

DEVELOPMENT APPLICATION

Development Permit – Material Change of Use

Dwelling

83 Zeller Road, Mount Luke

PLANNING REPORT

MARCH 2026

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
Site Details	5
Planning Instruments	5
Application Overview	5
Proposed Development	6
Applicant Details	6
1.0 INTRODUCTION	7
2.0 SITE AND LOCALITY	8
2.1 Site	8
2.2 Site Characteristics	9
2.3 Surrounding Land Use	11
2.3.1 Surrounding Locality	11
2.3.2 Adjoining Properties	11
2.4 Current Development Approvals	12
3.0 PROPOSAL	13
4.0 PLANNING FRAMEWORK	16
4.1 The Planning Act 2016	16
4.2 State Planning Policy	16
4.2.1 State Interest Policies and Assessment Benchmarks	17
4.3 State Referral Agencies	20
4.4 State Development Assessment Provisions	22
4.5 Regional Plan	22
4.5.1 Darling Downs Regional Plan	22
4.6 Toowoomba Regional Planning Scheme 2012	23
4.6.1 Introduction	23
4.6.2 Definitions	23
4.6.3 Zoning	23
4.6.4 Overlay Mapping	24

4.7	Assessment Benchmarks	27
4.7.1	Strategic Framework	27
4.7.2	Overall Outcomes – Limited Development (Constrained Land) Zone	27
4.7.3	Applicable Codes	28
5.0	TECHNICAL ASSESSMENTS	29
6.0	CONSULTATION	30
6.1	Statutory Notification	30
6.2	Pre-Lodgement Meetings	30
7.0	CONCLUSION	31
APPENDICES		32
Appendix A -	Strategic Framework	32
Appendix B -	Assessment Benchmarks	33
Appendix C -	Proposed Plans	34
Appendix D -	Bushfire Management Report	35

EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	83 Zeller Road, Mount Luke
Real Property Description	Lot 1 RP21723
Area of Site	3.38ha
Road Frontage	Zeller Road
Easements	N/A
Registered Owners	Alexandria Lee Stalling and Aaron Brett Stalling

PLANNING INSTRUMENTS

Regional Plan	Darling Downs Regional Plan
Regional Plan Designation	Priority Agricultural Area
Planning Scheme	<i>Toowoomba Regional Planning Scheme 2012</i>
Zone	Limited Development (Constrained Land) Zone
Overlays	<ul style="list-style-type: none"> • Bushfire Hazard Overlay • Environmental Significance Overlay • Flood Hazard Overlay • Water Resources Catchment Overlay
Vegetation	Regulated Vegetation (Categories B & C)
Existing Use	Vacant Land
Current Approvals	Nil (as available on Council's Development.i)

APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Permit
Development Type	Material Change of Use
Land Use Definition	Dwelling House

Level of Assessment	Impact Assessable
Relevant Referral/Technical Agencies	N/A

PROPOSED DEVELOPMENT

Development Summary	Dwelling
Gross Floor Area	81.76m ²
Building Footprint	135.66m ²
Building Site Cover	0.72%
Building Setbacks	North: 75.13m East: 61.5m South: 120m West: 123.5m
Building Height	Metres: 4.235m Storeys: One (1)
Vehicular Access	Zeller Road

APPLICANT DETAILS

Applicant	Aaron Stalling c/- Precinct Urban Planning PO Box 3038 TOOWOOMBA QLD 4350
Contact Person	Kim Reeve Phone: 07 4632 2535 Mobile: 0427 875 871 Email: kim@precinctplan.com.au
Our Reference	2025-557

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Material Change of Use for a Dwelling House on land at 83 Zeller Road, Mount Luke, described as Lot 1 RP21723 (**the site**). The proposed development involves the start of a new use of the premises and accordingly comprises a Material Change of Use 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, Aaron Stalling.

This Development Application for a Development Permit for Material Change of Use 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

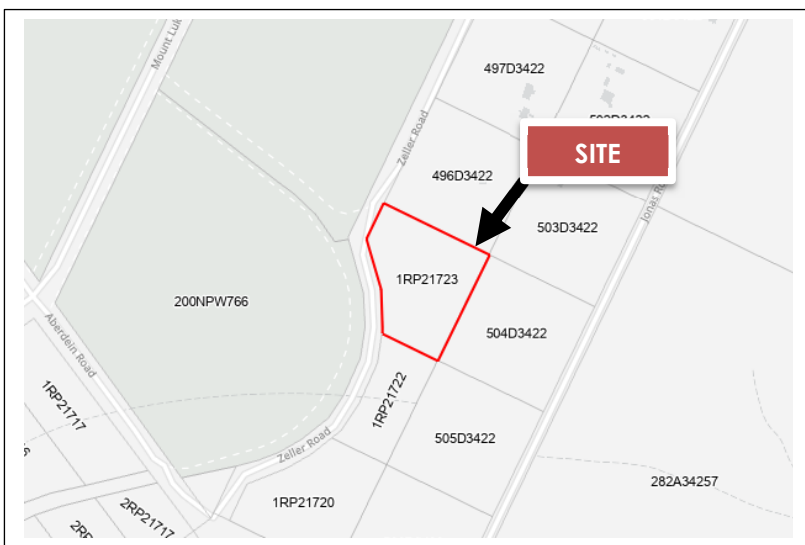
The site is located at 83 Zeller Road, Mount Luke, described as Lot 1 RP21723 (**the site**). The site is located within the suburb of Mount Luke and is approximately 11.5km north-east of the Highfields Town Centre. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of irregular configuration comprising a single title with a total site area of 3.38ha. The site has sole frontage to Zeller Road. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN



FIGURE 2 - CADASTRAL PLAN



The site is currently vacant. 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 sole frontage to Zeller Road, a two-way gravel road with grass drainage swales on either side of the roadway. Zeller Road is identified as a Local Road on Council's Road Hierarchy.
- Lands in the locality drain in a southerly direction towards a tributary of Geham Creek. Geham Creek is located approximately 1km west of the site and comprises the area's primary drainage feature.
- The site experiences a gradual decline in land elevation between the northern and southern boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the northern boundary at approximately 627.68m AHD, with the lowest point of the site located adjacent to the southern boundary at approximately 621.53m AHD. This translates to a fall in natural ground level of approximately 6.15m across the site.
- The site contains mapped areas of Category B and C remnant vegetation.
- The site is not burdened by, nor does it benefit from any existing easements.
- The site is serviced by on-site water supply and effluent disposal infrastructure and reticulated electricity and telecommunications supply networks.

FIGURE 4 - CONTOUR MAPPING

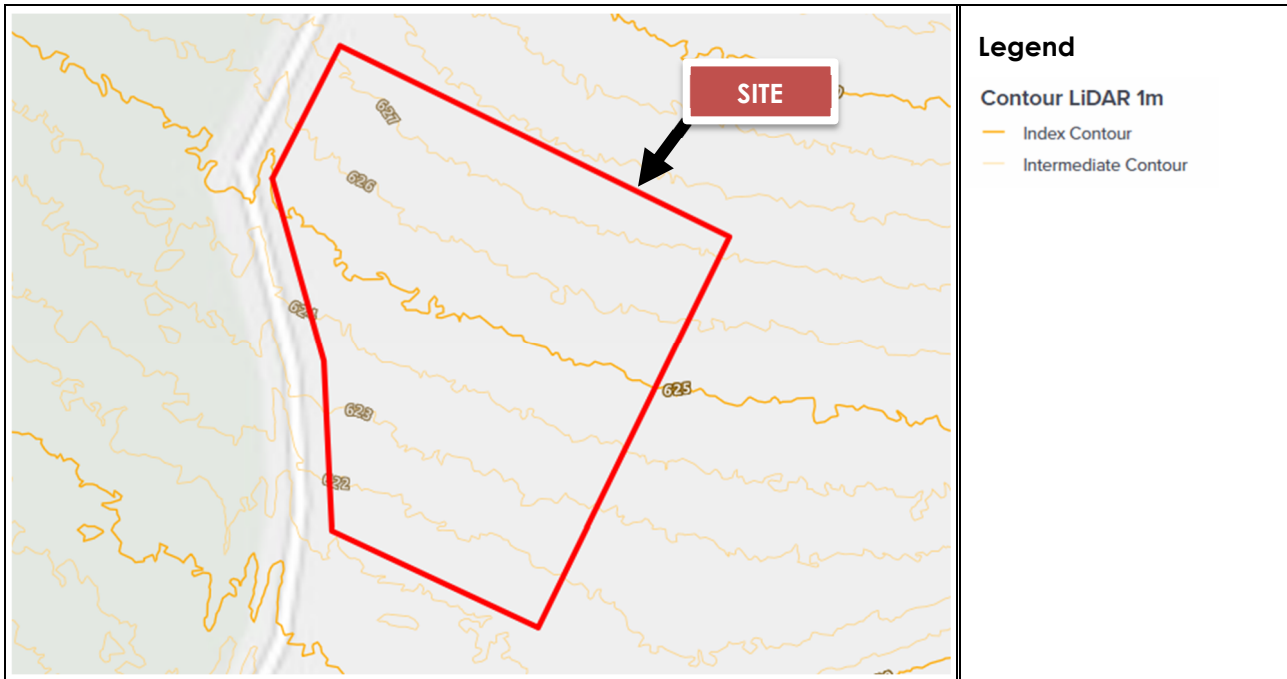


Figure 4 confirms that the site experiences a decline in land elevation between the northern and southern boundaries of the site.

The features of the site are illustrated in Photograph 1.



PHOTOGRAPH 1 - View of the site from Zeller Road

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a rural and residential land uses. The scale and character of the built form in the locality is of a predominately low-rise residential and rural 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** of the site, located at 81 Zeller Road, comprises a residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 2 - View of the premises to the north of the site from Zeller Road.

- Land to the **east** of the site, located at Lot 504 Aberdeen Road, comprises a residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 3 - Aerial imagery of the residential premises to the east of the site.

- Land to the **south** of the site, located at Lot 1 Zeller Road, comprises vacant land.



PHOTOGRAPH 4 - View of the vacant land to the south of the site from Zeller Road.

- Land to the **west** of the site, on the opposite side of Zeller Road, comprises the Geham State Forest and Geham National Park.



PHOTOGRAPH 5 - View of the Geham State Forest to the west of the site from Zeller Road.

2.4 CURRENT DEVELOPMENT APPROVALS

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

3.0 PROPOSAL

This Development Application seeks approval for a Development Permit for Material Change of Use for a Dwelling House on the subject site. The site has an area of 3.38ha and is currently vacant. The subject site is accessible via Zeller Road, an all-weather gravel road maintained by Council.

