportunities for co-existence of resources and agricultural land use.

The regional plan also safeguards areas required for the growth of towns in the regions through the establishment of Priority Living Areas while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

The site is located within the City of Toowoomba which is identified as Restricted Area (RA) 384 under Appendix 2 of the Regional Plan. This designation reflects the boundaries of the SEQ Regional Plan referred to under section 4.5.1 above. The development satisfies the requirements of the SEQ Regional Plan and accordingly will not compromise the outcomes sought under the Darling Downs Regional Plan.

## 4.6 TOWOOMBA REGIONAL PLANNING SCHEME 2012

### 4.6.1 INTRODUCTION

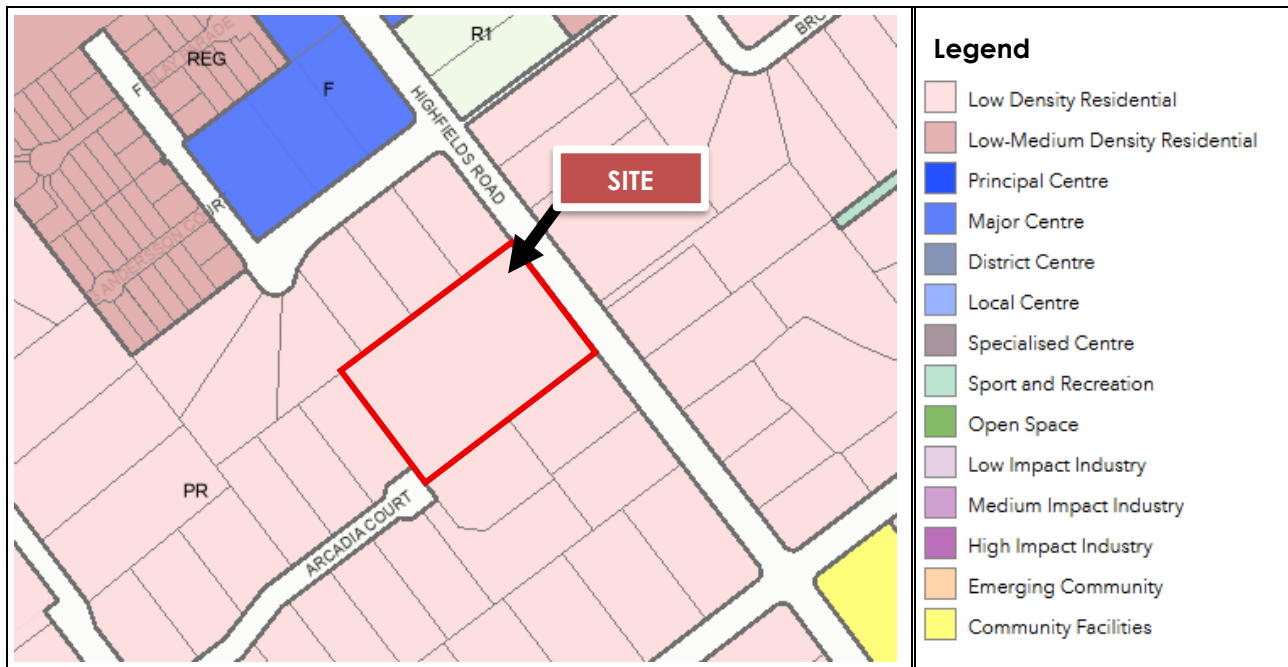
Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, an Impact Assessable Development Application must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the *Toowoomba Regional Planning Scheme 2012*. A summary of the assessment of the proposal against the provisions of this instrument is outlined below.

### 4.6.2 ZONING

Under the *Toowoomba Regional Planning Scheme 2012*, the region is divided into twenty (20) land use zones. Certain zones are further divided into precincts for the purposes of conveying preferred land use intent or in order to assign assessment status to individual uses.

The site is predominately located within the **Low Density Residential Zone (Park Residential Precinct)**. The zoning of the site and surrounding locality is illustrated in **Figure 6**.

**FIGURE 6 - ZONING MAPPING**



Under the assessment table for Reconfiguring a Lot at Table 5.6:1 of the *Toowoomba Regional Planning Scheme 2012*, a Subdivision (1 into 5 Lots) and Access Easement within the Low Density Residential Zone (Park Residential Precinct) is identified as **Impact Assessable** development where involving the creation of a Hatchet Lot.

### 4.6.3 HIGHFIELDS, MERINGANDAN, MERINGANDAN WEST LOCAL PLAN AREA

In addition to land use zones and precincts, the *Toowoomba Regional Planning Scheme 2012* also includes Local Area Plans to regulate development in specific sections of the planning scheme area. In this instance, the site is located in the Highfields, Meringandan and Meringandan West Local Plan Area.

Under the assessment table for the Highfields, Meringandan, Meringandan West Local Plan Area at Table 5.9:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot for a Subdivision (1 into 5 Lots) and Access Easement does not change, however triggers assessment against the Highfields, Meringandan and Meringandan West Local Plan Code.

### 4.6.4 OVERLAY MAPPING

The Planning Scheme includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay maps also identify those lands subject to assessment against specific area codes. In this instance, the subject land is impacted the following three (3) overlays:

- Airport Environs Overlay;
- Flood Hazard Overlay; and
- Water Resource Catchments Overlay.

The applicability of these overlays is illustrated in **Figures 7-9**.

**FIGURE 7 - AIRPORT ENVIRONS OVERLAY MAPPING**



**Figure 7** confirms that the site is impacted by the Airport Environs Overlay. In particular, the site is located within the 13km Wildlife Hazard Buffer Area of the Toowoomba Airport. Under the overlay assessment tables at Table 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot does not change, however, triggers assessment against the Airport Environs Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.4.

FIGURE 8 - FLOOD HAZARD OVERLAY MAPPING

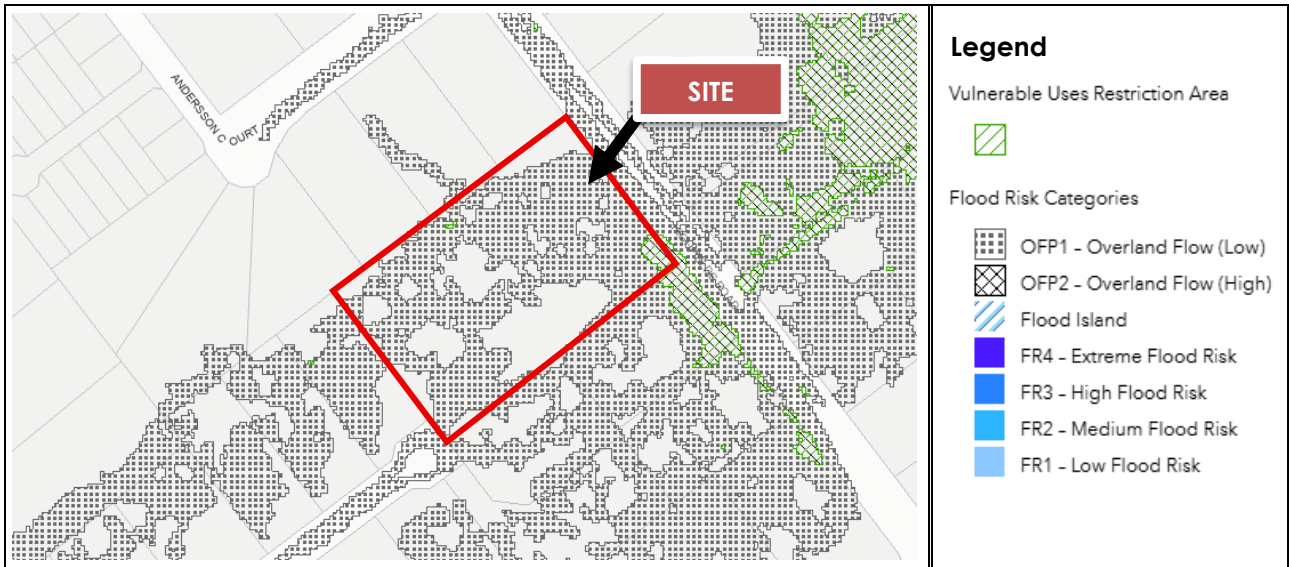


Figure 8 confirms that the site is impacted by Overland Flow (Low) and Vulnerable Uses Restriction Areas under the Flood Hazard Overlay. Under the overlay assessment tables at Table 5.10:1 of the Toowoomba Regional Planning Scheme 2012, the level of assessment for a Reconfiguring a Lot does not change, however, triggers assessment against the Flood Hazard Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.4.

FIGURE 9 - WATER RESOURCE CATCHMENTS OVERLAY MAPPING

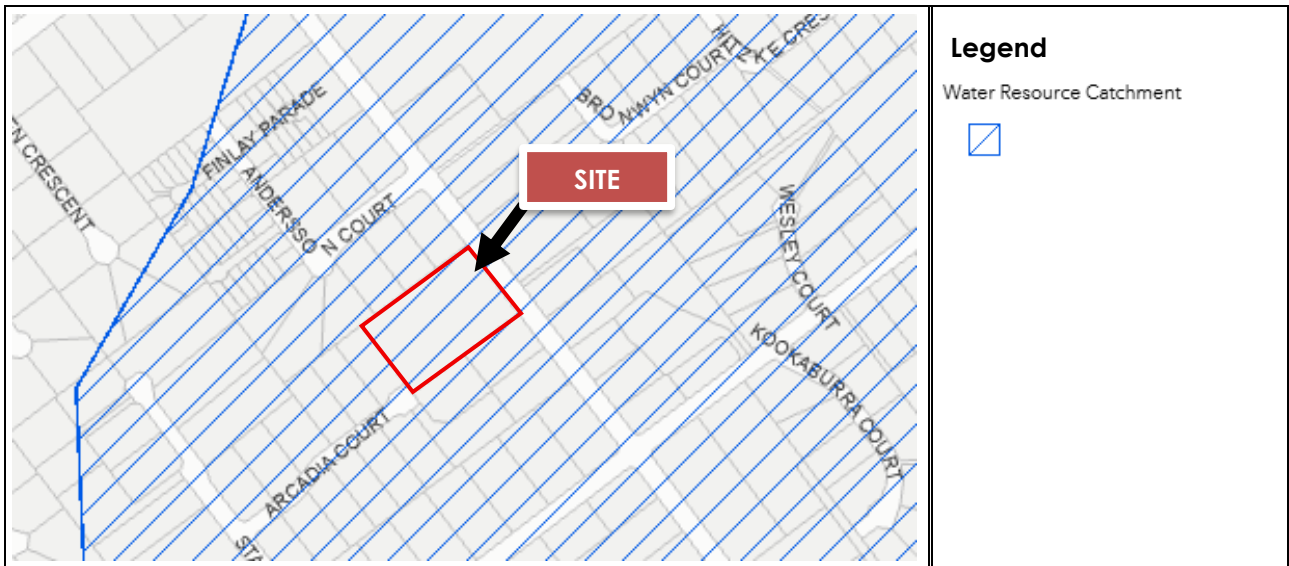


Figure 9 confirms that the site is located within a Water Resource Catchment Area. Under the overlay assessment tables at Table 5.10:1 of the Toowoomba Regional Planning Scheme 2012, the level of assessment for a Reconfiguring a Lot does not change, however, triggers assessment against the Water Resource Catchments Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.4.

## 4.7 ASSESSMENT BENCHMARKS

As identified in section 4.7, this Development Application is subject to Impact Assessment and therefore requires assessment against the following provisions of the *Toowoomba Regional Planning Scheme 2012*.

- Strategic Framework; refer to section 4.7.1
- Overall Outcomes – Low Density Residential Zone (Park Residential Precinct); refer to section 4.7.2
- Highfields, Meringandan, Meringandan West Local Plan Area; refer to section 4.7.3
- Applicable Codes; refer to section 4.7.4

### 4.7.1 STRATEGIC FRAMEWORK

Part 3 of the *Toowoomba Regional Planning Scheme 2012* provides the Strategic Framework that sets the policy direction for the planning scheme and forms the basis for ensuring development occurs at appropriate locations within the planning scheme area. The structure of the Strategic Framework comprises:

- seven (7) themes supported by strategic outcomes;
- elements that further refine the strategic outcomes sought; and
- specific outcomes and land use strategies for each of the elements.

The development has been assessed against the applicable provisions of the Strategic Framework and a summary of this assessment is provided in the table attached at **Appendix A**. An assessment of the proposal against the provisions of the Strategic Framework indicates the proposal complies with the integrated policy direction sought for the planning scheme area and will not compromise the relevant strategic outcomes/elements sought for the individual themes.

### 4.7.2 OVERALL OUTCOMES – LOW DENSITY RESIDENTIAL ZONE (PARK RESIDENTIAL PRECINCT)

Section 6.2.1.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Low Density Residential Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Low Density Residential Zone and Park Residential Precinct as detailed in **Table 2**.

**TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES**

Overall Outcome	Response
(a) the provision of detached dwelling houses as the primary form of housing within the zone and dual occupancy as a secondary form of housing, on a range of lot sizes greater than 500m <sup>2</sup> ;	<b>Complies:</b> The proposed development will result in lot sizes greater than 500m <sup>2</sup> to accommodate the existing dwelling house and future single detached dwelling houses.
(b) medium density forms of residential development are supported within greenfield areas in this zone where within walking distance of a local, district or major centre providing a wide range of goods, services and facilities, including provision of goods and services to meet daily convenience needs or where adjacent or opposite a district or regional park offering a high level of residential amenity.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve medium density development.

Overall Outcome	Response
(c) retirement villages are established in the Low Density Residential Zone only where they are designed to achieve a transition in scale and density from one that is consistent with the surrounding area to a more dense form consistent with a typical retirement village;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve a retirement village.
(d) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve dual occupancy development.
(e) lot reconfiguration within greenfield areas in the zone achieves a minimum dwelling yield of 15 dwellings per hectare;	<b>N/A:</b> The proposed development is not in a greenfield area.
(f) new hatchet lots are not created within this zone and existing hatchet lots are occupied by a single dwelling house only	<b>Performance Solution:</b> Existing development within the surrounding area has impacted the potential to extend Arcadia Court through to Highfields Road and limits the potential access to the site. Accordingly, a hatchet lot is required to achieve the density and lot size envisaged within the zone and is considered appropriate in this instance.
(g) development provides for an efficient land-use pattern and is well connected to other parts of the local government area;	<b>Complies:</b> The proposed development involves a logical and consistent extension of the land-use pattern in the area.
(h) development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;	<b>Complies:</b> The proposed development will utilise existing pedestrian infrastructure along the north-eastern side of Highfields Road.
(i) small scale short-term accommodation occurs only on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and in proximity to existing development of a similar nature, in buildings of a scale that is consistent with the surrounding residential area, all car parking needs can be met on site, and the use does not detract from the residential amenity of the area.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve short-term accommodation.
(j) Development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve introduction of incompatible land uses.
(k) development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level;	<b>Complies:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work. The proposed development involves a residential subdivision that will maintain the low density of the area.