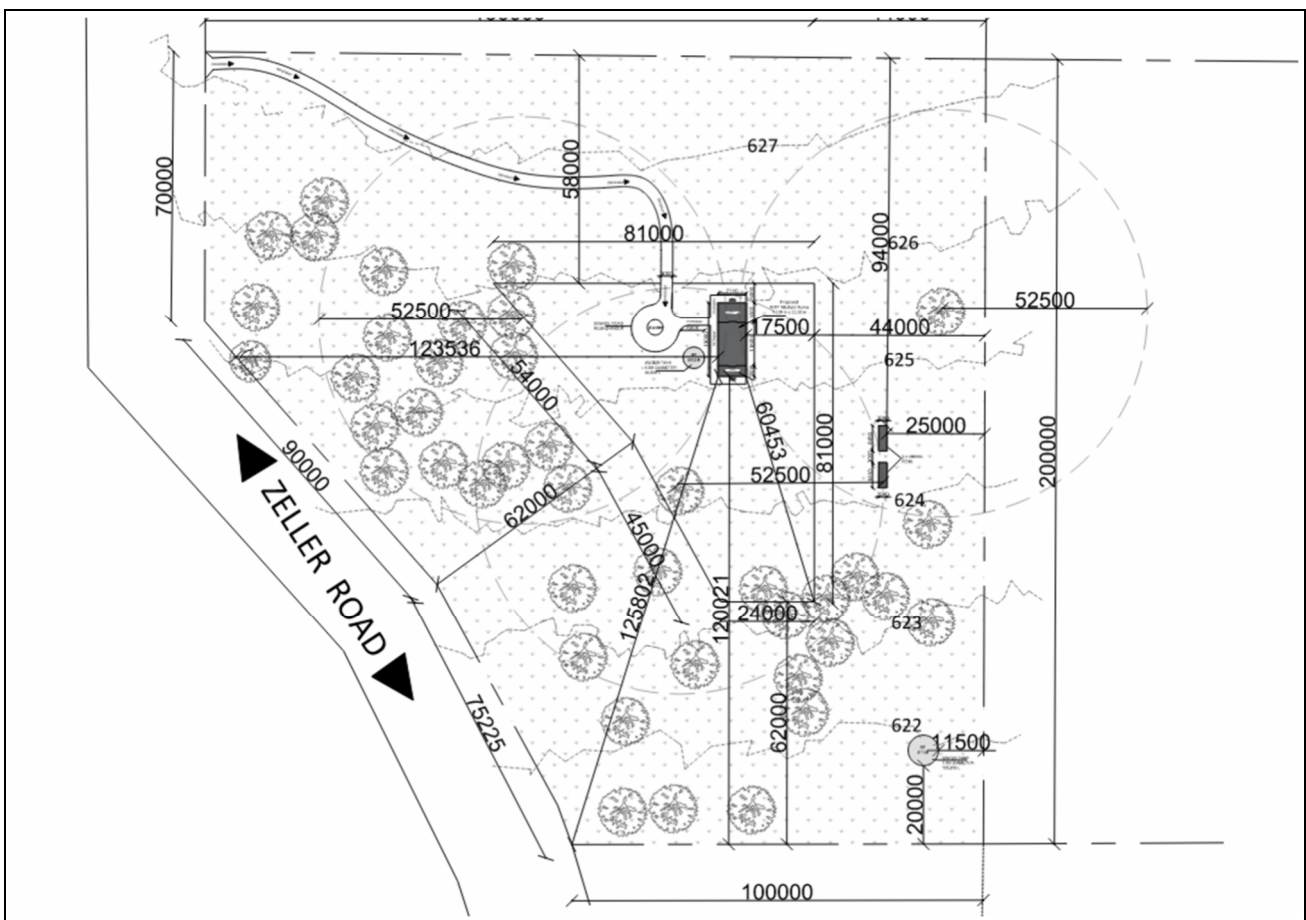
The proposal involves the construction of a single detached dwelling of 81.76m² Gross Floor Area (GFA) and 135.66m² total building footprint, translating to a site coverage of 0.72%. The proposed dwelling has been purposefully designed to consider on-site characteristics and constraints, and minimise vegetation clearing by locating in an area where clearing has previously been carried out.

Building setbacks will correspond with the following:

- North (side): 75.13m
- East (rear): 61.5m
- South (side): 120m
- West (front): 123.5m

The proposed site layout will be generally in accordance with the Site Plan, Sheet No. 01, Revision D, dated 12/03/2026, prepared by Neo Living. The Site Plan is attached in **Appendix C** and an excerpt of the plan is reproduced in **Figure 5**.

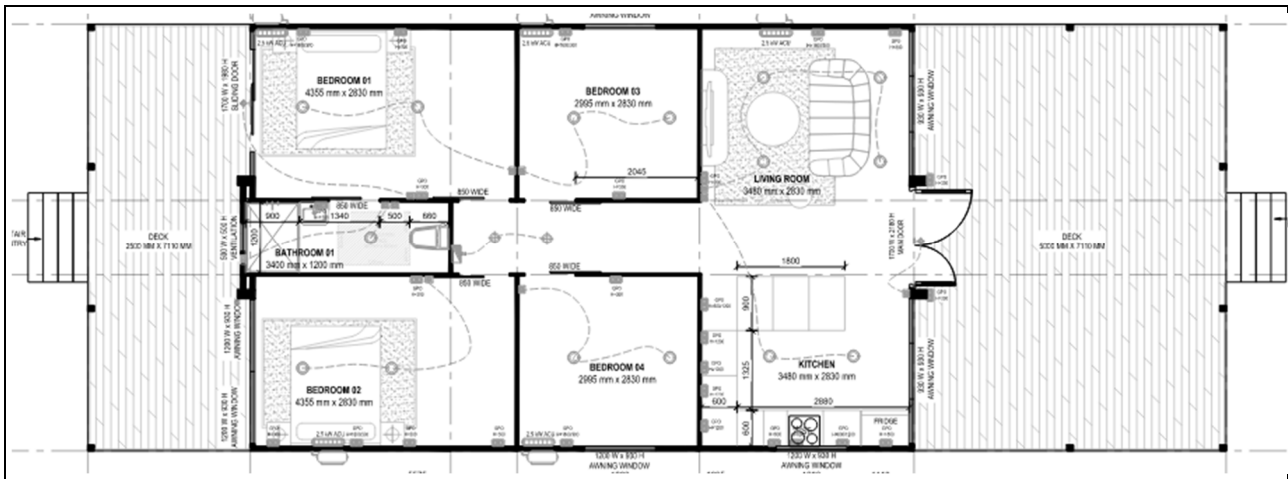
FIGURE 5 - EXCERPT OF PROPOSED SITE PLAN



The internal configuration of the dwelling comprises four (4) bedrooms, amenities, an open-plan kitchen and living area, with ample outdoor living space.

The proposed internal layout of the dwelling will be generally in accordance with the Floor Plan, Sheet No. 03, Revision D, dated 12/03/2026, prepared by Neo Living. The Floor Plan is attached in **Appendix C**, and an excerpt of the plan is reproduced in **Figure 6**.

FIGURE 6 - EXCERPT OF FLOOR PLAN



The proposed dwelling will be single storey and of modular construction. The proposed dwelling will be finished with high-quality, contemporary and fire-retardant building materials including Colorbond steel roof sheeting, Colorbond insulated steel wall sheeting and argon-filled double glazed glass panels.

The scale and appearance of the dwelling will be generally in accordance with the Building Elevations attached in **Appendix C**, with an excerpt of the plans reproduced in **Figure 7**.

FIGURE 7 - EXCERPT OF ELEVATIONS



The proposed dwelling will be serviced by a new 3m wide all-weather vehicle access driveway from the existing gate in the north corner of the site. The driveway will be located over an existing informal track and will not involve any further vegetation clearing. There is sufficient space for vehicle parking to the north of the pathway between the driveway and dwelling. The dwelling will be serviced by on-site rainwater storage, on-site effluent disposal and electricity supply, and telecommunications networks. It is noted that the site is of sufficient size to accommodate on-site effluent disposal with appropriate setbacks to buildings, boundaries and waterways, noting that there are no waterways traversing the site.

The proposed dwelling has been designed to comply with the recommendations of the Bushfire Management Plan, prepared by Range Environmental, attached at **Appendix D**, including siting of the dwelling within the illustrated building envelope.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

The purpose of the *Planning Act 2016 (the Act)* 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 the start of a new use of the premises and accordingly comprises a Material Change of Use under Schedule 2 of the Act. A Development Permit for Material Change of Use must be obtained prior to the commencement of the use of premises. 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 Act)*, 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 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 (as it relates 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 2,500m² 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 2,500m² or greater and will result in six or more lots; or
 - (c) operational works for urban purposes that disturb 2,500m² 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 Material Change of Use on land with an area greater than 2,500m² and does not involve the creation of six (6) or more dwellings 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:

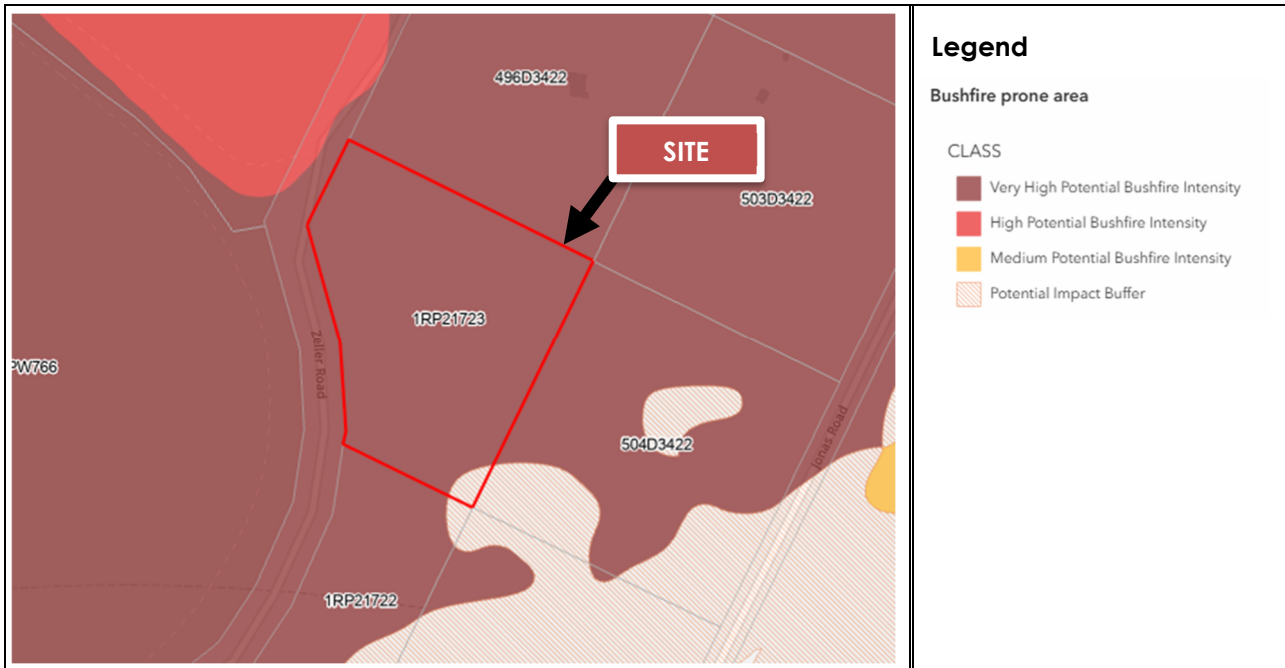
- (i) a flood hazard area;
- (ii) a bushfire hazard area;
- (iii) a landslide hazard area,
- (iv) storm tide inundation areas; and
- (v) erosion prone area.

In this instance, the site is identified as being impacted by natural hazards. In particular, the site is impacted by the Flood Hazard Area – Local Government Flood Mapping Area and Bushfire Prone Area under the State Planning Policy mapping.

Section 2 of the *Toowoomba Regional Planning Scheme 2012* confirms that matters relating to this State interest, as it relates to Flood Hazards, are appropriately integrated into the Planning Scheme. Accordingly, matters associated with Flood Hazard are considered at section 4.7.3 of this report.

The proposed development is identified in a Bushfire Prone Area – Very High Potential Bushfire Intensity and Potential Impact Buffer; refer to **Figure 8**. An assessment of the applicable assessment benchmarks for this State Interest is provided in the Bushfire Management Report in **Appendix D**. This assessment confirms that the proposed development will not adversely affect matters associated with this State interest.

FIGURE 8 - STATE PLANNING POLICY MAPPING



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:

- 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
- 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
- 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
- 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 referable. In accordance with Schedule 8, DSDIP will not be the assessment manager for this development application.

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"> • aquaculture; or • the removal, destruction or damage of marine plants; or • the constructing or raising of waterway barrier works; and • is not within a declared fish habitat area.
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"> • The proposed development does not exceed the thresholds identified at Schedule 20. • The site is not associated with a designated premises. • The site is not located within 25m of a State transport corridor and does not involve new or changed access to the State transport corridor. • The site is not located adjacent to a local road that intersects with a State controlled road and is not within 100m of a State-controlled intersection.

Part	Application Involving	Applicable	Comment
			<ul style="list-style-type: none"> The site is not identified as a future State-controlled road. The site is not located within 100m of an electricity substation. 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. The site is not associated with an easement for oil, gas or electricity infrastructure. The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
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.
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 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 ² .
Part 19	Water-related development	No	<p>The proposed development does not involve:</p> <ul style="list-style-type: none"> the taking or interfering of water; or removing quarry material from a watercourse or lake; or relates to a dam; or the construction of a levee.

Part	Application Involving	Applicable	Comment
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

The site is located within the Toowoomba Regional Council Local Government Area and therefore the provisions of the Darling Downs Regional Plan 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 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.

In this instance, the site is located within the **Priority Agricultural Area (PAA)** under the Darling Downs Regional Plan.

The proposal involves a dwelling house in an area suitable for such purposes. Accordingly, the application does not compromise the provisions of Darling Downs Regional Plan.

4.6 TOOWOOMBA 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 DEFINITIONS

Under the provisions of the *Toowoomba Regional Planning Scheme 2012*, the proposed use is defined as a “Dwelling”. The relevant use definition is as follows:

Dwelling house means a residential use of premises involving—

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling;
or
- (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.

4.6.3 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 **Limited Development (Constrained Land) Zone**. The zoning of the site and surrounding locality is illustrated in **Figure 9**.

FIGURE 9 - ZONING MAPPING



Under the assessment tables applicable to the Limited Development (Constrained Land) Zone at section 5.5:16 of the Planning Scheme, a Material Change of Use for a Dwelling House is identified as **Impact Assessable** development.

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 by the following four (4) overlays:

- Bushfire Hazard Overlay;
- Environmental Significance Overlay;
- Flood Hazard Overlay; and
- Water Resources Catchment Overlay.

The applicability of these overlays is illustrated in **Figures 10-13**.

FIGURE 10 - BUSHFIRE HAZARD OVERLAY MAPPING

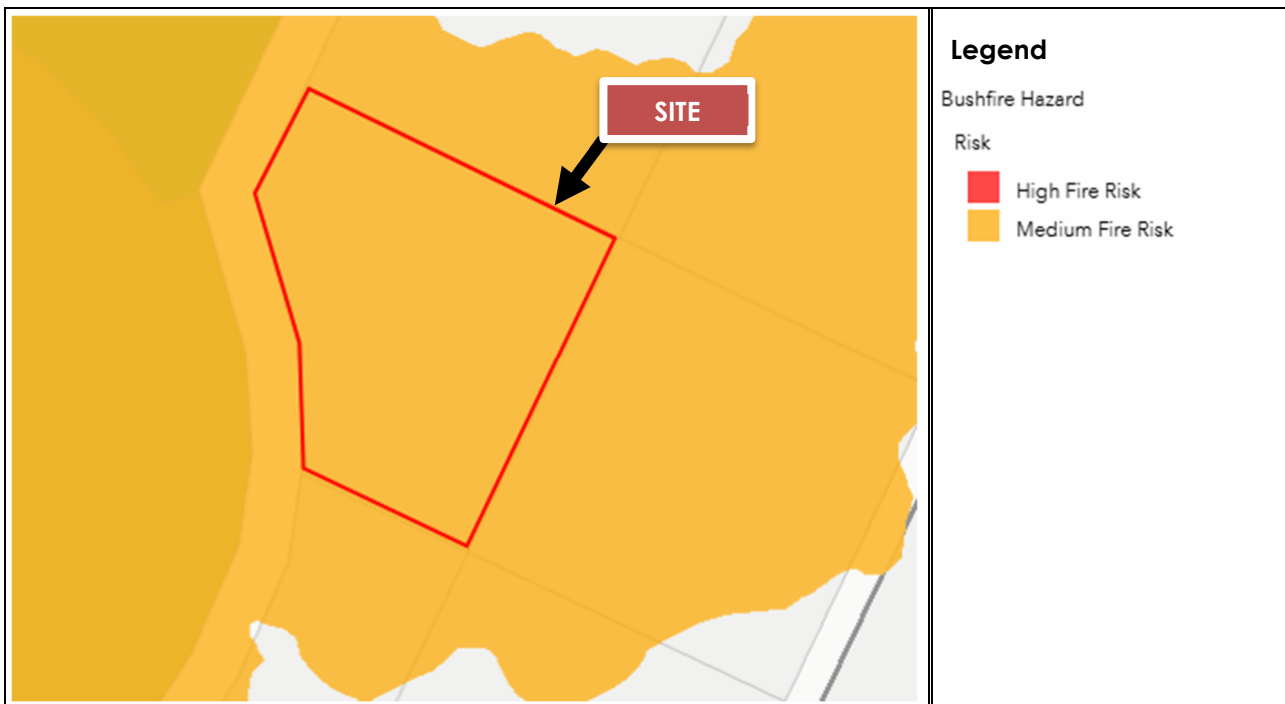


Figure 10 confirms that the site is impacted by the Bushfire Hazard Overlay. In particular, the site is located within the Medium Fire Risk Area. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Material Change of Use for a Dwelling House does not change but triggers assessment against the Bushfire Hazard Overlay Code. The development has been considered against this code at section 4.7.3.

FIGURE 11 - ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING



Figure 11 confirms that the site is impacted by the Environmental Significance Overlay. In particular, the site is located within the Areas of Ecological Significance, Areas of Ecological Significance Buffer and Biodiversity Corridor Areas. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Material Change of Use for a Dwelling House does not change and triggers assessment against the Environmental Significance Overlay Code. The development has been considered against this code at section 4.7.3.

FIGURE 12 - FLOOD HAZARD OVERLAY MAPPING

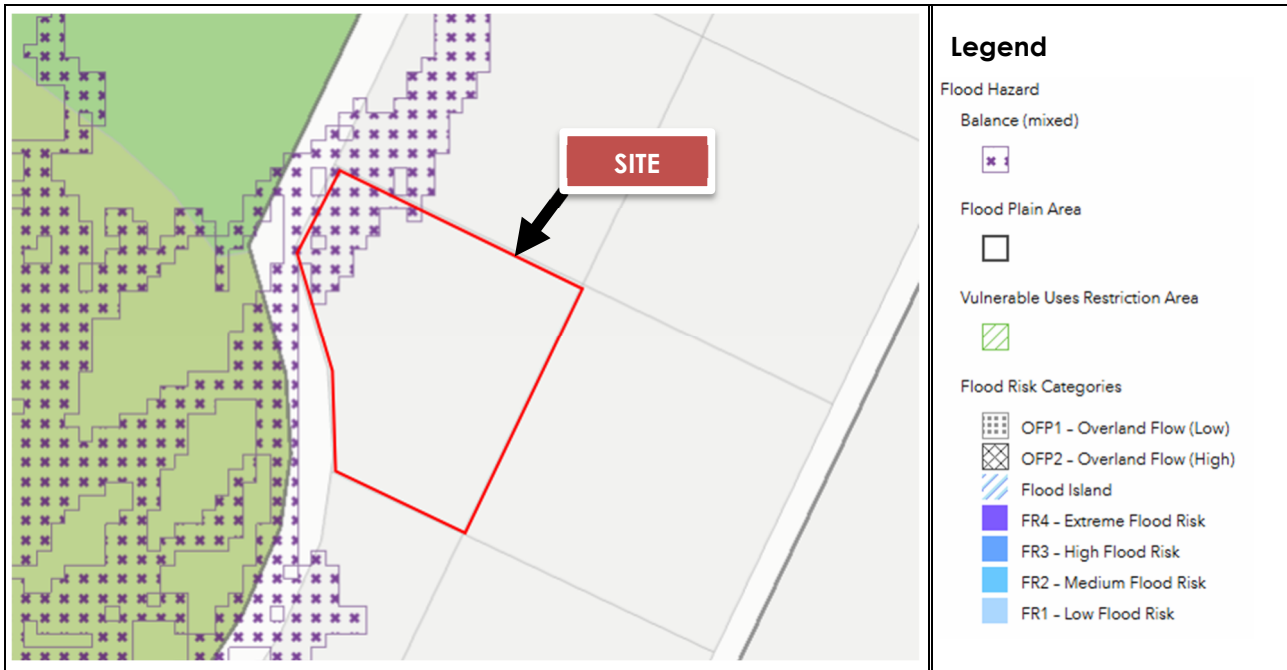


Figure 12 confirms that the site is impacted by the Flood Hazard Overlay. In particular, the site is located within the Balance (Mixed) Area. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Material Change of Use for a Dwelling House does not change and triggers assessment against the Flood Hazard Overlay Code. The development has been considered against this code at section 4.7.3.