Overall Outcome	Response
(l) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;	<b>Complies:</b> The proposed development will utilise existing pedestrian infrastructure along the north-eastern side of Highfields Road.
(m) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;	<b>Complies:</b> The proposed development has access to all appropriate infrastructure including reticulated water, stormwater, telecommunications and electricity networks. Additionally, the proposed lots have been designed to ensure they are of an appropriate size and configuration to ensure the existing and future dwellings can be appropriately serviced by on-site effluent disposal infrastructure.
(n) non-residential uses occur only where such uses: <ul style="list-style-type: none"> <li>(i) primarily function to directly support the day to day convenience needs of the immediate local residential community;</li> <li>(ii) provide a local community or limited business function, and include: <ul style="list-style-type: none"> <li>a) Child care centre.</li> <li>b) Club.</li> <li>c) Community care centre.</li> <li>d) Community use.</li> <li>e) Educational establishment.</li> <li>f) Emergency services</li> <li>g) The following uses only where reuse of an existing building used for an existing business activity: <ul style="list-style-type: none"> <li>i. Food and drink outlet</li> <li>ii. Shop (only convenience).</li> <li>iii. Health care services.</li> <li>iv. Place of worship.</li> <li>v. Sales office.</li> <li>vi. Veterinary services.</li> </ul> </li> </ul> </li> </ul>	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.
(o) non-residential uses only occur within the zone where they: <ul style="list-style-type: none"> <li>(i) are accessible to the immediate local residential community they serve;</li> <li>(ii) are located on land with direct access to a road at the distributor, sub - arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;</li> <li>(iii) have a built form that is compatible with surrounding residential character and amenity, including: <ul style="list-style-type: none"> <li>a) reuse of existing non -residential premises or</li> <li>b) extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form</li> </ul> </li> </ul>	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.

Overall Outcome	Response
<p>intent of the zone and compatible with existing streetscape character;</p> <p>(iv) do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;</p> <p>(v) ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.</p>	
<p>(p) Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management.</p>	<p><b>Complies:</b> The proposed development has been designed to respond to the physical features of the site.</p>
<p>(q) Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.</p>	<p><b>N/A:</b> The proposed development is not within 250m of land within the Medium Impact Industry Zone.</p>
<p><b>Clifford Park Stables Precinct</b></p>	
<p>(a) animal keeping in the form of commercial stables is established in conjunction with a dwelling house on the same site, which provides for on site management of the stables;</p>	<p><b>N/A:</b> The proposed development is not in the Clifford Park Stables Precinct.</p>
<p>(b) while acknowledging that the precinct will experience noise and odour associated with well managed training stables, the potential for excessive impact on residential amenity is minimised in new development;</p>	<p><b>N/A:</b> The proposed development is not in the Clifford Park Stables Precinct.</p>
<p>(c) residential development in the Clifford Park stables precinct is not intensified by way of dual occupancies, multiple dwellings or creation of lots less than 1,200m<sup>2</sup>, in order to limit conflict between stable development and neighbouring residential uses and to maximise opportunities for stables to establish in proximity to the racecourse.</p>	<p><b>N/A:</b> The proposed development is not in the Clifford Park Stables Precinct.</p>

Overall Outcome	Response
<b>Park Residential Precinct</b>	
(a) land in this precinct accommodates dwelling houses in a very low density setting, with lots greater than 2,250m <sup>2</sup> ;	<b>N/A:</b> The proposed development is not in the Park Residential Precinct.
(b) development does not require access to wastewater and lots remain sufficiently large to enable on-site treatment and disposal of effluent;	<b>N/A:</b> The proposed development is not in the Park Residential Precinct.
(d) non-residential uses are not located in this precinct; and	<b>N/A:</b> The proposed development is not in the Park Residential Precinct.
(e) where sewerage is to be provided higher density development may occur.	<b>N/A:</b> The proposed development is not in the Park Residential Precinct.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Low Density Residential Zone (Park Residential Precinct).

#### 4.7.3 HIGHFIELDS, MERINGANDAN, MERINGANDAN WEST LOCAL PLAN AREA

Section 7.2.1.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the intent for development within the Highfields, Meringandan and Meringandan West Local Plan Area through the collective identified of a series of overall outcomes. The proposed development generally complies with the intent of the Local Area Plan as detailed in **Table 3**.

**TABLE 3 - ASSESSMENT OF LOCAL PLAN OVERALL OUTCOMES**

Overall Outcome	Response
(a) an inter-urban break ensures that Highfields remains a physically discrete settlement from Toowoomba City;	<b>N/A:</b> The proposed development is not located within the inter-urban break between Highfields and Toowoomba.
(b) development reinforces a local character for Highfields that is unique from the character of Toowoomba City and surrounding townships. Established areas of Highfields are characterised by predominantly low density housing. Newer neighbourhoods in northern Highfields will increasingly comprise greater housing diversity and at higher densities. Neighbourhoods are focussed around a town centre comprising development of greater density and mix of uses than surrounding areas, and established within a variety of urban layouts;	<b>Complies:</b> The proposed development results in lots that are consistent with the existing low density residential character in the surrounding area.
(c) development consolidates the Highfields town centre as the focal point of the Highfields District;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot for a residential subdivision and is not in the Highfields Town Centre.
(d) development of the Highfields town centre is well planned, vibrant, active and integrated with surrounding neighbourhoods;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot for a residential subdivision and is not in the Highfields Town Centre.

Overall Outcome	Response
(e) substantial additional retail development is provided in the Highfields town centre and not at Highfields Plaza;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot for a residential subdivision and is not in the Highfields Town Centre.
(f) residential expansion predominantly occurs to the north and north-west of the Highfields town centre;	<b>N/A:</b> The proposed development involves infill development and does not involve expansion.
(g) residential developments are formed as part of neighbourhoods or create new neighbourhoods with identifiable and vibrant centres;	<b>N/A:</b> The proposed development does not result in the creation of new neighbourhoods.
(h) housing of a higher density than other residential areas are encouraged within a walkable catchment of centres, generally a five minute walk or 400 - 500 metres;	<b>N/A:</b> The proposed development is for Reconfiguring a Lot for a low density residential subdivision and does not involve high density housing.
(i) development is predominantly located on the western side of the New England Highway to avoid fragmentation. New commercial and retail development is concentrated in the Highfields town centre or identified centres that service local catchment needs. Tourist related activities that do not adversely affect residential amenity or undermine the centres policy may be considered where adjacent to existing non-residential uses;	<b>Complies:</b> The subject site is located on the western side of the New England Highway within the existing Highfields locality. It does not involve commercial, retail or tourism-related development.
(j) an integrated public transport system provides convenient connections throughout Highfields with good, efficient connections to Toowoomba City, Oakey and other key destinations in the Region. Development provides efficient and convenient access to public transport stops;	<b>N/A:</b> The proposed development does not involve provision of new public transport stops.
(k) the major road network for Highfields is based on the key corridors of New England Highway, Highfields Road, Woolmer Road, Cawdor Road and Meringandan Road.	<b>N/A:</b> The proposed development does not compromise the major road network.
(l) the minor road network distributes local traffic and provides good connections to reinforce the higher level function of New England Highway, Highfields Road, Woolmer Drive, Cawdor Road and Meringandan Road;	<b>Complies:</b> The proposed development will not generate an inappropriate amount of traffic or compromise existing distribution of traffic on the minor road network.
(m) future road links proposed in the local plan code will improve internal connectivity and complement the existing road network, and establish a road link to the west of Toowoomba;	<b>N/A:</b> The proposed development does not involve the creation of new road links.
(n) development within the Cooby Creek Reservoir catchment does not have an adverse impact on the quantity or quality of inflows.	<b>N/A:</b> The proposed development is not located in the Cooby Creek Reservoir Catchment.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Highfields, Meringandan, Meringandan West Local Plan Area.

#### 4.7.4 APPLICABLE CODES

The codes applicable to the assessment of the proposed development are identified in **Table 5** followed by a summary of the assessment outcomes.

##### TABLE 4 - APPLICABLE CODES

Zone Code(s)
<ul style="list-style-type: none"> <li>Low Density Residential Zone Code An assessment of the proposed development the Overall Outcomes of the Low Density Residential Zone is provided at section 4.7.2, while an assessment against the assessment benchmarks of the code is provided at <b>Appendix B</b>. These assessments confirm that the development complies with the outcomes sought for development within this zone.</li> </ul>
Local Area Plan Codes
<ul style="list-style-type: none"> <li>Highfields, Meringandan, Meringandan West Local Plan Area Code An assessment of the proposed development the Overall Outcomes of the Highfields, Meringandan and Meringandan West Local Plan is provided at section 4.7.3, while an assessment against the assessment benchmarks of the code is provided at <b>Appendix B</b>. These assessments confirm that the development complies with the outcomes sought for development within this zone.</li> </ul>
Overlay Codes
<ul style="list-style-type: none"> <li>Airport Environs Overlay Code An assessment of the proposed development against the Zone Code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</li> <li>Flood Hazard Overlay Code An assessment of the proposed development against the Zone Code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</li> <li>Water Resource Catchments Overlay Code An assessment of the proposed development against the Zone Code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</li> </ul>
Development Codes
<ul style="list-style-type: none"> <li>Reconfiguring a Lot Code An assessment of the proposed development against the Zone Code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</li> </ul>

## 5.0 TECHNICAL ASSESSMENTS

The following technical assessments and documentation have been completed to respond to and/or demonstrate the compliance of the proposal with the applicable standards:

- Engineering Infrastructure Report by Kehoe Myers Consulting Engineers. Refer to **Appendix E**.
- Conceptual Stormwater Management Plan by Kehoe Myers Consulting Engineers. Refer to **Appendix F**.

The above assessments confirm that the proposed development can achieve compliance with the applicable standards and benchmarks.

## 6.0 CONSULTATION

### 6.1 STATUTORY NOTIFICATION

This Development Application is Code Assessable and accordingly is required to be publicly notified under the provisions of the *Planning Act 2016* and its associated regulations. Public notification will be undertaken at the appropriate stage of the assessment process, as set out in the Development Assessment Rules prescribed under the *Planning Regulation 2017*.

### 6.2 PRE-LODGEMENT MEETINGS

The proposed development was not the subject of pre-lodgement discussions.

## 7.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot for Subdivision (1 into 5 Lots) and Access Easement on land at 45 Highfields Road, Highfields. The assessment that has been undertaken has demonstrated the following:

- The proposed development seeks to create five (5) large residential lots with lot sizes greater than 2,250m<sup>2</sup> and accordingly is compliance with the intent of the Low Density Residential Zone and Park Residential Precinct.
- The proposed hatchet lot is considered appropriate and required in this instance to achieve the desired lot sizes and density envisaged within the locality.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.7).
- The technical assessments supporting the application (as detailed in section 6.0) demonstrate that the proposed development will not have an adverse impact on the surrounding locality.

Having regard to the matters and issues raised in this report it is recommended that Council support this Development Application for a Development Permit for Reconfiguring a Lot.

The proposal warrants approval subject to the imposition of reasonable and relevant conditions.

## **APPENDIX A - STRATEGIC FRAMEWORK**

*Toowoomba Regional Planning Scheme 2012*

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
<b>3.3 SETTLEMENT PATTERN</b>		
3.3.1 Strategic Outcomes	<b>Yes</b>	The proposed development involves a subdivision which seeks to create five (5) large residential lots. The proposed lots are consistent with the density and lot size expected within this locality and is subject to Impact Assessment due to the creation of a hatchet lot. Existing development within the area has impacted the potential access to the site and accordingly, a hatchet lot is considered appropriate to achieve the density sought by this area. Accordingly, the development will not adversely impact on the settle pattern of the surrounding locality.
3.3.2 Element – network of towns	No	
3.3.3 Element – compact urban form	No	
3.3.4 Element – suburban neighbourhoods	<b>Yes</b>	The proposed development involves a subdivision and will result in residential lots consistent with the scale and character of the area.
3.3.5 Element – urban neighbourhoods	No	
3.3.6 Element – centres of activity	No	
3.3.7 Element – central business district (CBD)	No	
3.3.8 Element – sustainable urban development	<b>Yes</b>	Refer to the response to 3.3.1
3.3.9 Element – rural landscape	No	
3.3.10 Element – natural places	No	
3.3.11 Element – development constraints	<b>Yes</b>	The proposed subdivision has been designed to ensure it appropriately considers the development constraints on the site and ensures that it does not result in an increased risk to the safety of people or property.
3.3.12 Element – incompatible land uses	No	
<b>3.4 NATURAL ENVIRONMENT</b>		
3.4.1 Strategic Outcomes	No	
3.4.2 Element - protect ecosystems with biodiversity values	No	
3.4.3 Element – waterways, wetlands and aquifers	No	
3.4.4 Element - air quality	No	
3.4.5 Element – climate change	No	

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
3.4.6 Element – environmental offsets	No	
<b>3.5 COMMUNITY IDENTITY AND DIVERSITY</b>		
3.5.1 Strategic Outcomes	<b>Yes</b>	The development maintains the diversity of housing forms for a range of residents by providing additional lots which are consistent with the scale and density of the area and facilitate the future development of Dwelling Houses.
3.5.2 Element – rural community identity	No	
3.5.3 Element – Toowoomba City identity	No	
3.5.4 Element – urban design	No	
3.5.5 Element – community facilities and services	No	
3.5.6 Element – sport and recreation	No	
3.5.7 Element – urban parks and public places	No	
3.5.8 Element – housing diversity and affordability	<b>Yes</b>	Refer to the response to 3.5.1.
3.5.9 Element – cultural diversity and heritage	No	
<b>3.6 NATURAL RESOURCES AND LANDSCAPE</b>		
3.6.1 Strategic Outcomes	No	
3.6.2 Element – scenic amenity	No	
3.6.3 Element – water resources	No	
3.6.4 Element – sustainable production	No	
3.6.5 Element – natural economic resources	No	
3.6.6 Element – stock routes	No	
<b>3.7 ACCESS AND MOBILITY</b>		
3.7.1 Strategic Outcomes	<b>Yes</b>	The proposed development has been designed to ensure that it minimises access to Highfields Road where possible and also utilises a single shared access to Arcadia Court. Reference is made to the Engineering Infrastructure Report attached at <b>Appendix E</b> . Accordingly, the applicant contends that the development will not adversely impact on the safety and operation of the surrounding road network.
3.7.2 Element – integrated transport system	No	