FIGURE 13 - WATER RESOURCES CATCHMENT OVERLAY MAPPING

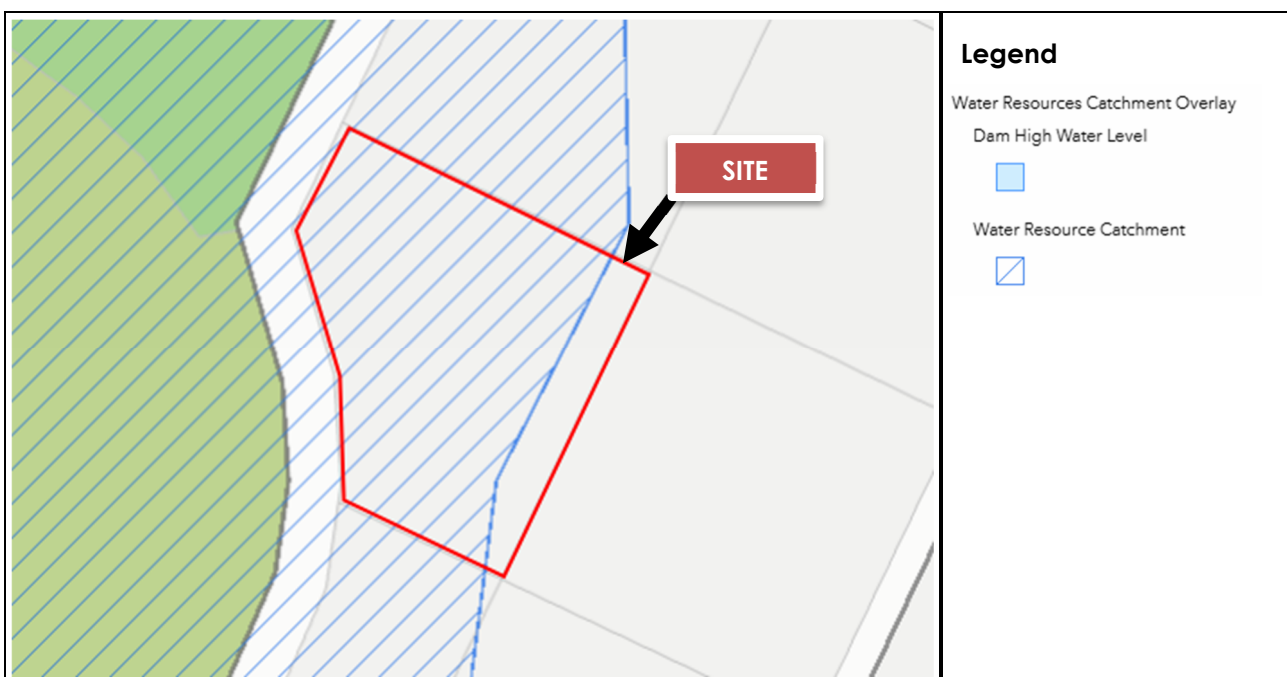


Figure 13 confirms that the site is impacted by the Water Resources Catchment Overlay. In particular, the site is located within the Water Resource Catchment Area. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Material Change of Use for a Dwelling House does not change the level of assessment and triggers assessment against the Water Resource Catchment Overlay Code. The development has been considered against this code at section 4.7.3.

4.7 ASSESSMENT BENCHMARKS

As identified in section 4.6, 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 – Limited Development (Constrained Land) Zone; refer to section 4.7.2.
- Applicable Codes; refer to section 4.7.3.

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 – LIMITED DEVELOPMENT (CONSTRAINED LAND) ZONE

Section 6.6.4 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Limited Development (Constrained Land) Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Limited Development (Constrained Land) Zone as detailed in **Table 2**.

TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) the limited potential for development is reflected in the limited range and intensity of land uses that can occur;	Complies: The proposed development involves a dwelling house at a low scale and intensity, consistent with the surrounding area.
(b) new uses, buildings/structures and works reflect a low intensity non-urban nature and are provided with an appropriate level of infrastructure and access;	Complies: The proposed development involves a dwelling house of a low scale and intensity that will be serviced by all required infrastructure.
(c) where development can occur, it is of a low intensity and scale and is compatible with, and responsive to, the environmental and other development constraints of the land (such as slope and soil stability, significant vegetation and bushfire); and	Complies: The proposed development has been designed to consider the characteristics of the site, including development and environmental constraints, and will be a low scale and intensity.
(d) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.	Complies: The proposed development involves a dwelling house at a low scale and intensity that is unlikely to generate adverse impacts to the site or adjoining areas.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Limited Development (Constrained Land) Zone.

4.7.3 APPLICABLE CODES

The codes applicable to the assessment of the proposed development are identified in **Table 3** with a detailed assessment against each code provided at **Appendix A** and **Appendix D**.

TABLE 3 - APPLICABLE CODES

Zone Code

- Limited Development (Constrained Land) Zone Code

Overlay Codes

- Bushfire Hazard Overlay Code
An assessment of the proposed development against the Zone Code is provided in the Bushfire Management Report at **Appendix D** and confirms that the development complies with the outcomes sought within this code.
- Environmental Significance Overlay Code
- Flood Hazard Overlay Code
- Water Resource Catchment Overlay Code

Development Codes

- Environmental Standards Code
- Integrated Water Cycle Management Code
- Landscaping Code
- Transport, Access and Parking Code
- Works and Services Code

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:

- Bushfire Management Report by Range Environmental Consultants. Refer to **Appendix D**.
Assessment has confirmed that a future dwelling will achieve a maximum Bushfire Attack Level of -12.5 where constructed in accordance with the recommendations of the report.

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 Impact 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 Material Change of Use for a Dwelling House on land at 83 Zeller Road, Mount Luke. The assessment that has been undertaken has demonstrated the following:

- The proposed development is of a low intensity and scale, will have an appropriate level of infrastructure and access, and accordingly is suitable for the allotment.
- The proposed development is a consistent density with the surrounding area and will not introduce inappropriate land uses.
- 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 5.0) 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 Material Change of Use.

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
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes	Yes	The proposed development involves a dwelling house at a low scale and intensity, consistent with the surrounding area and contributing to diverse housing forms. The proposed development has been designed to reflect the site's characteristics and constraints whilst taking advantage of the scenic landscapes afforded by surrounding natural bushland and State Forest. The proposed development will be serviced by all appropriate infrastructure including the existing all-weather road, reticulated electricity and on-site water and sewer.
3.3.2 Element – network of towns	Yes	The proposed development does not facilitate inappropriate densification of the surrounding area and will not introduce inappropriate land uses. The proposed development will not compromise the rural and natural landscape values of the locality.
3.3.3 Element – compact urban form	No	
3.3.4 Element – suburban neighbourhoods	No	
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	Yes	The proposed development has been designed to reflect the site's characteristics and constraints. The proposed development will not compromise the amenity, setting or view corridors of the surrounding locality.
3.3.9 Element – rural landscape	Yes	The proposed development will not compromise rural landscape values or introduce inappropriate land uses.
3.3.10 Element – natural places	Yes	The proposed development involves a dwelling house at a low scale and intensity, consistent and compatible with the surrounding area. The proposed development will be appropriately serviced and will not compromise natural or environmental values.
3.3.11 Element – development constraints	Yes	The proposed development has been designed to appropriately manage the risk of natural hazards including resilient urban design and built form; refer to the Bushfire Management Report at Appendix D .
3.3.12 Element – incompatible land uses	No	
3.4 NATURAL ENVIRONMENT		

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.4.1 Strategic Outcomes	Yes	The proposed development has been designed to reflect the site's characteristics and constraints. The proposed development will not compromise environmental or natural values.
3.4.2 Element - protect ecosystems with biodiversity values	Yes	The proposed development will be located in areas previously cleared of vegetation, and does not involve further vegetation clearing, to minimise the impacts to environmental values.
3.4.3 Element – waterways, wetlands and aquifers	Yes	The proposed development will involve on-site effluent disposal undertaken and managed to avoid impacts to waterways and wetlands.
3.4.4 Element - air quality	No	
3.4.5 Element – climate change	Yes	The proposed development has been designed to reflect the site constraints including bushfire hazard and with consideration to climate-sensitive design.
3.4.6 Element – environmental offsets	No	
3.5 COMMUNITY IDENTITY AND DIVERSITY		
3.5.1 Strategic Outcomes	Yes	The proposed development has been designed to reflect the site constraints including bushfire hazard and to ensure that the site can be appropriately serviced.
3.5.2 Element – rural community identity	No	
3.5.3 Element – Toowoomba City identity	No	
3.5.4 Element – urban design	Yes	The proposed development has been designed to reflect and appreciate the site characteristics and natural features of the area. The proposed development has been designed with consideration of urban design and climate sensitive principles.
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	No	
3.5.9 Element – cultural diversity and heritage	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes	Yes	The proposed development has been designed to reflect and appreciate the natural landscape values of the site. The proposed development will not compromise natural resource or landscape values of the area.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.6.2 Element – scenic amenity	Yes	The proposed development involves a dwelling house at a low scale and intensity that does not disrupt the landscape or introduce inappropriate visual impacts. The proposed development does not involve fragmentation of allotments or introduction of inappropriate land uses.
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	
3.7 ACCESS AND MOBILITY		
3.7.1 Strategic Outcomes	Yes	The proposed development will be accessible via existing all-weather roads that are suitable for the scale and nature of the development. The proposed development does not involve introduction of inappropriate land uses or traffic impacts.
3.7.2 Element – integrated transport system	No	
3.7.3 Element – active transport	No	
3.7.4 Element – public transport	No	
3.7.5 Element – road network	Yes	The proposed development will be accessible via existing all-weather roads that are suitable for the scale and nature of the development. The proposed development does not involve introduction of inappropriate land uses or traffic impacts.
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes	Yes	The proposed development will be serviced by all appropriate infrastructure required to support the development, including in a natural hazard event. The proposed development will involve on-site effluent disposal undertaken and managed in accordance with the relevant requirements to ensure that off-site water supply or natural values are not compromised.
3.8.2 Element – coordinated infrastructure planning and delivery	Yes	The proposed development will be serviced by all appropriate infrastructure required to support the development, including an existing all-weather public road, reticulated electricity and telecommunications networks and on-site water and sewerage arrangements.
3.8.3 Element – integrating water management and infrastructure	No	