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
3.7.3 Element – active transport	<b>Yes</b>	The proposed development is well-supported by active transport infrastructure including pathways on the opposite side of Highfields Road.
3.7.4 Element – public transport	No	
3.7.5 Element – road network	<b>Yes</b>	Refer to the response to 3.7.1.
<b>3.8 INFRASTRUCTURE AND SERVICES</b>		
3.8.1 Strategic Outcomes	<b>Yes</b>	All proposed lots will maintain their existing connections to Council's infrastructure networks, including reticulated water supply, stormwater drainage and electrical and telecommunications supply networks. The proposed lots are of a suitable size and design to ensure they can appropriately cater for on-site effluent disposal as required. Reference is made to the Engineering Infrastructure Report attached at <b>Appendix E</b> .
3.8.2 Element – coordinated infrastructure planning and delivery	No	
3.8.3 Element – integrating water management and infrastructure	No	
3.8.4 Element – waste water management infrastructure and services	<b>Yes</b>	Refer to the response to 3.8.1.
3.8.5 Element – utility infrastructure and services	<b>Yes</b>	Refer to the response to 3.8.1.
3.8.6 Element – waste management and recycling	No	
<b>3.9 ECONOMIC DEVELOPMENT</b>		
3.9.1 Strategic Outcomes	No	
3.9.2 Element - economic growth	No	
3.9.3 Element – activity centres and employment	No	
3.9.4 Element – creative and knowledge-based industries	No	
3.9.5 Element – tourism	No	

## **APPENDIX B - ASSESSMENT BENCHMARKS**

*Toowoomba Regional Planning Scheme 2012*

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Caretaker's Accommodation</b>		
<p>PO<sub>1</sub> Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe and comfortable for the amenity of residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul>	<p>AO<sub>1.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m;</li> <li>(b) (b) provided with a private landscape and recreation area which:               <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room;</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) where provided as a balcony, verandah or deck has a minimum area of 8m<sup>2</sup> with a minimum dimension of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>1.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve caretaker's accommodation.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve caretaker's accommodation.</p>
<b>Dwelling Unit</b>		
<p>PO<sub>2</sub> Development incorporating a dwelling unit is provided in a manner that:</p> <ul style="list-style-type: none"> <li>(a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments;</li> <li>(b) ensures residents have a high level of safety, security, privacy and amenity;</li> </ul>	<p>AO<sub>2.1</sub> Separate entrances are provided to the dwelling unit and non-residential uses on the same site.</p> <p>AO<sub>2.2</sub> Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.</p> <p>AO<sub>2.3</sub> Dwelling units are readily distinguishable from the non-residential use for emergency service providers.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve a dwelling unit.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and</p> <p>(d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.</p>	<p>AO<sub>2.4</sub> The dwelling unit number is clearly displayed on the unit and letter box.</p> <p>AO<sub>2.5</sub> The dwelling unit is provided with a private landscape and recreation area which:</p> <p>(a) is directly accessible from a habitable room;</p> <p>(b) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</p> <p>(c) if a balcony, a veranda or a deck, has a minimum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</p> <p>AO<sub>2.6</sub> Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by:</p> <p>(a) separation of 9m from a window or activity area of the non-residential use; or</p> <p>(b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.</p>	
<b>Non-residential Uses and building work – Scale of use where involving the reuse of an existing building</b>		
<p>PO<sub>3</sub> The non-residential use is of a small scale and intensity that is compatible with the character of the streetscape and the low density residential built form appearance of the locality.</p>	<p>AO<sub>3.1</sub> The use:</p> <p>(a) is carried out in an existing building;</p> <p>(b) only increases the Gross Floor Area of the existing building by a maximum of 25m<sup>2</sup> and does not reduce existing front or side setbacks;</p> <p>(c) is a single tenancy only;</p> <p>(d) has a maximum gross floor area of 200m<sup>2</sup>;</p> <p>(e) is conducted wholly within an enclosed building; and</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses or new building work.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	(f) does not involve outdoor dining or drive through facility.	
<b>Non-residential Uses and building work – Noise Amenity</b>		
PO <sub>4</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO <sub>4.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses or new building work.
<b>Non-residential Uses and building work – Privacy and Screening</b>		
PO <sub>5</sub> Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO <sub>5.1</sub> A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO <sub>5.2</sub> A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO <sub>5.3</sub> Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses or new building work.
<b>Non-residential Uses and building work – Outdoor Lighting</b>		
PO <sub>6</sub> Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO <sub>6.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO <sub>6.2</sub> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses or new building work.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Utilities and Stormwater</b>		
PO <sub>7</sub> A water supply is provided that is adequate for the current and future needs of the intended use.	AO <sub>7.1</sub> Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .	<b>Complies:</b> The proposed development will maintain existing connections and provide new connections to Council's reticulated water supply infrastructure in accordance with the relevant standards.
PO <sub>8</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO <sub>8.1</sub> Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .	<b>N/A:</b> The site is not located within a wastewater area. The proposed development has been designed to ensure each lot can adequately cater for on-site effluent disposal for the existing and future Dwelling Houses.
PO <sub>9</sub> The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO <sub>9.1</sub> Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	<b>Complies:</b> The proposed development will maintain existing connections and provide new connections to electricity supply infrastructure in accordance with the relevant standards.
PO <sub>10</sub> Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO <sub>10.1</sub> Roof water and impervious surfaces water runoff is collected and discharged in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	<b>Complies:</b> The proposed development and future dwelling houses will involve stormwater collection and discharge in accordance with the relevant requirements; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b> .
<b>Waste Management</b>		
PO <sub>11</sub> Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and	AO <sub>11.1</sub> Refuse container storage areas are provided that: (a) are located behind the building line and screened from public view: (i) in a building, outbuilding or other enclosed structure; (ii) screened by a minimum 1.5 m high solid fence or wall that is surrounded by	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new refuse container storage areas.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(d) able to be kept in a clean state at all times, and waste is captured and discharges to an approved collection point.</p>	<p>minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or;</p> <p>(iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary</p> <p>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</p> <p>(c) are within normal hose length of a hose cock; and</p> <p>(d) are large enough to accommodate at least one (1) standard/sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.</p>	
<p><b>Non-residential uses and building work – Access, on-site car parking and manoeuvring</b></p>		
<p>PO<sub>12</sub> Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and:</p> <p>(a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p> <p>(b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape.</p>	<p>PO<sub>12.1</sub> Where not involving the reuse of an existing premises used for a business activity car parking is provided in accordance with the Transport, Access and Parking Code.</p> <p>PO<sub>12.2</sub> Where involving re-use of premises used for a business activity:</p> <p>(a) There is no reduction in existing or previously approved on-site car parking;</p> <p>(b) There are no alterations to the location of existing or previously approved access</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses or new building work.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.	
<b>Non-residential uses and building work – Landscaping</b>		
PO <sub>13</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO <sub>13.1</sub> Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses or new building work.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work (not associated with a Material Change of Use)**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Non-residential uses - Hours of Operation</b>		
PO <sub>1</sub> Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO <sub>1.1</sub> Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.
<b>Non-residential Uses – Impact on Road Network</b>		
PO <sub>2</sub> Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO <sub>2.1</sub> Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Residential Development</b>		
PO <sub>1</sub> The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.	AO <sub>1.1</sub> Uses which are consistent with the intent of the zone include: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts	<b>Complies:</b> The proposed development for Reconfiguring a Lot and is intended to accommodate existing and future dwelling houses at a scale and intensity consistent with the surrounding locality.
PO <sub>2</sub> The density of accommodation activities in the Clifford Park Stables Precinct is not increased, other than where directly associated with the management of stables on the same site.	No acceptable outcome is nominated.	<b>N/A:</b> The subject site is not located in the Clifford Park Stables Precinct.
PO <sub>3</sub> Short-term accommodation occurs where: (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; (b) adjoining or located on the opposite side of a road to existing Short-term accommodation or other Accommodation activities of a similar scale and density ; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve short term accommodation.
PO <sub>4</sub> Higher density forms of Accommodation activities (i.e. other than caretaker's accommodation, community residence, dwelling house and dual occupancy) are	AO <sub>4.1</sub> The number of dwellings on the site does not exceed one per 500m <sup>2</sup> . AO <sub>4.2</sub> The site has a minimum frontage of 12m.	<b>N/A:</b> The proposed development does not involve high density accommodation activities.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
designed to reflect the residential scale and density of the surrounding area.		
<b>Non-Residential Development</b>		
PO <sub>5</sub> Non-residential uses establish only where they: <ul style="list-style-type: none"> <li>(a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community;</li> <li>(b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network;</li> <li>(c) do not contribute to strip development or expansion of an existing centre;</li> <li>(d) are a of a small scale, and have low intensity operation and employment;</li> <li>(e) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial;</li> <li>(f) do no introduce non-local traffic into a local street;</li> <li>(g) are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape;</li> <li>(h) do not adversely impact the amenity, safety or privacy of nearby residences.</li> </ul>	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential development.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Built Form</b>		
PO <sub>6</sub> Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.	AO <sub>6.1</sub> Buildings have a maximum height of two (2) storeys or 8.5m above ground level.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.
PO <sub>7</sub> Except for Dwelling Houses and Dual Occupancies site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO <sub>7.1</sub> For development up to two (2) storeys site cover does not exceed 50% of the site area.  For development over two (2) storeys no acceptable outcome is nominated.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.
PO <sub>8</sub> Impervious site coverage: (a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand; (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.	AO <sub>8.1</sub> Impervious areas of the site do not exceed 60% of the site area.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.

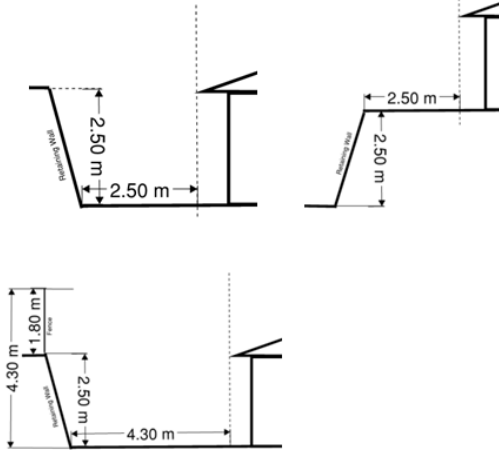
**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>9</sub> The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO<sub>9.1</sub> Where the site has frontage to a collector or local road, buildings are set back from that frontage:</p> <ul style="list-style-type: none"> <li>(a) within 20% of the average front setback of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 4m.</li> </ul> <p>AO<sub>9.2</sub> Where the site has frontage to a road other than a collector or local road:</p> <ul style="list-style-type: none"> <li>(a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code.</li> <li>(b) non-residential buildings are set back from that frontage 6m.</li> </ul> <p>AO<sub>9.3</sub> Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.</p>
<p>PO<sub>10</sub> Side and rear building setbacks:</p> <ul style="list-style-type: none"> <li>(a) enhance the appearance and character of streets and buildings;</li> <li>(b) are appropriate to the scale of the development and the intended low density character of the zone or precinct in which the site is located;</li> <li>(c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>(d) are sufficient to minimise overshadowing and overlooking of adjoining premises;</li> </ul>	<p>AO<sub>10.1</sub> Buildings are set back from a side boundary:</p> <ul style="list-style-type: none"> <li>(a) Ground Floor (up to 3.5m high) – 1.5m; and</li> <li>(b) First floor (up to 7.5m high) – 2m;</li> <li>(c) Above 7.5m – 3m; or</li> <li>(d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.</li> </ul> <p>AO<sub>10.2</sub> Buildings are set back:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 3m from a rear boundary; or</li> </ul>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(e) provide adequate separation and buffering between residential and non-residential premises; and</p> <p>(f) maximise opportunities for landscaping.</p>	<p>(b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.</p>  <p>Figure 1</p> <p>For non-residential development:</p> <p>AO<sub>10.3</sub> Buildings are set back a minimum of 2.5m from a side boundary.</p> <p>AO<sub>10.4</sub> Buildings are set back from a rear boundary whichever is the greater -</p> <p>(a) a minimum of 3m; or.</p>	

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	(b) The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.	
PO <sub>11</sub> The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following: (a) built form; (b) open space; (c) landscaping; (d) the public realm; (e) parking and access; (f) solar access; (g) views and outlook; (h) setbacks; (i) height; (j) scale and bulk; and (k) provision of services	In partial compliance with the performance outcome:  AO <sub>11.1</sub> A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises.  <i>Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.</i>	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.
PO <sub>12</sub> Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:- (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ;	No acceptable outcome is nominated	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work or non-residential uses.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours</p> <p><b>Editor's note</b> – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to):</p> <ul style="list-style-type: none"> <li>• windows are provided in any building façade facing the street or other public and communal space;</li> <li>• awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.</li> </ul>		
<p>PO13 Where appropriate, development facilitates active transport and open space connections through the neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies:</b> The proposed development will utilise existing pedestrian infrastructure along the north-eastern side of Highfields Road.</p>
<p>PO14 The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that:</p> <ul style="list-style-type: none"> <li>(a) any hazards or nuisance to people or property on the site or offsite are avoided;</li> <li>(b) any earthworks are minimised and design alternatives are prioritised over earthworks;</li> <li>(c) natural drainage lines are retained;</li> <li>(d) existing vegetation is retained or replaced;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening a separation to adjoining development.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies:</b> The proposed development has been designed to respond to on-site characteristics by minimising earthworks and retaining vegetation where possible.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Amenity and Safety</b>		
PO <sub>15</sub> Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot intended for existing and future dwelling houses at a low density and accordingly will not compromise residential amenity.
PO <sub>16</sub> Site layout, building design and landscaping facilitates the security of people and property having regard to: (a) opportunities for casual surveillance of and sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation which promote safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	AO <sub>16.1</sub> Setbacks are provided from all boundaries in accordance with acceptable outcome AO <sub>10.2</sub> ; AO <sub>16.2</sub> The development does not introduce lighting which is inconsistent with a residential area; AO <sub>16.3</sub> Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not reduced to less than 3 hours between 9am and 3pm on June 21, or AO <sub>16.4</sub> Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.
PO <sub>17</sub> Development is designed to incorporate graffiti-prevention measures.	AO <sub>17.1</sub> Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.

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**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>18</sub> Development for non-residential uses provides landscaping that:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the zone and character overlay in which the site is located;</li> <li>(b) provides an attractive interface between the use, the streetscape and adjoining residential uses</li> <li>(c) provides and maintains:               <ul style="list-style-type: none"> <li>(i) the privacy and amenity for adjoining residential uses</li> <li>(ii) sight lines and overlooking to public spaces and the street to enable casual surveillance</li> <li>(iii) a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway;</li> <li>(iv) established trees (including street trees) and other significant existing vegetation.</li> </ul> </li> </ul>	<p>AO<sub>18.1</sub> Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.</p>
<p>PO<sub>19</sub> Development for non-residential uses provide car parking and loading and servicing areas that:</p> <ul style="list-style-type: none"> <li>(a) are located to minimise impact on any adjoining residential premises</li> <li>(b) are located behind the building, and hardstand areas do not dominate the streetscape;</li> <li>(c) prioritise the movement and safety of pedestrians along the frontage of the site,</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve non-residential uses.</p>

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**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>and between the street frontage and the entrance to the building;</p> <p>(d) are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses</p>		
<p>PO<sub>20</sub> Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>AO<sub>20.1</sub> The use is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</p> <p><i>Note: Design measure that may assist in achieving the acceptable outcome may include:</i></p> <p>(a) landscaping;</p> <p>(b) setbacks;</p> <p>(c) the orientation of buildings away from the industrial area; and</p> <p>(d) barriers, mounds and fencing; and/or screening.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and is not within 250m of land within the Medium Impact Industry Zone.</p>
<p>PO<sub>21</sub> Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and is not located near a rail corridor.</p>

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**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct</b>		
PO <sub>22</sub> The minimum site area for Animal Keeping (where for stables) is sufficient to: <ul style="list-style-type: none"> <li>(a) meet the needs of the use;</li> <li>(b) accommodate a dwelling house on the same premises; and</li> <li>(c) maintain an overall scale and intensity of development consistent with the character of the local area.</li> </ul>	AO <sub>22.1</sub> The site area for a Animal Keeping (where for stables) is a minimum of 1,200m <sup>2</sup> .	<b>N/A:</b> The proposed development is not in the Clifford Park Stables Precinct.
PO <sub>23</sub> Animal Keeping (where for stables) does not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	AO <sub>23.1</sub> No horse is stabled closer than 15m to a residential building on an adjoining lot. AO <sub>23.2</sub> Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. AO <sub>23.3</sub> Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material. AO <sub>23.4</sub> A person who is responsible for the supervision of the stables is accommodated on the premises at all times. AO <sub>23.5</sub> A minimum 1.8m high solid screen fence is provided on the site along all common boundaries. AO <sub>23.6</sub> Wastes are collected and disposed of daily. AO <sub>23.7</sub> All food/waste holding areas and receptacles are contained and covered. AO <sub>23.8</sub> A health management plan approved by Council identifies potential health and amenity hazards associated with the stables such as vermin and other pests, animal waste, other odour sources and the methods by which these hazards are to be addressed and managed.	<b>N/A:</b> The proposed development is not in the Clifford Park Stables Precinct.

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**Low Density Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>24</sub> Residential development maintains an overall low density, domestic scale and intensity to: (a) maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and (b) limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses.	AO <sub>24</sub> Accommodation activities are limited to Dwelling Houses and Community Residences.	<b>N/A:</b> The proposed development is not in the Clifford Park Stables Precinct.
<b>Development in the Park Residential Precinct</b>		
PO <sub>25</sub> Development does not create lots smaller than 2,250m <sup>2</sup> within the Park Residential Precinct.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is not in the Park Residential Precinct.
PO <sub>26</sub> Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is not in the Park Residential Precinct.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

<b>Performance outcomes</b>			<b>Acceptable outcomes</b>			<b>Compliance summary</b>		
<b>General (applies to all land within the Local Plan area)</b>								
PO <sub>1</sub>	Higher order retailing or commercial development activities only occur within the Highfields Town Centre.	AO <sub>1.1</sub>	Business activities with a Gross Floor Area greater than 1,000m <sup>2</sup> only occur within the Highfields Town Centre.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve a business activity.				
<b>Road Network</b>								
PO <sub>2</sub>	Development maintains and reinforces the integrity of the main road structure formed by the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	AO <sub>2.1</sub>	New roads associated with new development do not assume a greater importance in the road hierarchy for Highfields than the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	<b>Complies:</b> The proposed development does not involve the creation of new roads.				
PO <sub>3</sub>	Development facilitates the establishment of a road connection (distributor or higher) from the intersection of Highfields Road and Polzin Road to Woolmer Road.	No acceptable outcome is nominated.		<b>N/A:</b> The proposed development is not located adjacent to the intersection of Highfields Road and Polzin Road or Woolmer Road.				
PO <sub>4</sub>	Development facilitates the establishment of a western road link (distributor or higher) from the northern section of Highfields Road into Toowoomba.	No acceptable outcome is nominated.		<b>N/A:</b> The proposed development does not involve facilitation of a western road link to Toowoomba.				
<b>Where in the Low-medium Density Residential Zone</b>								
PO <sub>5</sub>	Local centres form a community focal point for new neighbourhoods and comprise a compatible mix of retail, commercial and community uses which provide for daily needs, and may include urban open spaces	No acceptable outcome is nominated.		<b>N/A:</b> The proposed development is not in the Low-Medium Density Residential Zone.				
PO <sub>6</sub>	New local centres are located and distributed to provide a centre within a 400-500m walk for most residents. Centres should be highly accessible to the community it is intended to	AO <sub>6.1</sub>	Centres are generally located in areas indicated on Highfields Local Plan Map (Figure 2);	<b>N/A:</b> The proposed development is not in the Low-Medium Density Residential Zone.				


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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>serve, be located on a higher order road and have appropriate amenity for the successful operation of the centre.</p>	<p>AO<sub>6.2</sub> Alternative locations for centres meet the following criteria:            (a) located at an intersection with a distributor road (as indicated on 'road hierarchy mapping – Schedule 2); and            (b) located a minimum of 800m from the nearest existing centre and/or future centre as indicated on Highfields Local Plan Map (Figure 2).</p>	
<p>PO<sub>7</sub> Housing forms of a higher density than other residential areas are encouraged within the walkable catchment of a centre so as to maximise the number of people living within the catchment.</p>	<p>AO<sub>7.1</sub> Development within 400m of a centre achieves a minimum density of 40 dwellings per hectare (nett).</p>	<p><b>N/A:</b> The proposed development is not in the Low-Medium Density Residential Zone.</p>

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Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>8</sub> An interconnected street network focuses on local centres and has strong links between local centres and the Highfields Town Centre.</p>  <p>Figure 1: Diagram of the neighbourhood unit which is based on a 400m radius, five-minute walk to local centre.</p> <p>Source: Liveable Neighbourhoods – a Western Australian Government sustainable cities initiative</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is not in the Low-Medium Density Residential Zone.</p>
Structure and Built Form – Where in the Highfields Town Centre		
<p>PO<sub>9</sub> Developments that include higher density residential development are located within a convenient and accessible walking distance from the Highfields Town Centre Core Precinct, except where the residential component would conflict with the efficient operation of vehicle-oriented uses such as community facilities, bulky</p>	<p>AO<sub>9.1</sub> Residential development within the Highfields Town Centre (excluding the Highfields Town Centre Frame Precinct) achieves densities of up to 40 dwellings units per hectare (nett).</p> <p>AO<sub>9.2</sub> Residential development does not occur in the Highfields Town Centre Frame Precinct.</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
goods retailing and service industries in the Highfields Town Centre Frame Precinct.		
PO <sub>10</sub> Development is of a density, scale and form that accentuates the dominance of the Highfields town centre.	AO <sub>10.1</sub> Development has a maximum height of: (a) Four (4) storeys in the Highfields Town Centre Core Precinct; (b) Three (3) storeys in the Highfields Town Centre Frame Precinct; and (c) Four (4) storeys in the Highfields Medium Density Residential Precinct.  AO <sub>10.2</sub> Development has a maximum density of 40 dwellings per hectare (nett) in the Highfields Medium Density Residential Precinct.	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.
PO <sub>11</sub> Development in the Highfields town centre supports the creation of 'main street' environments generating pedestrian activity and facilitating active pedestrian focussed street frontages.	AO <sub>11.1</sub> For sites in the Highfields Town Centre Core Precinct: (a) residential accommodation is limited to the floors above the first two (2) levels of a building; and (b) commercial and retail premises are provided in shopfront tenancies at ground level or in upper floors.  AO <sub>11.2</sub> For sites in the Highfields Town Centre Medium Density Residential Precinct non-residential uses occur in shopfront tenancies at ground level only and are associated with residential accommodation at levels above the ground floor.	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.
PO <sub>12</sub> Development is designed to accommodate a mix of activities that: (a) can be interchanged between tenancies without substantial design alterations; (b) are mutually compatible;	AO <sub>12.1</sub> Buildings have floor to ceiling heights generally in accordance with the following: (a) ground level: 3.3m minimum to allow for commercial and/or retail uses; and (b) all other floors: 3m minimum.	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(c) allow for a range of densities and housing types; and</li> <li>(d) provide for the daily convenience needs of customers.</li> </ul>		
<p>PO<sub>13</sub> Buildings are designed to:</p> <ul style="list-style-type: none"> <li>(a) achieve distinction between various elements and levels;</li> <li>(b) relate to the human scale, particularly at interfaces to public streets and communal/semi-public spaces; and</li> <li>(c) screen carparking, service areas, building plant and other components and activities that have the potential to adversely impact on amenity.</li> </ul>	<p>AO<sub>13.1</sub> Buildings over two (2) storeys have distinct street level and upper level elements with distinctions between elements achieved through varied setbacks and/or variations in building materials, colours, and textures at the threshold between the elements.</p> <p>AO<sub>13.2</sub> Development in the Highfields Town Centre Core Precinct fronting a 'Main Street' are built to the front boundary at street level and set back at upper level.</p> <p>AO<sub>13.3</sub> Development in the Highfields Town Centre Core Precinct integrates car parking areas within or beneath buildings so that carparking areas are screened from view from pedestrian thoroughfares.</p> <p>AO<sub>13.4</sub> Development in the Highfields Town Centre Frame Precinct integrates carparking areas and structures so that:</p> <ul style="list-style-type: none"> <li>(a) car parking areas are located within, behind or beneath buildings so that they are screened from view from pedestrian thoroughfares; and</li> <li>(b) carparking areas are consolidated and accessed from shared driveways.</li> </ul> <p>AO<sub>13.5</sub> Services, structures and mechanical plant (including individual air conditioning equipment for dwelling units) are visually integrated into the</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>design and finish of the building or effectively screened from view.</p> <p>AO<sub>13.6</sub> Roofs include pitches, gables, skillions or other articulated styles, and include other articulated features such as parapets, where in the Highfields Town Centre Core Precinct and Highfields Town Centre Frame Precinct.</p>	
<p>PO<sub>14</sub> Ground storeys with frontages to public open spaces incorporate open and active uses that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants).</p>	<p>AO<sub>14.1</sub> Development in locations identified as having 'Active Frontages' on Figure 2d – Highfields Town Centre Precinct - Pedestrian/Cyclist Network, incorporate one or more of the following uses at ground floor level:</p> <ul style="list-style-type: none"> <li>(a) community use;</li> <li>(b) educational establishment;</li> <li>(c) food and drink outlet;</li> <li>(d) health care services;</li> <li>(e) service industry;</li> <li>(f) shop;</li> <li>(g) showroom; and</li> <li>(h) veterinary services.</li> </ul> <p>AO<sub>14.2</sub> Entrances to buildings address the street or public space to which the building has frontage.</p> <p>AO<sub>14.3</sub> Where buildings are located on a corner site, the main entrance faces the principal street or the corner.</p> <p>AO<sub>14.4</sub> Clear windows are provided at ground storey and grille or translucent security screens (where provided) are used rather than solid shutters, screens or roller-doors.</p> <p>AO<sub>14.5</sub> Buildings which front a street or public open space incorporate shops or food and drink outlets.</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>15</sub> Patterns of lots, urban spaces, buildings and uses:</p> <ul style="list-style-type: none"> <li>(a) facilitate convenient pedestrian and vehicular access;</li> <li>(b) provide clear, safe and convenient connections to existing streets, public transport routes and paths for pedestrians and cyclists;</li> <li>(c) provide for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces;</li> <li>(d) maintain visual links to important views or key features of the Highfields town centre (indicated as placemaking features on Figure 2a – Highfields Town Centre Precinct - Key Features); and</li> <li>(e) provide for buildings facing streets and public open spaces that have their entries visible, clearly recognisable and accessible from the street or public space.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>
<b>Major Design Features – Where in the Highfields Town Centre</b>		
<p>PO<sub>16</sub> The 'Town Square' is:</p> <ul style="list-style-type: none"> <li>(a) the pre-eminent civic space and community focal point for the Highfields District. It is generally located central to the Highfields Town Centre Core Precinct and fronting part of O'Brien Road (the 'Main Street');</li> </ul>	<p>AO<sub>16.1</sub> The area of the Town Square is at least 7,500m<sup>2</sup> with a frontage of at least 80m to the 'Main Street'. Refer to Figure 2b – Highfields Town Centre Precinct - Key Features for indicative location of the 'Town Square'.</p> <p>AO<sub>16.2</sub> The land required for the Town Square is surveyed and transferred to Council as part of the first development approval for any</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>(b) an urban open space that provides an appropriate balance of urban outdoor spaces and green space areas within the Highfields Town Centre Core Precinct. It is flanked by buildings with uses such as restaurants and cafes and positioned between the anchor stores and associated commercial tenancies located on either side of the 'Main Street';</p> <p>(c) a functional public space provided with landscape treatments and passive recreational opportunities such as street furniture, shade trees, ground covers, shade structures, water features and other physical embellishments. It is available for managed use by the community for social functions, informal gatherings and other passive usage of the civic space. In this regard, the area for the 'Town Square' is dedicated to Council for public ownership; and</p> <p>(d) convenient pedestrian and cycle access connections enable movement of people to and from the 'Town Square' and 'Main Street', to other parts of the Highfields Town Centre Core Precinct and beyond.</p>	<p>assessable development (material change of use or reconfiguring a lot) that includes the land identified as containing the Town Square on Figure 2b – Highfields Town Centre Precinct - Key Features.</p>	
<p>PO<sub>17</sub> The 'Main Street' is the main retail, business and entertainment spine of the Local Plan area. It comprises a diverse mix of business activities to service the higher order retail and commercial needs of the community, with significant developments provided in appropriate locations so as not to be visually dominant and</p>	<p>AO<sub>17.1</sub> Buildings fronting the 'Main Street' have articulated and textured façades. The design incorporates a low proportion of solid massing and an open appearance by using two or more elements such as:</p> <p>(a) colonnades;</p> <p>(b) awnings;</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>to reinforce the intent and function of the Highfields Town Centre Core Precinct.</p>	<ul style="list-style-type: none"> <li>(c) balconies;</li> <li>(d) eaves;</li> <li>(e) recesses; and/or</li> <li>(f) windows.</li> </ul> <p>AO<sub>17.2</sub> Blank, unarticulated walls longer than 10m are not provided on the 'Main Street'. Articulation of frontages can be achieved through the use of:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>(b) variations in the treatment and patterning of windows, sun protection devices, or other elements of a façade;</li> <li>(c) elements of a finer scale than the main structural framing; and</li> <li>(d) murals or artworks.</li> </ul>	
<p>PO<sub>18</sub> The 'Main Street' is a shared, low vehicle speed street for pedestrians, cyclists and vehicles. It has generous footpath widths, a high standard of soft and hard landscape treatments. Footpaths are covered by street tree canopies and building awnings providing shade for pedestrians. A vibrant and active street-front is displayed.</p>	<p>AO<sub>18.1</sub> Development that fronts the 'Main Street', located as shown on Figure 2b – Highfields Town Centre Precinct - Key Features, is constructed to Council development standards including:</p> <ul style="list-style-type: none"> <li>(a) 30m wide ultimate road reserve;</li> <li>(b) single carriageway lane in each direction;</li> <li>(c) 5m road reserve dedication (per fronting lot);</li> <li>(d) 5m wide paved footpath;</li> <li>(e) 2m on road cycle lanes in each direction;</li> <li>(f) minimum 3m width, over footpath awning;</li> <li>(g) kerbside perpendicular or angled parking;</li> <li>(h) street tree plantings in footpath and/or parking spaces;</li> <li>(i) street furniture;</li> <li>(j) low speed environment;</li> </ul>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	(k) intersection and streetscape treatments that act as gateway/'Main Street' entry points; and (l) minimise through traffic.  <i>Note: Refer to Figures 3(a) to (3)e for Illustrations of the Highfields Main Street.</i>	
PO <sub>19</sub> Anchor stores or large shopping centre developments are not visually prominent in terms of building bulk or developed on standalone sites surrounded by extensive areas of bitumen carparking.	AO <sub>19.1</sub> Anchor stores and large shopping centre developments are located generally in accordance with Figure 2b – Highfields Town Centre Precinct - Key Features.  AO <sub>19.2</sub> Anchor stores and other higher order developments are 'sleeved' behind smaller shop front premises.	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.
PO <sub>20</sub> Public spaces, including the Town Square and Main Street, and major activity generators, such as anchor stores, are effectively integrated into the movement system and provide for the needs of intended users.	AO <sub>20.1</sub> Pedestrian connections provide direct pedestrian thoroughfares linking anchor stores and other significant facilities and destination points (as identified as placemaking features on Figure 2b).  AO <sub>20.2</sub> In the Highfields Town Centre Core Precinct, pedestrian arcades or other thoroughfares are provided, are a minimum of 6m wide, provide a direct line of sight to a major pedestrian destination (including anchor stores and the Town Square), and are not indirect or terminate in dead ends.  AO <sub>20.3</sub> Public spaces associated with development incorporate seating and other street furniture.	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.
PO <sub>21</sub> Pedestrian pathways are: (a) comfortable and safe to use; (b) adequately sheltered from excessive sunlight and inclement weather; and	AO <sub>21.1</sub> Awnings are provided on street frontages and/or above pedestrian thoroughfares to a minimum width of 3m (or to match the width of the adjoining footpath or pedestrian thoroughfare) within the Highfields Town Centre	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
(c) provided to give convenient and legible access to car parking areas.	<p>Core and Highfields Town Centre Frame Precincts.</p> <p>AO<sub>21.2</sub> Hard landscape and paving treatments are durable, low maintenance, avoid glare and reflection, and are non-slip.</p> <p>AO<sub>21.3</sub> Specific pedestrian routes are provided and are clearly marked in accordance with Figure 2d – Highfields Town Centre Precinct - Pedestrian/Cyclist Network.</p>	
PO <sub>22</sub> The 'public realm' – outdoor spaces both on public and private property in which the public frequent – are well defined and are designed and managed to encourage regular and casual usage with unrestricted access.	<p>AO<sub>22.1</sub> Development in the Highfields Town Centre Core Precinct incorporates:</p> <p>(a) open space areas and small informal spaces adjacent to the street, where pedestrian thoroughfares meet and where there are opportunities for rest stops, meeting places and other vantage points; and</p> <p>(b) outdoor pedestrian orientated commercial areas that are integrated with pedestrian thoroughfares and open spaces such as street corner cafes, al-fresco restaurants, market style shops.</p>	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.
<b>Landscaping – Where in the Highfields Town Centre</b>		
PO <sub>23</sub> Landscaping enhances the quality of buildings, urban spaces and significant pedestrian and cycle pathways without unduly restricting opportunities for casual surveillance.	AO <sub>23.1</sub> Trees and other vegetation provide shade and visual interest yet do not impede casual surveillance of the street, by providing trees and other vegetation along footpaths and other open spaces where between a building and the street, at heights of between 0.6m and 2m above ground level at maturity.	<b>N/A:</b> The proposed development is not in the Highfields Town Centre.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>24</sub> Street furniture is provided and meets the needs of likely users and contributes to the desired character and landscaping theme of the centre and includes, but is not limited to, seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting.</p>	<p>AO<sub>24.1</sub> Development in the Highfields Town Centre Core Precinct incorporates the provision of street furniture and landscape works where the scale of the development exceeds:</p> <ul style="list-style-type: none"> <li>(a) for mixed use development including residential uses: 25 dwellings/hectare (nett);</li> <li>(b) for Shops and Shopping Centres, over 1,000m<sup>2</sup> GFA;</li> <li>(c) offices over 500m<sup>2</sup> GFA;</li> <li>(d) short-term accommodation over 1,000m<sup>2</sup> GFA.</li> </ul> <p>AO<sub>24.2</sub> Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape.</p> <p>AO<sub>24.3</sub> Incorporation of street furniture and landscape works is provided in accordance with a streetscape planting design manual, relevant planning scheme policy or in the absence of these as per an agreement between the Council and the developer of the land use for the reasonable provision of streetscape works that enable the intent of the Precinct to be achieved.</p> <p>AO<sub>24.4</sub> Bicycle parking facilities are provided in accordance with the Austroads Guide to Traffic Management – Part 11: Parking (Section 7.8.5), and are designed to meet AS 2890.3-1993.</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>
<p>PO<sub>25</sub> Street trees and landscaping treatment contribute to the character, amenity, utility and safety of public and semi-public thoroughfares</p>	<p>AO<sub>25.1</sub> Street trees are provided along footpaths, in public open spaces and in carparks, consistent with the requirements of the Landscaping Code.</p>	<p><b>N/A:</b> The proposed development is not in the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>and spaces. Premises are attractively landscaped to fulfil the function, location, use and setting relevant to the premises. Landscaping is integrated with the built form to create focal points in appropriate locations.</p>	<p>AO<sub>25.2</sub> Lighting is located consistent with the Works Code.</p> <p>AO<sub>25.3</sub> Soft landscaping (vegetation, planting and the like) and hard landscaping (paving, retaining walls and the like) is provided on premises, in the following forms:</p> <ul style="list-style-type: none"> <li>(a) trees, low planting and hard landscaping are provided along street frontages or access ways, for a minimum width of 3m;</li> <li>(b) shade trees are provided in car parks at a rate of one (1) tree per six (6) spaces;</li> <li>(c) a landscaped buffer strip is provided between the business and commercial use and any adjacent residential uses at ground level, which:               <ul style="list-style-type: none"> <li>(i) has a minimum width of 3m;</li> <li>(ii) is planted with a variety of screening trees and shrubs (species selected appropriate to the task and scale of development to be screened from view); and</li> <li>(iii) incorporates solid fencing or walls of at least 1.8m in height where acoustic attenuation is required;</li> </ul> </li> <li>(d) roof-top planting is to soften the appearance of buildings and provide visual amenity, especially for residential mixed use buildings; and</li> <li>(e) planting is integrated with the design of any multi-level car parking structures.</li> </ul> <p>AO<sub>25.4</sub> For mixed use development incorporating residential uses and/or office uses, the provision</p>	