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.8.4 Element – waste water management infrastructure and services	Yes	The proposed development will involve on-site effluent disposal undertaken and managed in accordance with the relevant requirements to ensure that off-site water supply or natural values are not compromised.
3.8.5 Element – utility infrastructure and services	No	
3.8.6 Element – waste management and recycling	No	
3.9 ECONOMIC DEVELOPMENT		
3.9.1 Strategic Outcomes	No	
3.9.2 Element - economic growth	Yes	The proposed development involves a dwelling house at a low scale and intensity that will not impact on local environmental values. The proposed development involves a dwelling house providing housing choice and variety.
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)

Limited Development (Constrained Land) Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO ₁ Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO _{1.1} Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on surrounding land in the Limited Development (Constrained Land) Zone or the Rural Zone - 50m; and (b) land included in a residential zone or the Rural Residential zone - 100m.	Complies: The proposed development involves two small scale animal enclosures that will be greater than 50m from adjoining dwellings on surrounding land. Waste disposal areas will comply with all relevant setback requirements.
PO ₂ Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO _{2.1} Building height (other than for silos, windmills and similar structures) does not exceed 2 (two) storeys or 10.5m in height above natural ground level.	Complies: The proposed development does not involve buildings greater than 2 (two) storeys in height or 10.5m above natural ground level.
Roadside stalls		
PO ₃ The display and sale of agricultural produce does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{3.1} Any structure used for the sale of goods or produce is limited to 10m ² gross floor area. AO _{3.2} Access to the structure is via the primary property access point. AO _{3.3} Produce sold is grown or produced on the land on which the road side stall is erected.	N/A: The proposed development involves a Dwelling House and does not involve roadside stalls.
Building Work (not associated with a Material Change of Use)		
PO ₄ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO _{4.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	N/A: The proposed development involves a Material Change of Use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Limited Development (Constrained Land) Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₅ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	AO _{5.1} No reduction of previously approved landscaping areas is to occur.	N/A: The proposed development involves a Material Change of Use.
PO ₆ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{6.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A: The proposed development involves a Material Change of Use.
PO ₇ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{7.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{7.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	N/A: The proposed development involves a Material Change of Use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Limited Development (Constrained Land) Zone Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Cropping being forestry			
PO ₁	Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO _{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00am -7:00pm; and (b) Sunday and Public Holidays – 8:00am – 7:00pm. AO _{1.2} Forestry does not occur on land having slopes steeper than 15%.	N/A: The proposed development involves a Dwelling House and does not involve cropping being forestry.
PO ₂	Adverse consequences of road traffic from harvesting activities on the road network are avoided.	AO _{2.1} Truck movements associated with the use do not exceed four (4) return trips per day.	N/A: The proposed development involves a Dwelling House and does not involve cropping being forestry.
PO ₃	Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition and is rehabilitated following harvesting.	N/A: The proposed development involves a Dwelling House and does not involve cropping being forestry.
Uses			
PO ₄	The zone primarily accommodates a limited range of rural activities and other non urban and low intensity activities.	AO _{4.1} Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) cropping; (c) home based business; (d) major electricity infrastructure; (e) roadside stalls; and (f) substation. AO _{4.2} Uses which are inconsistent with the intent of the zone include: (a) accommodation activities; (b) business activities; (c) entertainment activities; (d) industry activities;	Performance Solution: The proposed development involves a Dwelling House within a historic subdivision with identified environmental and bushfire constraints. Despite accommodation activities being identified as an inconsistent use, the proposed development is of a low scale and intensity and will be serviced by all required infrastructure including an all-weather public road, reticulated electricity, and on-site water storage and effluent disposal. The proposed development will be undertaken in accordance with the recommendations of the Bushfire Management Report to mitigate risk from natural hazards; refer to Appendix D . Accordingly, the proposed development is a low intensity activity that can be suitably serviced.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Limited Development (Constrained Land) Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
	(e) rural activities (other than those listed in AO4.1); and (f) recreation activities.	
PO ₅ Development is small scale and low intensity.	No acceptable outcome is nominated.	Complies: The proposed development involves a Dwelling House at a low scale and intensity, with approximately 0.72% site coverage, and that will not result in inappropriate intensification of land use in the area.
PO ₆ Development is compatible with the area's constraints and values.	No acceptable outcome is nominated.	Complies: The proposed development has been designed to locate the dwelling, outbuildings and internal driveways within areas already cleared of vegetation to minimise impacts to on-site environmental values. The proposed development will be undertaken in accordance with the recommendations of the Bushfire Management Report to mitigate risk from natural hazards; refer to Appendix D .
Effects of development		
PO ₇ Development does not unduly impact on the amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Complies: The proposed development has been designed to consider on-site characteristics and constraints. The proposed development involves a Dwelling House at a low scale and intensity, consistent and compatible with the surrounding area, and that will not impact on the amenity and character of the locality.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Limited Development (Constrained Land) Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
PO ₈ Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to the environment, life and property.	No acceptable outcome is nominated.	Complies: The proposed development involves a single dwelling house at a low scale and intensity, that is unlikely to generate impacts to community safety and health. The proposed development has been designed to minimise impacts to the environment, life and property; refer to the Bushfire Management Report at Appendix D .
PO ₉ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Complies: The proposed dwelling involves a single dwelling house at a low scale and intensity. The proposed development will utilise the existing all-weather public road, which is suitable for the scale of the use. The proposed development will be appropriately serviced by infrastructure including reticulated electricity, on-site water storage and effluent disposal.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Areas of Ecological Significance		
<p>PO₁ Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.</p>	<p>AO_{1.1} Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps. OR Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by:</p> <ul style="list-style-type: none"> (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio. 	<p>Complies: The proposed development has been designed to minimise impacts to areas of ecological significance. The dwelling will be sited in an area that has been previously cleared of vegetation and will only involve further vegetation clearing within the building envelope area to comply with the recommendations of the Bushfire Management Report; refer to Appendix D.</p>
<p>PO₂ Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.</p>	<p>AO_{2.1} Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.</p>	<p>N/A: The proposed development does not involve further vegetation clearing or biodiversity offsets.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₃ Landscaping complements biodiversity values by incorporating the following elements into the landscaping design: <ul style="list-style-type: none"> (a) native plants of local origin; or (b) known food and habitat trees and shrubs for endemic native fauna species in the local area; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat. 	No acceptable outcome is nominated.	N/A: The proposed development does not involve provision of additional landscaping.
PO ₄ Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by: <ul style="list-style-type: none"> (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards. 	No acceptable outcome is nominated.	Complies: The proposed development has been designed to minimise impacts to areas of ecological significance. The dwelling will be sited in an area that has been previously cleared of vegetation and will only involve further vegetation clearing within the building envelope area to comply with the recommendations of the Bushfire Management Report. Accordingly, the movement of fauna can still occur through the site.
PO ₅ Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.	No acceptable outcome is nominated.	Complies: The proposed development has been designed to minimise impacts to areas of ecological significance. The dwelling will be sited in an area that has been previously cleared of vegetation and will only involve further vegetation clearing within the building envelope area to comply with the recommendations

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		of the Bushfire Management Report. Accordingly, the movement of fauna can still occur through the site.
Waterways and Wetlands		
PO ₆ Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.	AO _{6.1} Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.	Complies: The proposed development is not located in proximity to a mapped boundary of a waterway or wetland in the Environmental Significance overlay.
PO ₇ Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.	AO _{7.1} Development provides a buffer area which is vegetated with native plants endemic to the area. AO _{7.2} Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.	N/A: The proposed development is not located in proximity to a mapped boundary of a waterway or wetland in the Environmental Significance overlay.
PO ₈ Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.	AO _{8.1} Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.	N/A: The proposed development is not located in proximity to a mapped boundary of a waterway or wetland in the Environmental Significance overlay.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Development in Flood islands only		
PO ₁ 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 _{1.1} Vulnerable uses are not located within a flood island area.	N/A: The proposed development is not located in a Flood Island area.
Material change of use (Home based business only)		
PO ₂ Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events.	AO _{2.1} Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area. AO _{2.2} 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).	N/A: The proposed development involves a Dwelling House and does not involve a Home Based Business.
Rearrangement of Boundaries		
PO ₃ Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.	AO _{3.1} 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).	N/A: The proposed development is for a Material Change of Use for a Dwelling House and does not involve a Boundary Realignment.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO_{3.2} 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_{3.3} 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>N/A: The proposed development is for a Material Change of Use for a Dwelling House and does not involve a Boundary Realignment.</p> <p>N/A: The proposed development is for a Material Change of Use for a Dwelling House and does not involve a Boundary Realignment.</p>

Resilient Built Form (all other development, including Dwelling house and Dual Occupancy)