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	of landscaped area(s) at ground level is not less than 10% of the site area.	
<b>Parking and Servicing</b>		
PO <sub>26</sub> Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by refuse collection vehicles.	AO <sub>26.1</sub> Centralised refuse storage areas are: (a) located at least 5m from any street frontage or any other boundary; (b) of hardstand construction; and (c) convenient to access.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new centralised refuse storage areas.
PO <sub>27</sub> Parking areas, servicing and access are designed and located: (a) to ensure no parking, servicing and access area, or structures are a dominant visual element on the site on which it is developed, or the streetscape; (b) to allow multiple developments to utilise common carparking areas; (c) to service the needs of all users of the development; and (d) to avoid pedestrian, cyclist and vehicular conflict.  <i>Note: Vehicle movement networks are indicated in Figure 2c – Highfields Town Centre Precinct - Vehicle Movement.</i>	AO <sub>27.1</sub> Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape through: (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; or (c) shared driveways where reciprocal access and shared carparking and access arrangements are in place, as relevant.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve carparking or service areas. The proposed development will involve vehicle access designed in accordance with the relevant standards to minimise conflicts with pedestrians and cyclists.
PO <sub>28</sub> Access driveways are located where they will not detract from the active frontages of the Precinct, impact on the overall streetscape appearance or the character and amenity of public spaces and will not unduly intrude upon pedestrian use of footpaths.	AO <sub>28.1</sub> Vehicular driveway access for carparks, refuse service and loading dock facilities of the development is not provided to developments from the 'Main Street' or other streets identified in Figure 2d- Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	AO <sub>28.2</sub> Loading and service bays are located at the rear of the premises or where appropriate below ground level and accessed by streets that are not identified in Figure 2d- Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	
<b>Residential Amenity</b>		
PO <sub>29</sub> Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO <sub>29.1</sub> Development is to ensure that: <ul style="list-style-type: none"> <li>(a) Habitable rooms or private open space of a dwelling are separated by at least 9m; or</li> <li>(b) Outlook from windows, balconies, and terraces is screened where a direct view is available into a habitable room or private open space of a dwelling; or</li> <li>(c) Windows have translucent glazing or sill heights of at least 1.7m where within 9m of a habitable room or private open space of a dwelling.</li> </ul> AO <sub>29.2</sub> Where screening is used, it: <ul style="list-style-type: none"> <li>(a) is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and</li> <li>(b) is permanent and fixed, and designed to blend in with the development.</li> </ul>	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.  <b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.
PO <sub>30</sub> Mixed use development incorporating residential uses provides reasonable standards of identity, privacy and security for residents and their visitors.	AO <sub>30.1</sub> Pedestrian entries are prominent when viewed from the street, are clearly defined, signposted, and well lit for safety.  AO <sub>30.2</sub> Entries to the residential component of a mixed use development are clearly separated from non-residential entrances.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve mixed use development.  <b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve mixed use development.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO<sub>30.3</sub> Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and separate from non-residential building users.</p> <p>AO<sub>30.4</sub> Development fronting streets, open space areas and dwellings:</p> <ul style="list-style-type: none"> <li>(a) provides vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards;</li> <li>(b) locates site service facilities and refuse storage/collection areas away from residential dwelling units, and away from the frontage to a public street or park in a manner that would result in bins being directly visible from those public spaces;</li> <li>(c) limits service vehicle loading/unloading to between 7:00 am and 6:00 pm; and</li> <li>(d) designs and locates ventilation and mechanical plant that does not direct noise and odours toward nearby dwelling units.</li> </ul>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve mixed use development.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve mixed use development.</p>
<p>PO<sub>31</sub> Development that includes a residential component is provided with private open space which:</p> <ul style="list-style-type: none"> <li>(a) facilitates active use by residents;</li> <li>(b) has adequate privacy;</li> <li>(c) has access to direct sunlight; and</li> <li>(d) has convenient access from a main living area.</li> </ul>	<p>AO<sub>31.1</sub> Landscape design allows for shading and sunlight to communal areas, privacy buffers between dwelling units and assists in providing microclimatic control.</p> <p>AO<sub>31.2</sub> A minimum of 20% of the site is provided as landscape and recreation spaces each with a minimum dimension of 3m.</p> <p>AO<sub>31.3</sub> Development includes a screened area within or outside of the building envelope for storing refuse bins.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve mixed use development or new building work. It is noted that the subject site benefits from existing landscaped areas and mature trees.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Height of Buildings and Other Structures</b>		
<p>PO<sub>1</sub> The height of buildings or other structures does not affect the operational efficiency of the Toowoomba Airport or Oakey Army Aviation Centre or create a hazard to the safe navigation of aircraft using the airport.</p>	<p>AO<sub>1.1</sub> Buildings and other structures in areas adjacent to the Toowoomba Airport do not penetrate the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.</p> <p>AO<sub>1.2</sub> Buildings or other structures (including private forestry plantations) in areas adjacent to the Oakey Army Aviation Centre shown on the Airport Environs Overlay maps do not exceed the following heights:            (a) Area A – 0m;            (b) Area B – 7.5m;            (c) Area C – 15m;            (d) Area D – 45m; and            (e) Area F – 90m.</p> <p>AO<sub>1.3</sub> Any cranes or other equipment used during the construction do not exceed the heights set out in AO<sub>1.1</sub> or AO<sub>1.2</sub>.</p>	<p><b>N/A:</b> The proposed development is not adjacent to the Toowoomba Airport.</p> <p><b>N/A:</b> The proposed development is not adjacent to the Oakey Army Aviation Centre.</p> <p><b>N/A:</b> The proposed development is not adjacent to the Toowoomba Airport or Oakey Army Aviation Centre.</p>
<b>Acoustic Amenity</b>		
<p>PO<sub>2</sub> Development is appropriately located and designed to prevent adverse impacts from aircraft noise in accordance with Australian Standards AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.</p>	<p>AO<sub>2.1</sub> Premises are not developed for:            (a) dwelling house, multiple dwelling, dual occupancy, retirement facility, tourist park, hospital, health care services, relocatable home park, community residence, child care centre, educational establishment, residential care facility, resort complex, rooming accommodation or rural worker's</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and is not located in the ANEF Contour.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>accommodation on land within the 25 or higher ANEF contour;</p> <p>(b) short term accommodation, community use, hotel, place of worship, rooming accommodation or theatre, on land within the 30 or higher ANEF contour;</p> <p>(c) business activities or commercial uses on land within the 35 or higher ANEF contour.</p>	
<p>PO<sub>3</sub> Development for:</p> <p>(a) caretaker's accommodation, community residence, dwelling house, dwelling unit, multiple dwelling, dual occupancy, child care centre, retirement facility, tourist park, educational establishment, hospital, health care services, rooming accommodation, relocatable home park, residential care facility, resort complex or rural worker's accommodation on land situated between the 20 and 25 ANEF contours;</p> <p>(b) short term accommodation, club, community uses, hotel, place of worship or theatre, on land situated between the 20 and 30 ANEF contours; or</p> <p>(c) business activities or commercial uses on land situated between the 20 and 35 ANEF contours;</p> <p>incorporates effective noise attenuation measures which meet Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion – Building Siting and Construction and Australian Standard AS2107 – Acoustics – Recommended</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and is not located in the ANEF Contour.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
design sound levels and reverberation times for building interiors.		
<b>Lighting and Emission Hazards</b>		
PO <sub>4</sub> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airports by way of: <ul style="list-style-type: none"> <li>(a) introducing reflective surfaces, very bright lighting, or lighting similar to aerodrome lighting, which can distract or confuse aircraft pilots;</li> <li>(b) interfering with navigation or communication facilities; or</li> <li>(c) emissions that may effect pilot visibility or aircraft operations.</li> </ul>	AO <sub>4.1</sub> Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve: <ul style="list-style-type: none"> <li>(a) lighting that shines light above the horizontal;</li> <li>(b) coloured or flashing lights;</li> <li>(c) sodium lights; or</li> <li>(d) flare plumes.</li> </ul> AO <sub>4.2</sub> Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve configurations of lights in straight parallel lines 500m to 1,000m long.  AO <sub>4.3</sub> Roofs of buildings within the airport dangerous light area shown on Airport Environs Overlay maps are of a non-reflective colour or material.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and is not located in the airport dangerous light area.
PO <sub>5</sub> Development and operational activities do not generate emissions within the airport obstacle limitation surface shown on the Airport Environs Overlay maps that may affect pilot visibility or aircraft operation by way of: <ul style="list-style-type: none"> <li>(a) gas plumes;</li> <li>(b) particulate emissions (e.g. dust or smoke); or</li> <li>(c) electromagnetic field radiations.</li> </ul>	In partial fulfilment of the performance outcome: AO <sub>5.1</sub> Any cleared vegetation is mulched or removed from the site and not burnt on-site.  AO <sub>5.2</sub> Any gas plumes do not have peak vertical velocities of more than 4.3m/sec and/or oxygen content of less than 50% of ambient levels.	<b>Complies:</b> Any vegetation cleared from the subject site will be mulched or removed from the site.  <b>N/A:</b> The proposed development does not involve activities that generate gas plumes.

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**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Development within the Public Safety Area</b>		
<p>PO<sub>6</sub> Development does not introduce or intensify uses within the public safety area shown on the Airport Environs Overlay maps which are likely to increase risks to public safety.</p>	<p>AO<sub>6.1</sub> Premises within the Public Safety Area are not developed for:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities;</li> <li>(b) uses that attract large numbers of people (e.g. business, community or industrial activities involving large numbers of workers or customers such as shopping centres, child care centres, health care services, major sport, recreation and entertainment facility, place of worship or club);</li> <li>(c) institutional uses (e.g. educational establishment, hospital or detention facility);</li> <li>(d) uses involving the manufacture or depot storage of hazardous materials (e.g. fuel, lubricants and other flammable materials, chemical, explosives, and poisonous or noxious gases); and</li> <li>(e) utility installations being transport terminals.</li> </ul>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and is not located in the Public Safety Area.</p>
<b>Potential Wildlife Hazards</b>		
<p>PO<sub>7</sub> The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of attracting wildlife to the area which could cause or contribute to bird-strike hazard.</p>	<p>AO<sub>7.1</sub> The following uses are not located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps:</p> <ul style="list-style-type: none"> <li>(a) animal keeping (being a bird sanctuary or fauna reserve);</li> <li>(b) aquaculture;</li> <li>(c) cropping (being fruit cropping or turf farming);</li> <li>(d) intensive animal industries (being a piggery or feedlot);</li> </ul>	<p><b>N/A:</b> The proposed development is not within the 3km Wildlife Hazard Buffer Zone.</p>

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**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>(e) special industries (being an abattoir or food processing plant); and</p> <p>(f) commercial fish processing.</p> <p>AO7.2 The following uses are located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered:</p> <p>(a) animal keeping (being a riding school, the keeping, handling and racing of horses or stables);</p> <p>(b) community use (being show grounds);</p> <p>(c) outdoor sport and recreation (being a drive in theatre); and</p> <p>(d) food and drink outlet (being a drive-through facility).</p> <p>AO7.3 The following uses are located between the 3km and 8km Wildlife Hazard Buffer Zones shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered:</p> <p>(a) animal keeping (being a bird sanctuary or fauna reserve);</p> <p>(b) aquaculture;</p> <p>(c) cropping (being fruit cropping or turf farming);</p> <p>(d) intensive animal industries (being a piggery or feedlot);</p> <p>(e) special industries (being an abattoir or food processing plant); and</p> <p>(f) commercial fish processing.</p>	<p><b>N/A:</b> The proposed development is not within the 3km Wildlife Hazard Buffer Zone.</p> <p><b>N/A:</b> The proposed development is not within the 3km or 8km Wildlife Hazard Buffer Zone.</p>

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**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO7.4 Utility installations (being waste facilities that involve the disposal of putrescible waste) only establish within the 13km Wildlife Hazard Buffer zone shown on the Airport Environs Overlay Maps.</p> <p>AO7.5 Landscaping does not include species that at maturity would intersect the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve a Utility Installation.</p> <p><b>Complies:</b> The proposed development does not involve landscaping that would intersect the Airport Obstacle Limitation Surface.</p>
<b>Transient Aviation Activities</b>		
<p>PO<sub>8</sub> Development does not adversely impact on the operational airspace of the Toowoomba Airport or Oakey Army Aviation Centre.</p>	<p>AO<sub>8.1</sub> Development that includes activities involving transient intrusions such as parachuting, hot-air ballooning or hang gliding are not located within the operational airspace shown on the Airport Environs Overlay maps.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve transient intrusions.</p>

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**Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Development in Flood islands only</b>		
PO <sub>1</sub> Development involving a vulnerable use is not located in a flood island area.  Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO <sub>1.1</sub> Vulnerable uses are not located within a flood island area.	<b>N/A:</b> The proposed development is not located in a flood island area.
<b>Material change of use (Home based business only)</b>		
PO <sub>2</sub> Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events.	AO <sub>2.1</sub> Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area.  AO <sub>2.2</sub> Materials stored on site: (a) are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.  Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve a home based business.
<b>Rearrangement of Boundaries</b>		
PO <sub>3</sub> Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.	AO <sub>3.1</sub> Development ensures there is sufficient area outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area to accommodate the intended use(s).	<b>N/A:</b> The proposed development is for Reconfiguring a Lot for a subdivision and does not involve rearrangement of boundaries.

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**Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO<sub>3.2</sub> Development ensures that building envelopes are located in an area other than the FR4 and FR3 flood risk areas and the OFF2 (high) overland flow path area.</p> <p>AO<sub>3.3</sub> Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot for a subdivision and does not involve rearrangement of boundaries.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot for a subdivision and does not involve rearrangement of boundaries.</p>
<b>Resilient Built Form (all other development, including Dwelling house and Dual Occupancy)</b>		
<p>PO<sub>4</sub> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are:</p> <ul style="list-style-type: none"> <li>(a) located to avoid the risk to occupants and minimise the risk of property damage;</li> <li>(b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct;</li> <li>(c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions.</li> </ul> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p>	<p>AO<sub>4.1</sub> Buildings are not located in the FR4 or FR3 flood risk areas. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO<sub>4.2</sub> Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO<sub>4.3</sub> Buildings in a flood risk area:</p> <ul style="list-style-type: none"> <li>(a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions;</li> <li>(b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed</li> </ul>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p>

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**Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>in accordance with the relevant building assessment provisions; and</p> <p>(c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey.</p> <p>Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques.</p> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p> <p>AO4.4 Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p>
<p>PO<sub>5</sub> Development does not worsen flooding on adjacent properties.</p>	<p>AO<sub>5.1</sub> Earthworks in the FR4, FR3, FR2 or FR1 flood risk areas or the OFP1 (low) overland flow path area or OFP2 (high) overland flow path area do not worsen flood flows or drainage on adjacent properties.</p> <p>Note: A report should be provided from an RPEQ certified professional indicating the proposed earthworks will not increase flood flows or drainage upstream or downstream of the proposed development. For the avoidance of doubt, RPEQ certification is not required for development in the FR1 or Balance (mixed) flood risk areas or the OFP1 overland flow area.</p>	<p><b>Complies:</b> The proposed development involves minor earthworks to facilitate the proposed development that will not worsen flooding on adjacent properties; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b>.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Development in Flood islands only</b>		
PO <sub>1</sub> Development involving a vulnerable use is not located in a flood island area.  Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO <sub>1.1</sub> Vulnerable uses are not located within a flood island area.	<b>N/A:</b> The proposed development is not located within a flood island area.
<b>Risk-compatible Land Use</b>		
PO <sub>2</sub> Development is compatible with the level of risk associated with the natural hazard, such that: (a) vulnerable uses are not located in the Vulnerable Uses Restriction Area; (b) all other uses within the: (i) FR4 flood risk area are limited to non-urban uses; (ii) FR3 flood risk area are consistent with the intent of any underlying Flood Management Precinct or otherwise are limited to non-urban uses; (iii) FR2 flood risk area, FR1 flood risk area, Balance (mixed) flood risk area or OFP1 (low) overland flow path area are consistent with the overall outcomes of the relevant zone or any Flood Management Precinct.  Note: Non-urban uses can include Rural activities, sport and recreation activities such as Outdoor sport and recreation or Park, and conservation activities such as Permanent plantation. It does not include tourism activities such as Nature based tourism or Tourist park, or residential activities of any type (including Relocatable home park or Short term accommodation). Building work in the FR4 and FR3 areas should be avoided wherever possible.	No acceptable outcome provided.	<b>Complies:</b> The proposed development involves Reconfiguring a Lot for a residential subdivision consistent with the overall outcomes of the Low Density Residential Zone. The proposed development involves minor earthworks to facilitate the proposed development that will not worsen flooding on adjacent properties; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b> .

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Resilient Built Form</b>		
<p>PO<sub>3</sub> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that it is:</p> <ul style="list-style-type: none"> <li>(a) located to avoid the risk to occupants and minimise the risk of property damage;</li> <li>(b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct;</li> <li>(c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions.</li> </ul> <p>Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p>	<p>AO<sub>3.1</sub> Buildings are not located in the FR4 or FR3 flood risk areas.</p> <p>AO<sub>3.2</sub> Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct.</p> <p>AO<sub>3.3</sub> Buildings in a flood risk area:</p> <ul style="list-style-type: none"> <li>(a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions;</li> <li>(b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions.</li> </ul> <p>Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.</p> <p>AO<sub>3.4</sub> Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.</p>	<p><b>N/A:</b> The proposed development is not located within an FR4 or FR3 flood risk area.</p> <p><b>N/A:</b> The proposed development is not located within a Flood Management Precinct.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p>

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>4</sub> Development ensures that a use which requires an interface with the public realm, (including a commercial or residential use), maintains a functional and attractive relationship with the adjacent street frontage.</p>	<p>AO<sub>4.1</sub> Development for a residential use where pier and pole construction is utilised:            (a) if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey.</p> <p>AO<sub>4.2</sub> Development for a commercial building or structure maintains an active street frontage through:            (a) providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity;            (b) providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street;            (c) urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede flood flow.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve new building work.</p>
<b>Siting of Development for Reconfiguring a Lot</b>		
<p>PO<sub>5</sub> Development siting and layout in a flood risk area responds to flooding potential and maintains personal safety at all times, such that:            (a) subdivision of land occurs consistent with the overall outcomes of any applicable Flood Management Precinct;            (b) lots for urban purposes provide a ground level above the Defined Flood Event;            (c) rural and rural residential lots provide sufficient area outside the Defined Flood</p>	<p>AO<sub>5.1</sub> Development is avoided on that part of any land within the FR4, FR3 or FR2 flood risk areas, or otherwise as specified in the overall outcomes of a Flood Management Precinct.</p> <p>AO<sub>5.2</sub> Development complies with the filling requirements of table 8.2.3.5.</p>	<p><b>Complies:</b> The proposed development is not located within the FR4, FR3, FR2 or Flood Management Precinct areas.</p> <p><b>Complies:</b> Table 8.2.3.5 permits filling where complying with PO<sub>8</sub>. The proposed development involves minor earthworks to facilitate the proposed development that will not worsen flooding on adjacent properties; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b>.</p>

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>Event to accommodate the required minimum lot size;</p> <p>(d) lots (excluding balance or common property lots) on a building format plan under the Land Title Act 1994 which is subject to a community titles scheme under the Body Corporate and Community Management Act 1997 and associated with a material change of use are located above the Defined Flood Event.</p>	<p>AO<sub>5.3</sub> Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event to be retained for the purposes of reserve or Park.</p>	<p><b>N/A:</b> The proposed development is not in a greenfield area.</p>
<p>PO<sub>6</sub> Development siting and layout in an overland flow path area accommodates the flow path characteristics and minimises the risk to persons, property and infrastructure both on site and external to the site.</p>	<p>AO<sub>6.1</sub> Development:</p> <ul style="list-style-type: none"> <li>(a) for urban purposes avoids maintaining overland flow paths in private ownership;</li> <li>(b) for rural or rural residential purposes provides sufficient area outside the overland flow path areas to accommodate the required minimum lot size.</li> </ul> <p>OR</p> <p>AO<sub>6.2</sub> Development is in accordance with an approved site-based stormwater management plan.</p>	<p><b>Complies:</b> The proposed development involves minor earthworks to facilitate the proposed development that will not worsen flooding on adjacent properties; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b>.</p>
<b>Access and Isolation</b>		
<p>PO<sub>7</sub> Development in a flood risk area is sited and designed such that:</p>	<p>AO<sub>7.1</sub> Road and/or pathway layout within the development provides a safe and clear evacuation path:</p> <ul style="list-style-type: none"> <li>(a) to ensure persons are not physically isolated from an adjacent flood-free urban area;</li> <li>(b) by locating entry points into the reconfiguration above the Defined Flood</li> </ul>	<p><b>Complies:</b> The proposed development has been designed to enable vehicle access; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b>.</p>

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(a) road layout avoids isolation in a flood hazard event and does not impede evacuation;</li> <li>(b) vehicular access during a flood hazard event is enabled;</li> <li>(c) provision is made for on-site sheltering during a flood event; and</li> <li>(d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.</li> </ul>	<ul style="list-style-type: none"> <li>Event and avoiding cul-de-sacs or other non-permeable layouts; and</li> <li>(c) in the form of at least one (1) evacuation route that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.</li> </ul> <p>AO7.2 An area is available within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>AO7.3 Development ensures that:</p> <ul style="list-style-type: none"> <li>(a) signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises;</li> <li>(b) if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.</li> </ul>	<p><b>Complies:</b> The proposed development involves areas outside of the mapped Flood Hazard Overlay which can accommodate the population of the development if required.</p> <p><b>N/A:</b> The proposed development is not of a nature that requires hazard warning signage.</p>
<b>Flood Storage and Conveyance</b>		
<p>PO<sub>8</sub> Development complies with the requirements of table 8.2.3.5 and does not change the flood characteristics of the area, taking account of the cumulative impact of development, outside the site in ways that result in:</p> <ul style="list-style-type: none"> <li>(a) loss of flood or overland flow storage/conveyance;</li> <li>(b) loss of or changes to flow paths;</li> </ul>	<p>No acceptable outcome provided.</p>	<p><b>Complies:</b> The proposed development involves minor earthworks to facilitate the proposed development that will not worsen flooding on adjacent properties; refer to the Conceptual Stormwater Management Plan at <b>Appendix F</b>.</p>

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(c) acceleration or retardation of flows;            (d) increase in the depth or duration of flood or overland flow waters; or            (e) any reduction in flood warning times elsewhere on the floodplain.</p> <p>Note: To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy No.1 – Development application requirements.</p>		
<b>Emergency Management and Business Continuity</b>		
<p>PO<sub>9</sub> Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a flood hazard event up to and including the Defined Flood Event or the Overland Flow Event.</p>	<p>AO<sub>9.1</sub> Development enables or does not hinder or complicate self-evacuation of persons, and ensures sufficient warning time for the nature of the use.</p> <p>AO<sub>9.2</sub> Materials stored on site:            (a) are not located within the FR4 and FR3 flood risk areas or the OFF2 (high) overland flow path area, and otherwise are those that are readily able to be moved in a flood event; and            (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).</p>	<p><b>Complies:</b> The proposed development does not hinder or complicate self-evacuation of persons.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve storage of materials.</p>