<p>PO₄ 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"> (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. <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_{4.1} Buildings are not located in the FR4 or FR3 flood risk areas.</p> <p>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO_{4.2} Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct.</p> <p>Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council.</p> <p>AO_{4.3} Buildings in a flood risk area:</p> <ul style="list-style-type: none"> (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; (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 	<p>Complies: The proposed development will not be located in the FR4 or FR3 flood risk area.</p> <p>N/A: The proposed development is not located in a Flood Management Precinct.</p> <p>N/A: The proposed development does not involve buildings in a flood risk area.</p>
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Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>designed 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>AO_{4.4} 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>N/A: The proposed development does not involve buildings in an overland flow path area.</p>
<p>PO₅ Development does not worsen flooding on adjacent properties.</p>	<p>AO_{5.1} 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>N/A: The proposed development does not involve earthworks in the FR4, FR3, FR2, FR1, OFP1 or OFP2 areas.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Development in Flood islands only		
<p>PO₁ Development involving a vulnerable use is not located in a flood island area.</p> <p>Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.</p>	<p>AO_{1.1} Vulnerable uses are not located within a flood island area.</p>	<p>N/A: The proposed development is not located in a flood island area.</p>
Risk-compatible Land Use		
<p>PO₂ Development is compatible with the level of risk associated with the natural hazard, such that:</p> <ul style="list-style-type: none"> (a) vulnerable uses are not located in the Vulnerable Uses Restriction Area; (b) all other uses within the: <ul style="list-style-type: none"> (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 OFF1(low) overland flow path area are consistent with the overall outcomes of the relevant zone or any Flood Management Precinct. <p>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</p>	<p>No acceptable outcome provided.</p>	<p>Complies: The proposed development is not located in the Vulnerable Uses Restriction Area, FR4, FR3, FR2, FR1 or OFF1 areas. The proposed development does not involve the dwelling house within the flood hazard overlay.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
accommodation). Building work in the FR4 and FR3 areas should be avoided wherever possible.		
Resilient Built Form		
<p>PO₃ 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"> (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. <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_{3.1} Buildings are not located in the FR4 or FR3 flood risk areas.</p> <p>AO_{3.2} Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct.</p> <p>AO_{3.3} Buildings in a flood risk area:</p> <ul style="list-style-type: none"> (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; (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. <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>AO_{3.4} Buildings in an overland flow path area provide a finished habitable floor level located,</p>	<p>Complies: The proposed development will not be located in the FR4 or FR3 flood risk areas.</p> <p>N/A: The proposed development will not be located in a Flood Management Precinct.</p> <p>N/A: The proposed development does not involve buildings in a flood risk area.</p> <p>N/A: The proposed development does not involve buildings in an overland flow path area.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.	
<p>PO₄ 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_{4.1} 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_{4.2} 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>N/A: The proposed development does not involve a use that requires an interface with the public realm.</p> <p>N/A: The proposed development does not involve a use that requires an interface with the public realm.</p>
Siting of Development for Reconfiguring a Lot		
<p>PO₅ Development siting and layout in a flood risk area responds to flooding potential and maintains personal safety at all times, such that:</p>	<p>AO_{5.1} 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>N/A: The proposed development is for a Material Change of Use and does not involve Reconfiguring a Lot.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(a) subdivision of land occurs consistent with the overall outcomes of any applicable Flood Management Precinct;</p> <p>(b) lots for urban purposes provide a ground level above the Defined Flood Event;</p> <p>(c) rural and rural residential lots provide sufficient area outside the Defined Flood 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_{5.2} Development complies with the filling requirements of table 8.2.3.5.</p> <p>AO_{5.3} 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>N/A: The proposed development is for a Material Change of Use and does not involve Reconfiguring a Lot.</p> <p>N/A: The proposed development is for a Material Change of Use and does not involve Reconfiguring a Lot.</p>
<p>PO₆ 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_{6.1} Development:</p> <p>(a) for urban purposes avoids maintaining overland flow paths in private ownership;</p> <p>(b) for rural or rural residential purposes provides sufficient area outside the overland flow path areas to accommodate the required minimum lot size.</p> <p>OR</p> <p>AO_{6.2} Development is in accordance with an approved site-based stormwater management plan.</p>	<p>N/A: The proposed development is for a Material Change of Use and does not involve Reconfiguring a Lot.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Access and Isolation		
<p>PO7 Development in a flood risk area is sited and designed such that:</p> <ul style="list-style-type: none"> (a) road layout avoids isolation in a flood hazard event and does not impede evacuation; (b) vehicular access during a flood hazard event is enabled; (c) provision is made for on-site sheltering during a flood event; and (d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area. 	<p>AO7.1 Road and/or pathway layout within the development provides a safe and clear evacuation path:</p> <ul style="list-style-type: none"> (a) to ensure persons are not physically isolated from an adjacent flood-free urban area; (b) by locating entry points into the reconfiguration above the Defined Flood Event and avoiding cul-de-sacs or other non-permeable layouts; and (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. <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"> (a) signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; (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 	<p>Performance Solution: The proposed development will utilise the existing vehicle entry to the site, which is identified within the mapped overlay area. The proposed development has been designed to minimise vegetation clearing and impacts to environmental values by using existing vehicle entry and access tracks. The dwelling will be constructed outside of the mapped overlay area, and there is sufficient space on-site outside of the mapped overlay area to accommodate residents in a flood event. Additionally, the subject site adjoins sections of the road reserve which are outside the mapped overlay area, which could present an evacuation route if required. Accordingly, the development has sufficient area that does not impede evacuation.</p> <p>Complies: The proposed development will be constructed outside of the mapped overlay area. The subject site has sufficient space outside of the mapped overlay area to accommodate residents in the event of flash flooding.</p> <p>N/A: The proposed development is not of a scale to warrant provision of evacuation signage. The proposed development is not within 100m of a waterway.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	crossing or an entrance to a low-lying reserve.	
Flood Storage and Conveyance		
<p>PO₈ 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"> (a) loss of flood or overland flow storage/conveyance; (b) loss of or changes to flow paths; (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>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>	No acceptable outcome provided.	<p>Complies: The proposed development involves a dwelling house constructed on piers and existing vehicle access paths. Accordingly, the proposed development does not involve filling that will impact the flood characteristics of the area.</p>
Emergency Management and Business Continuity		
<p>PO₉ 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_{9.1} 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_{9.2} Materials stored on site:</p> <ul style="list-style-type: none"> (a) are not located within the FR4 and FR3 flood risk areas or the OFP2 (high) overland flow path area, and otherwise are those 	<p>Complies: The proposed development is for a single dwelling house and involves formalising the existing vehicle access to enable evacuation of persons.</p> <p>Complies: The proposed development is not within the FR4, FR3 or OFP2 areas.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>that are readily able to be moved in a flood event; and</p> <p>(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>	
Hazardous Materials		
<p>PO₁₀ 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_{10.1} Development ensures:</p> <p>(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</p> <p>(b) structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.</p> <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>N/A: The proposed development does not involve manufacture and storage of hazardous materials.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>direct access to low hazard evacuation routes as defined in Table 8.2.3.6:</p> <ul style="list-style-type: none"> (i) a vulnerable use located outside the Vulnerable Uses Restriction Area; (ii) substation; (iii) utility installations involving water and sewerage treatment plants <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>		

Toowoomba Regional Planning Scheme 2012 (v28.0)

Water Resource Catchments Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Water quality		
PO ₁ 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.	Complies: The proposed development has been designed to consider on-site characteristics and constraints. The proposed development has sufficient area to enable on-site effluent and stormwater disposal that will comply with the relevant building and plumbing application requirements. The proposed development is not in proximity to any waterways or watercourses.
PO ₂ 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 _{2.1} 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.	N/A: The proposed development does not involve intensive animal industries or intensive horticulture.
PO ₃ The location and management of onsite wastewater treatment facilities minimises the risk to land and water resources within the catchment and in storages.	AO _{3.1} 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.	Complies: The proposed development will not involve on-site effluent disposal within 487m of the full storage level of Cooby Dam, 400m of the full storage level of other water supply dams, or within 100m of a watercourse.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Outdoor Lighting		
<p>PO₁ Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.</p>	<p>AO_{1.1} No outdoor lighting is proposed as part of the development.</p> <p>OR</p> <p>AO_{1.2} Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 control of the obtrusive effects of outdoor lighting'.</p> <p>AO_{1.3} For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard AS4282-1997 – Control of the obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4).</p> <p>AO_{1.4} Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO_{1.3} the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors.</p> <p>AO_{1.5} For private sporting courts the lighting system:</p> <p style="padding-left: 20px;">(a) is baffled or shielded to ensure that a light source is not directly visible from a</p>	<p>Complies: The proposed development will not involve outdoor lighting besides domestic low-level security lighting.</p> <p>N/A: The proposed development does not involve sporting fields or sporting courts.</p> <p>N/A: The proposed development will not involve light spillage outside of the property boundary.</p> <p>N/A: The proposed development does not involve sporting fields or sporting courts.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>Habitable Room window of an adjoining Dwelling; and</p> <p>(b) the luminaire does not exceed a height of 8m above the court surface.</p> <p>AO_{1.6} The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.</p>	<p>Complies: The proposed development has been designed to utilise the existing access track within the property, which is sufficiently separated from adjoining lots and buffered by existing vegetation.</p>
<p>PO₂ Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or well-being of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.</p>	<p>AO_{2.1} Outdoor lighting situated in excess of 4m above ground level is provided in accordance with Australian Standard AS1158.1.1:2005 – <i>Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>	<p>N/A: The proposed development does not involve outdoor lighting in excess of 4m in height.</p>
<p>PO₃ Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment.</p>	<p>AO_{3.1} The vertical illumination emanating from the outdoor lighting does not exceed one (1) lx on land within the Environmental Significance Overlay.</p>	<p>Complies: The proposed development will not involve outdoor lighting besides domestic low-level security lighting.</p>
<p>PO₄ Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance.</p>	<p>AO_{4.1} Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed in a manner to mitigate any light nuisance impacts from the existing lawful use by establishing:</p>	<p>N/A: The proposed development does not adjoin an existing non-residential use with significant lighting.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Odour		
<p>PO₅ Development does not unreasonably affect the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.</p>	<p>AO_{5.1} The development does not involve activities that create odorous air emissions.</p> <p>OR</p> <p>AO_{5.2} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO_{5.3} The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues.</p> <p><i>Note: An Odour Assessment Report provided with the application may be necessary to demonstrate compliance with AO5.3.</i></p>	<p>Complies: The proposed development does not involve activities that create odorous air emissions.</p>
<p>PO₆ Lot reconfigurations for residential or other environmentally sensitive land uses do not encroach upon existing or approved uses that may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.</p>	<p>AO_{6.1} Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code.</p>	<p>N/A: The proposed development is for a Material Change of Use and does not involve lot reconfigurations.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary					
	<p>AO_{6.2} Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Existing Use/Activity</th> <th style="background-color: #cccccc;">Odour Level at Sensitive Receiving Environment.</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="text-align: center;">All Activities</td> <td>2OU/m³ 3 minute average, 99.5th percentile.</td> </tr> <tr> <td>4OU/m³ 3 minute average, 99.9th percentile.</td> </tr> </tbody> </table>	Existing Use/Activity	Odour Level at Sensitive Receiving Environment.	All Activities	2OU/m ³ 3 minute average, 99.5th percentile.	4OU/m ³ 3 minute average, 99.9th percentile.	<p>N/A: The proposed development is for a Material Change of Use and does not involve lot reconfigurations.</p>
Existing Use/Activity	Odour Level at Sensitive Receiving Environment.						
All Activities	2OU/m ³ 3 minute average, 99.5th percentile.						
	4OU/m ³ 3 minute average, 99.9th percentile.						
<p>PO₇ Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.</p>	<p>AO_{7.1} The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.</p>	<p>Complies: The proposed development will involve waste storage that will prevent odour nuisance and fly breeding and that will be disposed of regularly in accordance with the scale and nature of the development.</p>					
Noise							
<p>PO₈ The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses.</p> <p>(a) Development:</p> <ul style="list-style-type: none"> (i) is located in an appropriate zone; (ii) proposes best practice design and construction materials (in relation to noise attenuation); and 	<p>AO_{8.1} The development will achieve the following noise levels (when measured at the nearest sensitive receiver):</p> <ul style="list-style-type: none"> (a) Background (L₉₀) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L₉₀) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am 	<p>Complies: The proposed development does not involve generation of noise that will exceed the relevant requirements.</p>					

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(iii) proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses.</p>	<p>(measured within bedrooms assuming open windows);</p> <p>(c) Background (L_{90}) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and</p> <p>(d) maximum limit L_{Amax} 45dB(A) inside dwellings; and</p> <p>The development will achieve the Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>HOWEVER</p> <p>AO_{8.2} Where a development is unable to meet noise levels specified in AO_{8.1} an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).</p>	<p>N/A: The proposed development does not involve activities that will generate noise greater than the relevant requirements.</p>
<p>PO₉ Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment is designed, constructed and operated in a manner that is sensitive to the impacts of high and low frequency noise on adjoining sensitive land uses.</p>	<p>AO_{9.1} Where development (other than licensed premises operating under a Liquor Licensing Approval) proposes the use of amplified sound equipment, existing background octave band centre frequencies have been assessed and the development proposes the following maximum sound pressure criterion:</p>	<p>N/A: The proposed development does not involve the use of amplified sound equipment.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary																														
	<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="8">Frequency - Hz - "A" Weighted</th> </tr> <tr> <th colspan="2"></th> <th>31</th> <th>63</th> <th>125</th> <th>250</th> <th>500</th> <th>1K</th> <th>2K</th> <th>4K</th> </tr> <tr> <th>Background Level SPL dB(A)</th> <td></td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> </tr> </thead> </table>			Frequency - Hz - "A" Weighted										31	63	125	250	500	1K	2K	4K	Background Level SPL dB(A)		L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	
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<p>PO₁₀ Proposed sensitive land uses in close proximity to existing lawful land uses involving significant noise emissions such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.</p>	<p>AO_{10.1} The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO_{10.2} Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i>.</p> <p>AO_{10.3} Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic assessment of existing background octave levels and designed the sensitive land use component to mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).</p>	<p>N/A: The proposed development is not in proximity to existing lawful land uses such as entertainment venues, child care centres, industrial zones or commercial premises.</p>																														

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₁ Proposed sensitive land uses adjoining Council controlled arterial roads (other than designated 'Transport Noise Corridors') are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	Where development involves a sensitive land use adjoining a Council controlled arterial road (other than designated 'Transport Noise Corridors': AO _{11.1} The development is designed and constructed in a manner that achieves the internal noise Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i> . AO _{11.2} The siting of buildings and selection of construction materials complies with the specifications of Australian Standard AS3671-1989 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i> .	N/A: The proposed development will not be adjoining a Council controlled arterial road.
PO ₁₂ Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	AO _{12.1} Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government comply with the <i>Queensland Development Code Mandatory Part (MP) 4.4 'Buildings in a Transport Noise Corridor'</i> for all habitable rooms adjoining the corridor.	N/A: The proposed development will not adjoin a Transport Noise Corridor.
PO ₁₃ Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding sensitive land uses.	AO _{13.1} Plant of this nature is not elevated, is acoustically shielded (if necessary) and will not be audible at adjoining sensitive receivers. AO _{13.2} Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to achieve a nil increase in background noise levels (L ₉₀) at the nearest sensitive receiver.	N/A: The proposed development does not involve elevated plant and equipment. N/A: The proposed development does not involve roof-top mounted plant and equipment.
PO ₁₄ The construction phase of the development does not cause adverse acoustic impacts on surrounding sensitive receivers.	AO _{14.1} Building work (including excavation and filling) is only conducted between the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding public holidays).	Complies: Building work will be conducted between 6:30am and 6:30pm Monday to Saturday excluding public holidays.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{14.2} Where building work is proposed outside of the acceptable timeframe of 6:30 am to 6:30 pm (Monday – Saturday) the applicant has supplied a 'construction management plan' which adequately addresses noise mitigation measures.	N/A: The proposed development will not be constructed outside of the specified times.
PO ₁₅ Private sporting courts do not create acoustic amenity issues for surrounding sensitive receivers.	AO _{15.1} Private sporting courts are not used between 10:00 pm and 7:00 am. AO _{15.2} Mechanical equipment such as ball throwing machines which create audible noise at the nearest sensitive receiver is not used between 7:00 pm and 7:00 am.	N/A: The proposed development will not involve private sporting courts.
PO ₁₆ Vibration from the development does not affect the amenity of surrounding sensitive land uses or cause environmental harm or nuisance.	AO _{16.1} The development does not result in vibration impacts outside of the development site. AO _{16.2} Where vibration may impact on surrounding sensitive land uses, the proponent has provided a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the level of vibration will not cause adverse amenity impacts or cause environmental harm or nuisance at any sensitive land use surrounding the development.	N/A: The proposed development will not involve activities that will generate vibration impacts.
Dust		

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₁₇ The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations).</p>	<p>AO_{17.1} Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur.</p> <p>AO_{17.2} Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce dust generation.</p> <p>AO_{17.3} Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete.</p> <p>AO_{17.4} Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses.</p> <p><i>Note: Where excavation and filling exceeds 1,000 cubic metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures. Measures must include strategies such as progressive rehabilitation and complaints processes.</i></p>	<p>Complies: The construction phase of the development will be managed to ensure any off-site release of dust particles is strictly managed.</p> <p>Complies: The construction phase of the development will be managed to ensure any exposed fill, excavation or unsealed accesses are watered to reduce dust generation.</p> <p>Complies: The construction phase of the development will be managed to ensure any areas of fill and excavation are compacted, planted and/or mulched immediately.</p> <p>Complies: The construction phase of the development will be managed to ensure any stockpiles or materials are watered to minimise dust nuisance.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₈ Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues.	AO _{18.1} Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.	N/A: The proposed development will not involve activities involving haulage routes.
PO ₁₉ Water used for dust suppression activities does not itself create environmental harm.	AO _{19.1} Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.	Complies: The proposed development will be managed to ensure that water for controlling dust emissions does not enter natural drainage corridors outside of the site.
PO ₂₀ The ongoing operation of the development site does not create dust nuisance for adjoining landholders.	<p>AO_{20.1} Areas within the site that are frequently used for vehicular purposes are imperviously sealed.</p> <p>AO_{20.2} Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems.</p> <p>AO_{20.3} Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers.</p> <p>AO_{20.4} All development likely to generate any significant amount of dust must have an adequate water supply available at all times in</p>	<p>Performance Solution: The proposed development will utilise a gravel driveway for access, consistent with the low scale and nature of the dwelling. The proposed development will have sufficient separation from adjoining properties and existing vegetation providing a buffer that will reduce the impact from dust.</p> <p>N/A: The proposed development does not involve industry-specific activities.</p> <p>N/A: The proposed development does not involve grain facilities.</p> <p>N/A: The proposed development is not likely to generate significant amounts of dust.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>order to undertake proactive dust reduction measures e.g. watering of access roads.</p> <p>AO_{20.5} Development that is likely to create ongoing significant dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.</p>	<p>N/A: The proposed development is not likely to generate significant amounts of dust.</p>
<p>PO₂₁ Proposed sensitive land uses are adequately separated from existing lawful land uses likely to generate dust emissions such as landfill sites, quarries, cropping land, motor sport facilities and other similar dust generating activities.</p>	<p>AO_{21.1} Sensitive land uses achieve the separation distances from the nominated uses specified in Table 9.4.2:2.</p>	<p>Complies: The proposed development will be adequately separated from uses such as landfill, quarries, cropping and motor sport facilities.</p>
<p>PO₂₂ Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.</p>	<p>AO_{22.1} Dustfall averaged over an annual period of time does not exceed 133mg/m²/day when measured at the nearest sensitive receiver.</p>	<p>Complies: The proposed development does not involve activities that will generate dustfall impacts.</p>
General Emissions		
<p>PO₂₃ Air emissions resulting from development do not cause environmental harm (including environmental nuisance).</p>	<p>AO_{23.1} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO_{23.2} Where a type of air emission is not listed within the <i>Environmental Protection (Air) Policy 2008</i> the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or</p> <p>If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification.</p>	<p>Complies: The proposed development does not involve activities that will create harmful air emissions.</p> <p>N/A: The proposed development does not involve activities that will create harmful air emissions.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{23.3} Where a development is proposing to generate and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment' which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.	N/A: The proposed development does not involve activities that will create harmful air emissions.
PO ₂₄ Child Care Centres are well located to avoid any harmful impacts from air pollution.	AO _{24.1} Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.	N/A: The proposed development is for a Dwelling House and does not involve a child care centre.
PO ₂₅ Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.	AO _{25.1} Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.	Complies: The proposed development is not in proximity to existing lawful land uses that produce air emissions.
PO ₂₆ Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.	AO _{26.1} Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.	N/A: The proposed development is for a Dwelling House and does not involve electromagnetic radiation.
PO ₂₇ Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	AO _{27.1} Car park exhaust stacks are located away from adjoining sensitive receivers. AO _{27.2} Emissions are discharged vertically and have an exit velocity of at least 10m/second. AO _{27.3} Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater. AO _{27.4} Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with AS1940-2004 <i>The Storage and handling of flammable and combustible liquids (for hydrocarbons) and</i>	N/A: The proposed development does not involve air emission vents or stacks.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<i>AS1596:2008 The Storage and Handling of LP Gas.</i>	
Waste Management		
PO ₂₈ The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i> .	AO _{28.1} For commercial premises and industry activities (other than those premises utilising Council's wheelie bin waste collection program): <ul style="list-style-type: none"> (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in sewerred areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; 	N/A: The proposed development will not involve commercial or industrial activities.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>(e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is designed to enable bins to be washed out within the storage area and drained to a sewer system (requiring trade waste approval) within sewer areas or area of significant landscaping, water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas; and</p> <p>(f) bin storage areas do not pose amenity issues for surrounding sensitive receivers, including odour during storage periods or noise issues resulting from collection programs.</p>	
	<p>AO_{28.2} For a Multiple Dwelling of three (3) – six (6) units the development satisfies one of the following criteria:</p> <p>(a) a minimum road frontage is available within the immediate road reserve adjoining the development in order to place the required number of waste and recycling containers out for collection (2 x 240L wheelie bins per tenement) when calculated at 1m/bin e.g. a development requiring eight (8) bins must have at least 8m of useable road reserve (in terms of bin collection, excluding a 1m clearance around power poles and any area below a street trees canopy where bins cannot be collected);</p> <p>OR</p>	<p>N/A: The proposed development will not involve a Multiple Dwelling.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>(b) the complex includes a communal bin storage area, whereby the body corporate will implement internal procedures requiring residents to progressively fill bins and only place full bins out for collection; and</p> <p>(c) each tenement has an approved bin storage area that will not create amenity issues for surrounding sensitive land uses; and</p> <p>(d) bin storage areas are screened behind buildings for amenity purposes; and</p> <p>(e) storage areas are not within dwellings (including garages) and it is not necessary to take the bins through dwellings (including garages) for collection purposes; and</p> <p>(f) a hose cock is located in close proximity to the storage location to enable bins to be cleaned; and</p> <p>(g) where a rear storage area is not possible bins are stored in a minimum 1.5m high screened area in the front of the dwelling(s);</p> <p style="text-align: center;">OR</p> <p>(h) screened communal storage areas (to a minimum height of 1.5m) are proposed which contain an impervious floor, hose cock and grading/drainage towards a grassed area or other porous surface.</p>	
	<p>AO_{28.3} For a Multiple Dwelling above six (6) units the development satisfies one of the following criteria:</p>	<p>N/A: The proposed development will not involve a Multiple Dwelling.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>(a) The development incorporates 'internal collection' of either bulk bins or wheelie bins (in accordance with the waste management guideline that accompanies the environmental standard);</p> <p>OR</p> <p>(b) Communal bin storage areas contain a roof, bunding and bin 'washing' provisions in the form of either a sewer connection (requiring trade waste approval) or where no sewer is available a connection to a waste water treatment device, drain to an area of significant landscaping or drain to a water quality improvement device e.g. Bioretention system is acceptable;</p> <p>OR</p> <p>(c) Where 'internal collection' is proposed the internal design complies with the waste management guideline that accompanies this environmental standard and a certification from a registered RPEQ has been provided to demonstrate that manoeuvrability is acceptable for an appropriately sized refuse vehicle.</p>	
	<p>AO_{28.4} Commercial premises utilising Council's wheelie bin waste collection service to dispose of commercial waste:</p> <p>(a) utilise a maximum of four (4) wheelie bins i.e. less than 1 cubic metre;</p> <p>(b) store bins within the curtilage of the property in a designated area in close proximity to a hose cock, whereby any</p>	<p>N/A: The proposed development will not involve commercial activities.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>adjoining sensitive land uses will not experience amenity issues i.e. odour;</p> <p>(c) store bins on an impervious surface;</p> <p>(d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and</p> <p>(e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height.</p>	
<p>PO₂₉ Development for a Community Residence, Residential Care Facility or Retirement Facility utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.</p>	<p>AO_{29.1} For development involving a Community Residence, Residential Care Facility or Retirement Facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline.</p>	<p>N/A: The proposed development will not involve a community residence, residential care facility or retirement facility.</p>
<p>PO₃₀ High rise (in excess of three (3) storeys) residential developments and joint commercial and residential developments are designed to enable best practice waste management principles to be applied.</p>	<p>AO_{30.1} The applicant has provided a waste management plan that as a minimum has addressed the following issues:</p> <p>(a) likely waste quantity and waste type to be generated on site on a weekly basis;</p> <p>(b) likely recycling quantities to be generated on a weekly basis;</p> <p>(c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per</p>	<p>N/A: The proposed development will not involve a high rise residential or joint commercial and residential development.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes, waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; (k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).	
PO ₃₁ Demolition and building activities actively involve waste minimisation and waste avoidance principles including the promotion of recycling and re-use.	AO _{31.1} The development will be carried out in accordance with the waste management hierarchy outlined in the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> and the applicant has nominated the quantity and type of materials that will be disposed of to landfill.	Complies: The proposed development will involve waste minimisation and waste avoidance principles during construction.
PO ₃₂ Development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New</i>	Where involving development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New</i>	N/A: The proposed development does not involve activities that will generate clinical or related waste.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p><i>Developments Waste Storage and Collection Requirements</i> is designed to adequately cater for legislative storage and collection requirements.</p>	<p><i>Developments Waste Storage and Collection Requirements:</i></p> <p>AO_{32.1} The storage of 'clinical and related waste' is in accordance with the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> with storage locations being demonstrated on submitted site/floor plans.</p> <p>AO_{32.2} The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.</p>	
<p>PO₃₃ Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.</p>	<p>AO_{33.1} The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's <i>Technical Guidelines for Waste Storage and Collection Requirements for New Developments</i>, including:</p> <ul style="list-style-type: none"> (a) appropriate manoeuvring is adequate with vehicles being able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins; (f) minimum road width of 5.5m; and 	<p>N/A: The proposed development will not involve internal collection of bins.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised.	
PO ₃₄ Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove harbourage opportunities for vermin and mosquitoes.	AO _{34.1} The applicant will utilise the following control measures: (a) putrescibles waste will be removed from the property at intervals not exceeding seven (7) days (putrescibles will be refrigerated where possible and appropriate); (b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and (c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and (d) bins will be cleaned on an 'as needed' basis if odour is identified as an issue.	Complies: The proposed development will involve waste storage that will prevent odour nuisance and fly breeding and that will be disposed of regularly in accordance with the scale and nature of the development.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
Stormwater Management		
PO ₁ Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO _{1.1} Stormwater quality treatment measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{1.2} Pollutant load reductions are achieved in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development is not of a scale or nature to require stormwater quality treatment measures.
PO ₂ Adverse impacts of construction activities on stormwater quality are avoided or minimised using best practice environmental management for erosion and sediment control.	AO _{2.1} Sediment and erosion control measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The proposed development will involve sediment and erosion control measures during construction in accordance with the relevant requirements.
PO ₃ Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to: (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions.	AO _{3.1} Stormwater flow control measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The proposed development will comply with stormwater disposal requirements per the relevant plumbing and building application requirements.
Waste Water Management		
PO ₄ Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for:	AO _{4.1} Waste water management measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The proposed development does not involve wastewater disposal to a waterway or external to the site.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
(a) cumulative effects; (b) the applicable water quality objectives for the receiving waters; (c) adverse impact on ecosystem health of receiving waters; and (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.		
Artificial Waterways and Water Bodies		
PO ₅ The waterway or water body is designed to integrate multiple functions, including: (a) aesthetics, landscaping, and recreation; (b) flood management; (c) stormwater management; (d) water conservation and reuse; (e) community health; and (f) pest management.	AO _{5.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve artificial waterways or water bodies.
PO ₆ The waterway is located and designed to be responsive to natural drainage features.	AO _{6.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve artificial waterways or water bodies.
PO ₇ The waterway or body is designed to minimise whole of life cycle costs.	AO _{7.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve artificial waterways or water bodies.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
Flooding and Drainage		
PO ₈ Flooding and drainage characteristics upstream or downstream of the site are not worsened.	AO _{8.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The proposed development will not involve activities that will worsen flooding and drainage characteristics.
PO ₉ The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO _{9.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve external stormwater disposal and will be managed on-site in accordance with the relevant building and plumbing approval requirements.
PO ₁₀ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{10.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The proposed development does not involve external stormwater disposal and will be managed on-site in accordance with the relevant building and plumbing approval requirements.
Water Cycle Management		
PO ₁₁ The design and management of the development integrates water cycle elements so that:	AO _{11.1} Integrated water management practices and infrastructure are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The proposed development has been designed to consider integrated water cycle principles where required.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
<ul style="list-style-type: none"> (a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently. 		