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Hazardous Materials</b>		
<p>PO<sub>10</sub> Development not in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area ensures public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.</p>	<p>AO<sub>10.1</sub> Development ensures:</p> <ul style="list-style-type: none"> <li>(a) the manufacture or storage in bulk of hazardous materials is located at least above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or</li> <li>(b) structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.</li> </ul> <p>Note: Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve hazardous materials.</p>
<b>Infrastructure</b>		
<p>PO<sub>11</sub> Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) is located outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area or maintains its function during and immediately after flood events.</p>	<p>AO<sub>11.1</sub> Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:</p> <ul style="list-style-type: none"> <li>(a) located outside the FR4 and FR3 flood risk areas or OFP2 (high) overland flow path area; and</li> <li>(b) located above the flood planning level in Table 8.2.3.3 or the overland flow planning</li> </ul>	<p><b>Complies:</b> The proposed development is not located within the FR4, FR3 or OFP2 flood risk areas.</p>

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**Flood Hazard Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>level in Table 8.2.3.4 (whichever is applicable); or</p> <p>(c) designed and constructed to exclude floodwater intrusion/infiltration.</p> <p>AO<sub>11.2</sub> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by all flood events.</p>	
<b>Community Infrastructure</b>		
<p>PO<sub>12</sub> Development involving community infrastructure:</p> <p>(a) is not located within a flood risk area, flood island or the OFP2 (high) overland flow path area if it involves a vulnerable use;</p> <p>(b) remains functional to serve community need during and immediately after a flood event;</p> <p>(c) retains essential site access during a flood event such that the following uses have direct access to low hazard evacuation routes as defined in Table 8.2.3.6:</p> <p style="margin-left: 20px;">(i) a vulnerable use located outside the Vulnerable Uses Restriction Area;</p> <p style="margin-left: 20px;">(ii) substation;</p> <p style="margin-left: 20px;">(iii) utility installations involving water and sewerage treatment plants</p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>No acceptable outcome provided.</p>	<p><b>N/A:</b> The proposed development does not involve community infrastructure.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Water Resource Catchments Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Water quality</b>		
PO <sub>1</sub> Development within catchment areas is planned, designed, constructed and operated to manage stormwater and waste water in ways that minimise any potential adverse impacts on water quality and water resource catchments identified on the Water Resource Catchments Overlay maps.	No acceptable outcome is nominated.	<b>Complies:</b> The proposed development has been designed to manage stormwater disposal; refer to the Conceptual Stormwater Management Plan at <b>Appendix F.</b>
PO <sub>2</sub> Intensive animal industries and intensive horticulture do not result in changes to stream or stored dam water quality which adversely affects its suitability for treatment for municipal water supply or adversely impact on environmental values.	AO <sub>2.1</sub> Intensive animal industries and intensive horticulture provide waste management and treatment systems that prevent off-site export of solids, nutrients and pesticides, including through overland flow.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve Intensive Animal Industries or Intensive Horticulture.
PO <sub>3</sub> The location and management of onsite wastewater treatment facilities minimises the risk to land and water resources within the catchment and in storages.	AO <sub>3.1</sub> No on-site wastewater treatment facility is located within: (a) 487m of the full storage level of Cooby Dam or 400m of the full storage level of all other water supply dams; or (b) within 100m of a watercourse.	<b>N/A:</b> The proposed development does not involve on-site wastewater treatment facilities.

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**Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>1</sub> The lots resulting from the rearrangement of boundaries does not contribute to:</p> <ul style="list-style-type: none"> <li>(a) the proliferation of lots of rural land fragmentation; or</li> <li>(b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.</li> </ul>	<p>AO<sub>1.1</sub> No additional lots are created by the rearrangement of boundaries.</p> <p>AO<sub>1.2</sub> The resulting lots from rearranging boundaries are contained entirely within a single zone.</p>	<p><b>N/A:</b> The proposed development is for a subdivision and does not involve a boundary realignment.</p>
<p>PO<sub>2</sub> Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.</p>	<p>AO<sub>2.1</sub> All lots resulting from rearrangement of boundaries:</p> <ul style="list-style-type: none"> <li>(a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;</li> <li>(b) do not require additional infrastructure connections or augmentation of existing connections;</li> <li>(c) except where in the Rural Zone, have sealed vehicle crossovers;</li> <li>(d) have stormwater drainage for lots 4000m<sup>2</sup> or less:               <ul style="list-style-type: none"> <li>(i) connected to adequately sized inter-allotment drainage; or</li> <li>(ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.</li> </ul> </li> </ul>	<p><b>N/A:</b> The proposed development is for a subdivision and does not involve a boundary realignment.</p>
<p>PO<sub>3</sub> Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.</p>	<p>AO<sub>3.1</sub> Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i>.</p>	<p><b>N/A:</b> The proposed development is for a subdivision and does not involve a boundary realignment.</p>



**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Master Planning</b>		
<p>PO<sub>1</sub> Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development:</p> <ul style="list-style-type: none"> <li>(a) occurs in a logical pattern and sequence;</li> <li>(b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices;</li> <li>(c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;</li> <li>(d) creates a high quality streetscape and public open space network with connected public spaces and parks;</li> <li>(e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance;</li> <li>(f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and</li> <li>(g) creates lots which are suitable for their intended use without requiring significant earthworks.</li> </ul>	<p>AO<sub>1.1</sub> A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.</p>	<p><b>N/A:</b> The proposed development does not involve a master plan.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>General</b>		
<p>PO<sub>2</sub> The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> <li>(a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views;</li> <li>(b) creating legible and interconnected movement and open-space networks;</li> <li>(c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and</li> <li>(d) providing connections to existing facilities, services and movement networks in the surrounding area.</li> </ul>	<p>Where included in a local plan:</p> <p>AO<sub>2.1</sub> Neighbourhood design and lot layout is consistent with the requirements of any local plan.</p> <p>All other circumstances:</p> <p>No acceptable outcome provided.</p>	<p><b>Complies:</b> The proposed development has been designed to comply with the provisions of the Highfields, Meringandan and Meringandan West Local Plan.</p>
<p>PO<sub>3</sub> The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by:</p> <ul style="list-style-type: none"> <li>(a) following the natural topography;</li> <li>(b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations;</li> <li>(c) minimising the need for earthworks;</li> <li>(d) minimising vegetation loss and/or fragmentation;</li> <li>(e) maintaining natural drainage features and floodways;</li> <li>(f) maintaining important wildlife corridors and habitat areas;</li> <li>(g) providing for adequate buffering of (d), (e) and (f);</li> </ul>	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO<sub>3.1</sub> A lot with an area of less than 450m<sup>2</sup> intended to be used for a dwelling house has a natural slope:</p> <ul style="list-style-type: none"> <li>(a) across the width of the lot not exceeding 10%; and</li> <li>(b) along the length of the lot not exceeding 5%.</li> </ul>	<p><b>N/A:</b> The proposed development does not involve lots less than 450m<sup>2</sup>.</p>



**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>5</sub> Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land.</p>	<p><i>In partial fulfilment of the performance outcome</i>            AO<sub>5.1</sub> Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.</p>	<p><b>N/A:</b> The proposed development is within an existing residential area and the site is not suspected of being contaminated.</p>
<p>PO<sub>6</sub> The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the layout and dimensions of streets and lots;</li> <li>(b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks;</li> <li>(c) provision for shared use of public facilities;</li> <li>(d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and</li> <li>(e) connections to centres.</li> </ul>	<p>No acceptable solution is nominated.</p>	<p><b>Complies:</b> The proposed development has been designed to integrate into the surrounding low-scale urban environment.</p>
<p>PO<sub>7</sub> In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> <li>(a) create an attractive and legible environment with a clear character and identity;</li> <li>(b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;</li> <li>(c) enhance safety and comfort, and meet user needs;</li> </ul>	<p>No acceptable solution is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of a new street.</p>

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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</li> <li>(e) assist integration with the surrounding environment;</li> <li>(f) maximise infiltration of stormwater runoff; and</li> <li>(g) minimise maintenance costs through:               <ul style="list-style-type: none"> <li>(i) street pavement, parking bays and speed control devices;</li> <li>(ii) street furniture, shading, lighting and utility installations;</li> <li>(iii) retention of existing vegetation; and</li> <li>(iv) on street planting.</li> </ul> </li> </ul>		
<p>PO<sub>8</sub> Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is not designed to provide opportunities for community or commercial purposes.</p>
<p>PO<sub>9</sub> Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types:</p> <ul style="list-style-type: none"> <li>(a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to</li> </ul>	<p>AO<sub>9.1</sub> Reconfigurations incorporate the lot types identified in the performance outcome as follows:</p> <ul style="list-style-type: none"> <li>(a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and</li> <li>(b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.</li> </ul>	<p><b>N/A:</b> The proposed development is not located within the Low-medium Density Residential Zone or Emerging Community Zone.</p>

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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>32m for single storey dwelling houses and 25m for two (2) storey dwelling houses.</p> <p>(b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots contribute significantly to diversity within a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors.</p> <p>(c) Courtyard: A courtyard lot has an area between 375m<sup>2</sup> and 480m<sup>2</sup> and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m.</p> <p>(d) Villa: A villa lot has an area between 250m<sup>2</sup> and 320m<sup>2</sup> and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot.</p>		
<p>PO<sub>10</sub> Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.</p>	<p>AO<sub>10.1</sub> Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.</p>	<p><b>N/A:</b> The proposed development is in the Low Density Residential Zone.</p>
<p>PO<sub>11</sub> Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is achieved across all lots in respect to access to</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is in the Low Density Residential Zone.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
the external road network, pedestrian and vehicle movement within the site and built form and function.		
<b>Lot Sizes and Design</b>		
PO <sub>12</sub> Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO <sub>12.1</sub> Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	<b>N/A:</b> The proposed development is in the Low Density Residential Zone.
PO <sub>13</sub> In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO <sub>13.1</sub> Lots have a minimum area as shown in Table 9.4.5:4.	<b>N/A:</b> The proposed development is in the Low Density Residential Zone.
<b>Movement network design</b>		
PO <sub>14</sub> The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety;	AO <sub>14.1</sub> The street and road network is consistent with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	<b>N/A:</b> The proposed development does not involve the creation of new roads or the upgrade of existing roads.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(j) amenity;</li> <li>(k) the incorporation of public utilities and drainage; and</li> <li>(l) landscaping and street furniture.</li> </ul>		
PO <sub>15</sub> The road network provides for convenient and safe movement between local streets and higher order roads.	AO <sub>15.1</sub> The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve the creation of new roads or the upgrade of existing roads.
PO <sub>16</sub> Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve the creation of new local streets.
PO <sub>17</sub> Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO <sub>17.1</sub> Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve the creation of intersections or pedestrian or cyclist crossings.
PO <sub>18</sub> Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO <sub>18.1</sub> Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>Complies:</b> The proposed development will be serviced by driveway crossovers in accordance with the relevant standards. Reference is made to the Engineering Infrastructure Report at <b>Appendix E</b> .
PO <sub>19</sub> On-road car parking is provided according to projected needs taking into account: <ul style="list-style-type: none"> <li>(a) total parking demand;</li> <li>(b) car parking opportunities on lots; and</li> <li>(c) non-residential and external parking generators.</li> </ul>	AO <sub>19.1</sub> On-street parking is provided in accordance with the Transport, Access and Parking Code.	<b>N/A:</b> The proposed development does not involve on-street parking.
PO <sub>20</sub> The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO <sub>20.1</sub> Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve the creation of new roads.

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>21</sub> Rear lanes are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide enough width to enable safe and efficient vehicle movement, including service vehicles;</li> <li>(b) have either a straight or T configuration and not be dead ends or cul-de-sacs;</li> <li>(c) enable easy and safe access into and out of garages without using doors that open into the lane;</li> <li>(d) not create a more direct through-route alternative for vehicles than the adjoining street network;</li> <li>(e) ensure rear yards of properties can be fenced for security;</li> <li>(f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and</li> <li>(g) not provide for visitor parking within the lane unless in specifically designated areas.</li> </ul>	<p>AO<sub>21.1</sub> Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of rear lanes.</p>
<p>PO<sub>22</sub> Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.</p>	<p>AO<sub>22.1</sub> Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.</p>	<p><b>N/A:</b> The proposed development does not involve works that would compromise the delivery of existing or future public transport routes.</p>
<b>Road design</b>		
<p>PO<sub>23</sub> The geometric design features of each type of road:</p> <ul style="list-style-type: none"> <li>(a) convey its primary function for all relevant design vehicle types;</li> </ul>	<p>AO<sub>23.1</sub> Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of new roads or the upgrade of existing roads.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds;</li> <li>(c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and</li> <li>(d) ensure unhindered access by emergency vehicles.</li> </ul>		
<b>Pedestrian and cyclist facilities</b>		
PO <sub>24</sub> A network of pedestrian and cycle ways is provided having regard to: <ul style="list-style-type: none"> <li>(a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools;</li> <li>(b) likely trip purpose;</li> <li>(c) topography;</li> <li>(d) cyclist and pedestrian safety;</li> <li>(e) cost effectiveness;</li> <li>(f) likely user volumes and types;</li> <li>(g) convenience; and</li> <li>(h) accessibility.</li> </ul>	AO <sub>24.1</sub> In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .  AO <sub>24.2</sub> Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i> .	<b>N/A:</b> The proposed development does not involve new pedestrian or cyclist infrastructure. The development will utilise existing pedestrian infrastructure along the north-eastern side of Highfields Road.
PO <sub>25</sub> The alignment of pedestrian paths and cycleways is designed so that they: <ul style="list-style-type: none"> <li>(a) allow for the retention of trees and other significant features;</li> <li>(b) maximise the visual interest provided by views and landmarks where they exist;</li> <li>(c) do not compromise the operation of or access to other infrastructure services;</li> </ul>	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve new pedestrian or cyclist infrastructure. The development will utilise existing pedestrian infrastructure along the north-eastern side of Highfields Road.

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>(d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.</p>		
<p>PO<sub>26</sub> Safe street crossings are provided for pedestrians and cyclists across major roads.</p>	<p>AO<sub>26.1</sub> Crossings and intersections are provided in accordance with SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of crossings or intersections.</p>
<b>Public transport</b>		
<p>PO<sub>27</sub> The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve the provision of public transport connections.</p>
<p>PO<sub>28</sub> Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	<p>AO<sub>28.1</sub> Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.</p>	<p><b>Complies:</b> Proposed Lots 1-3 are located between 65m and 115m of an existing bust stop on Highfields Road. Proposed Lots 4-5 are located approximately 400m from an existing bus stop on Kuhls Road.</p>
<p>PO<sub>29</sub> Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve the provision of public transport connections.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<b>Open Space Network</b>		
<p>PO<sub>30</sub> Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <ul style="list-style-type: none"> <li>(a) small local parks, which are designed to:               <ul style="list-style-type: none"> <li>(i) provide a small open space setting for adjoining dwellings;</li> <li>(ii) incorporate and retain existing natural features;</li> <li>(iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding;</li> </ul> </li> <li>(b) neighbourhood parks, which are designed to:               <ul style="list-style-type: none"> <li>(i) be centrally located;</li> <li>(ii) support the local community's recreational needs;</li> <li>(iii) provide opportunities for community and special events;</li> </ul> </li> <li>(c) lineal or corridor parks, which are designed to:               <ul style="list-style-type: none"> <li>(i) connect with existing or planned open space in the locality;</li> <li>(ii) incorporate pedestrian and cycle paths;</li> <li>(iii) protect significant natural features;</li> <li>(iv) convey stormwater;</li> <li>(v) provide for other recreational needs when not flooded; and</li> </ul> </li> <li>(d) natural parkland areas which:               <ul style="list-style-type: none"> <li>(i) retain locally significant wetlands, remnant vegetation and habitat for fauna;</li> </ul> </li> </ul>	<p>AO<sub>30.1</sub> The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.</p>	<p><b>N/A:</b> The proposed development does not involve the provision of parkland.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(ii) continue ecological corridors and linkages to areas outside of the neighbourhood;</li> <li>(iii) maintain important landscape and visual quality values.</li> </ul>		
<p>PO<sub>31</sub> Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> <li>(a) has passive surveillance by surrounding development;</li> <li>(b) is of a suitable size, shape and topography for its function;</li> <li>(c) is located on a suitable road;</li> <li>(d) is highly accessible to local communities; and</li> <li>(e) achieves an acceptable standard of flood immunity.</li> </ul>	<p>AO<sub>31.1</sub> The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <p>AO<sub>31.1</sub> The public park meets the standards identified in Table 9.4.5:3.</p>	<p><b>N/A:</b> The proposed development does not involve the provision of parkland.</p>
<p>PO<sub>32</sub> Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> <li>(a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping;</li> <li>(b) enhances the area's local identity and landscape amenity;</li> <li>(c) provides for a range of recreational opportunities to meet community needs;</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve the provision of parkland.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
(d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.		
<b>Amenity</b>		
PO <sub>33</sub> Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is not located within proximity to incompatible land uses.
PO <sub>34</sub> The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve lots created for industrial or commercial purposes.
PO <sub>35</sub> Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO <sub>35.1</sub> Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: <ul style="list-style-type: none"> <li>(a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and</li> <li>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met through the use of measures such as:               <ul style="list-style-type: none"> <li>(i) landscaping and open space;</li> <li>(ii) setbacks;</li> </ul> </li> </ul>	<b>N/A:</b> The proposed development is not located within 250m of land within the Medium Impact Industry Zone or 500m of the Low Impact Industry Zone.

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Performance outcomes	Acceptable outcomes	Compliance summary
	<ul style="list-style-type: none"> <li>(iii) the orientation of lots away from the industrial area;</li> <li>(iv) barriers, mounds and fencing; and/or</li> <li>(v) screening.</li> </ul>	
<b>Safety and security</b>		
PO <sub>36</sub> The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: <ul style="list-style-type: none"> <li>(a) personal and property security;</li> <li>(b) casual surveillance of footpaths and parkland; and</li> <li>(c) activity and interaction within public spaces and movement networks.</li> </ul>	AO <sub>36.1</sub> The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> .	<b>Complies:</b> The proposed development has been designed to incorporate CPTED principles where possible.
<b>Natural values</b>		
PO <sub>37</sub> Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO <sub>37.1</sub> Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following: <ul style="list-style-type: none"> <li>(a) all of the land; or</li> <li>(b) a building envelope designated on each lot; or</li> <li>(c) the centre of each lot, excluding access handles (where no building envelope is designated); and</li> <li>(d) all existing or proposed buildings.</li> </ul>	<b>Complies:</b> The proposed development will be connected to Council's reticulated water supply in accordance with the relevant requirements; refer to the Engineering Infrastructure Report at <b>Appendix E</b> .

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Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>38</sub> The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not contain any areas of ecological significance.
PO <sub>39</sub> The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not contain any areas of ecological significance.
<b>Climatic response</b>		
PO <sub>40</sub> The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<p><i>In partial compliance with the performance outcome:</i></p> <p>AO<sub>40.1</sub> Neighbourhoods are generally designed so that:</p> <ul style="list-style-type: none"> <li>(a) the long axis of roads runs east-west;</li> <li>(b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and</li> <li>(c) lots are generally rectangular in shape and not splayed.</li> </ul> <p>AO<sub>40.2</sub> Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.</p>	<p><b>N/A:</b> The proposed development does not involve provision of new neighbourhoods.</p> <p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve building work.</p>
<b>Services</b>		
PO <sub>41</sub> Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: <ul style="list-style-type: none"> <li>(a) is efficient;</li> <li>(b) minimises risk of adverse environmental or amenity related impacts;</li> </ul>	No acceptable outcome is nominated.	<b>Complies:</b> The proposed development will be connected to services in accordance with the relevant requirements; refer to the Engineering Infrastructure Report at <b>Appendix E</b> .

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(c) promotes total water cycle management and the efficient use of water resources; and</li> <li>(d) minimises whole of life cycle costs for that infrastructure.</li> </ul>		
<b>Noise Impacts</b>		
PO <sub>42</sub> Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO <sub>42.1</sub> Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB <sup>L</sup> A <sub>10</sub> (18hr).  AO <sub>42.2</sub> Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	<b>Complies:</b> The proposed development is located adjacent to Highfields Road which is identified as a sub-arterial road. The proposed lots are of a sufficient size and depth to ensure future dwellings can be appropriately designed and located to minimise impacts from road noise.  <b>N/A:</b> The location of the site and operation of Highfields Road is such that acoustic attenuation measures are not required.
PO <sub>43</sub> Noise attenuation measures: <ul style="list-style-type: none"> <li>(a) are compatible with the local streetscape;</li> <li>(b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and</li> <li>(c) are designed to discourage crime and anti-social behaviour, having regard to:               <ul style="list-style-type: none"> <li>(i) aesthetic quality and compatibility with streetscape;</li> <li>(ii) physical accessibility;</li> <li>(iii) provision of casual surveillance of public open space and movement networks;</li> <li>(iv) opportunities for concealments or vandalism; and</li> </ul> </li> </ul>	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve the provision of noise attenuation measures.

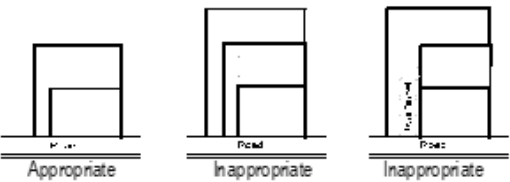
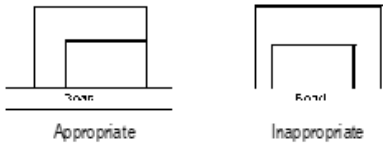
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Performance outcomes	Acceptable outcomes	Compliance summary
(v) easy and economic maintenance.		
<b>Air Quality</b>		
PO <sub>44</sub> Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is not located in proximity to uses with adverse air quality.
<b>Additional requirements for volumetric subdivision</b>		
PO <sub>45</sub> The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve a volumetric subdivision.
<b>Hatchet Lots</b>		
PO <sub>46</sub> Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs);	AO <sub>46.1</sub> Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	<b>Performance Solution:</b> Existing development within the surrounding area has impacted the potential to extend Arcadia Court through to Highfields Road and limits the potential access to the site. Accordingly, a hatchet lot is required to achieve the density and lot size envisaged within the zone and is considered appropriate in this instance. The site is located within 200m of Major Centre Zoned land and the proposed hatchet lot (Lot 4) is located within suitable proximity of employment areas. The site also benefits from its proximity to several nearby parklands including Kuhls Oval, Michael Park, Peacehaven Botanic Park, Mountain View Park and Kratzke Road Recreational Reserve.

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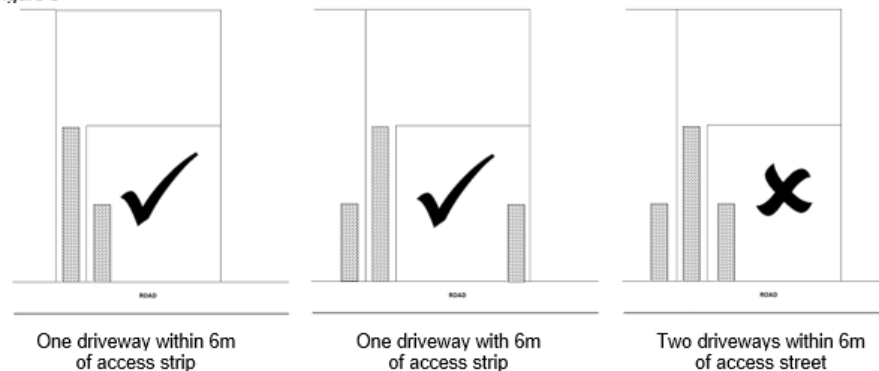
Performance outcomes	Acceptable outcomes	Compliance summary
<p>(d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and</p> <p>(e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).</p>		<p>The site is also located outside of Toowoomba and therefore items (d) and (e) are not considered relevant.</p> <p>On the above basis, the applicant contends that the proposed hatchet lot is suitable in this instance and provide appropriate services and amenity for future residents.</p>
<p>PO<sub>47</sub> The location and configuration of the access strip/easement and main body does not compromise:</p> <p>(a) the streetscape qualities of the area;</p> <p>(b) the residential amenity of the area; or</p> <p>(c) the Street System.</p>	<p>AO<sub>47.1</sub> Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below.</p> <p>Figure 1</p>  <p>AO<sub>47.2</sub> The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below.</p> <p>Figure 2</p> 	<p><b>Complies:</b> The proposed development involves one (1) hatchet lot.</p> <p><b>Complies:</b> The proposed access easement is located on one (1) side of the standard lot.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>48</sub> The configuration of hatchet lots maintain the ability of existing buildings and structures to –</p> <ul style="list-style-type: none"> <li>(a) provide adequate daylight and ventilation to habitable rooms;</li> <li>(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and</li> <li>(c) not adversely impact on the amenity and privacy of residents on adjoining lots.</li> </ul>	<p>AO<sub>48.1</sub> Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.</p>	<p><b>Complies:</b> The proposed hatchet lot has been designed to ensure that the existing Dwelling House achieves compliance with the relevant QDC and Planning Scheme setback requirements.</p>
<p>PO<sub>49</sub> The access strip/easement:</p> <ul style="list-style-type: none"> <li>(a) has a minimum width of 6 metres for its full length;</li> <li>(b) is located on the southern or western side of the lot;</li> <li>(c) has a maximum length of 30 metres;</li> <li>(d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below).</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies:</b> The proposed access easement:</p> <ul style="list-style-type: none"> <li>(a) has a width of 7.0m for its entire length;</li> <li>(b) is located on the southern side of the lot;</li> <li>(c) has a maximum length of 28.803m;</li> <li>(d) is located so that it is separated by at least 6.0m from the nearest residential driveway.</li> </ul>

Figure 3



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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>50</sub> Stormwater is discharged from the site to a lawful point of discharge, as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control.</p> <p>Note: Land over which Council has tenure or control does not include Council's open space network.</p>	<p>AO<sub>50.1</sub> The site:</p> <ul style="list-style-type: none"> <li>(a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or</li> <li>(b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or</li> <li>(c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.</li> </ul>	<p><b>Complies:</b> The proposed development has been designed to ensure it incorporates appropriate stormwater management practices in accordance with the relevant requirements. Reference is made to the Conceptual Stormwater Management Plan at <b>Appendix F.</b></p>

**Reconfigurations creating lots less than 450m<sup>2</sup> in area in a residential zone**

<p>PO<sub>51</sub> Lot reconfigurations creating lots less than 450m<sup>2</sup> and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development.</p> <p>Note:</p> <p><i>Orderly</i> neatly and methodically arranged.</p> <p><i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour.</p> <p><i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole</p> <p><i>Timely</i> done or occurring at a favourable or useful time.</p>	<p>AO<sub>51.1</sub> Lot reconfigurations creating lots less than 450m<sup>2</sup> incorporate an Approved Plan of Development prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following:</p> <ul style="list-style-type: none"> <li>(a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths;</li> <li>(b) land slope and major infrastructure items;</li> <li>(c) primary and secondary street frontages (if necessary);</li> </ul>	<p><b>N/A:</b> The proposed development does not involve lots less than 450m<sup>2</sup>.</p>
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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary										
	(d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations); (f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m <sup>2</sup> : (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and (iii) driveway crossovers											
PO <sub>52</sub> The lots are located on a road that is appropriate to accommodate small lots.	AO <sub>52.1</sub> Small lots are located in accordance with the following table: <table border="1" style="margin-left: 20px; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Proposed lot width</th> <th style="text-align: center;">Vehicle Access Location</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Lot width &lt;10m</td> <td style="text-align: center;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="text-align: center;">Lot width 10 – 12.4m</td> <td style="text-align: center;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="text-align: center;">Lot width 12.5 – 14.9m</td> <td style="text-align: center;">Laneway, Local, collector or distributor roads only</td> </tr> <tr> <td style="text-align: center;">Lot width &gt;15m</td> <td style="text-align: center;">Laneway, Local, collector, distributor or sub-arterial roads only</td> </tr> </tbody> </table> <p><b>Note:</b> Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).</p>	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	<b>N/A:</b> The proposed development does not involve lots less than 450m <sup>2</sup> .
Proposed lot width	Vehicle Access Location											
Lot width <10m	Laneway, Local or collector roads only											
Lot width 10 – 12.4m	Laneway, Local or collector roads only											
Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only											
Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only											

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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**


Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>53</sub> Small lots are located so as to minimise the need to cut and fill the land.	AO <sub>53.1</sub> Small lots are located on land with a pre-development gradient of less than 10%;	<b>N/A:</b> The proposed development does not involve lots less than 450m <sup>2</sup> .
PO <sub>54</sub> Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO <sub>54.1</sub> There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	<b>N/A:</b> The proposed development does not involve lots less than 450m <sup>2</sup> .

**Reconfigurations facilitating Dual Occupancy development**

PO <sub>55</sub> Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy becoming the dominant form of housing within a street.	AO <sub>55.1</sub> Lot reconfigurations designate lots for Dual Occupancy development; AO <sub>55.2</sub> No more than 20 percent of the properties within a street block are designated for Dual Occupancy development. AO <sub>55.3</sub> No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development. AO <sub>55.4</sub> Hatched lots are not designated as Dual Occupancy lots. See Figure 4	<b>N/A:</b> The proposed development does not involve lots intended for Dual Occupancy development.
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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	 <p>Figure 4</p>	
<p>PO<sub>56</sub> Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.</p>	<p>AO<sub>56.1</sub> Lots designated for Dual Occupancy development:</p> <ul style="list-style-type: none"> <li>(a) have a minimum area of 500m<sup>2</sup> where in the Low-medium Density Residential Zone; or</li> <li>(b) have a minimum area of 700m<sup>2</sup> where in the Low Density Residential Zone,</li> </ul>	<p><b>N/A:</b> The proposed development does not involve lots intended for Dual Occupancy development.</p>

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>Emerging Community Zone or Township Zone; and</p> <p>(c) are rectilinear in shape; and</p> <p>(d) have a frontage that is consistent with the minimum frontage required for the applicable zone.</p>	