Toowoomba Regional Planning Scheme 2012 (v28.0)

Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁ Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.	AO _{1.1} Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2.	N/A: The proposed development does not involve provision of formal landscaping.
PO ₂ Landscape construction is undertaken by a suitably qualified landscape professional.	AO _{2.1} Landscape construction is carried out by a member of the Queensland Association of Landscape Industries.	N/A: The proposed development does not involve provision of formal landscaping.
PO ₃ Landscape design reflects the local context and incorporates cohesive and desirable aspects of the prevailing landscape character. (Desirable aspects are those considered necessary to maintain and enhance the character, setting and/or ambience, and ecological values of the location.)	AO _{3.1} Where a street or locality has an identifiable character derived from existing vegetation, similar or identical plant species are used. AO _{3.2} Existing desirable landscape elements and treatments are incorporated into landscaping to integrate the development into the existing character of the area. AO _{3.3} Existing site trees are integrated into the development. AO _{3.4} Species selection is reflective of cool temperate species.	Complies: The proposed development does not involve provision of formal landscaping. However, any future landscaping on-site will be undertaken in a consistent and compatible manner with the vegetation and environmental values on the site.
PO ₄ Where the development involves the creation of a new road street tree planting is undertaken having consideration of: (a) the hierarchy and function of the street; (b) selection of appropriate species; (c) avoidance of conflict between the street tree and utilities and services within the road reserve; (d) soil conditions; (e) existing street trees;	Where the development involves the creation of a new road: AO _{4.1} Street planting is carried out in accordance with the requirements of SC6.2 PSP No. 2 Engineering Services Infrastructure Roads and Drainage. AO _{4.2} Species and materials are used that minimise the use of potable water. AO _{4.3} Street tree planting is in accordance with PSP No.8 – Street Trees.	N/A: The proposed development does not involve creation of a new road.

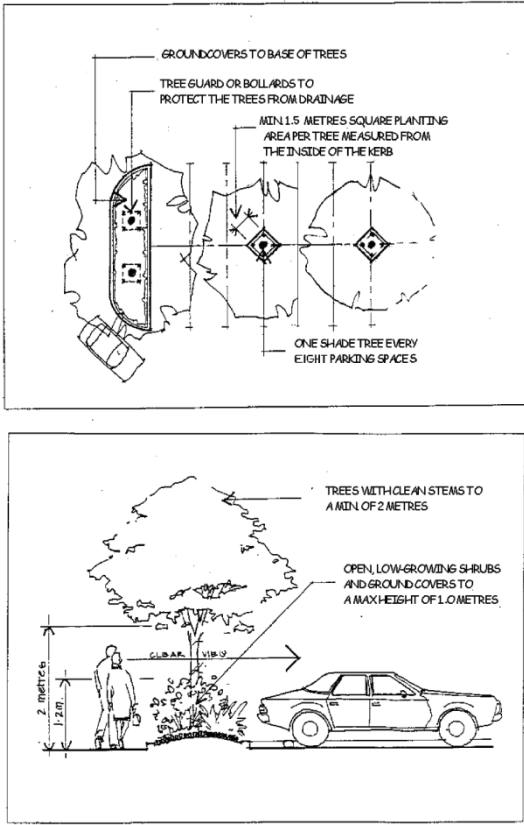
Toowoomba Regional Planning Scheme 2012 (v28.0)

Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(f) solar access; and (g) driveway access.		
PO₅ Fencing design and acoustic barriers: (a) are compatible with the existing streetscape and proposed development type; and (b) provide visual interest and address the street.	AO_{5.1} Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers. AO_{5.2} All planting and recesses along a fence are located within the property boundary and planting recesses are accessible from within the site. AO_{5.3} Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum 3m vegetated buffer on either side of the fence with vegetation having a mature height equal to or above the height of the acoustic fencing.	N/A: The proposed development does not involve front fences with planting recesses. N/A: The proposed development does not involve front fences with planting recesses. N/A: The proposed development does not involve acoustic fencing.
PO₆ Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.	AO_{6.1} Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planting bay per eight (8) carparking spaces. AO_{6.2} Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park. AO_{6.3} No raised kerbing is provided around planting bays. Wheelstops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall toward planting areas.	N/A: The proposed development does not involve large-scale carparking areas. N/A: The proposed development does not involve individual planting bays. N/A: The proposed development does not involve individual planting bays.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO_{6.4} Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.</p>	<p>N/A: The proposed development does not involve individual planting bays.</p>
		

Toowoomba Regional Planning Scheme 2012 (v28.0)

Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₇ Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.</p>	<p>AO_{7.1} Species mature height and siting must not interfere with or compromise overhead and underground utility assets including stormwater inlet pits.</p> <p>AO_{7.2} Tree planting must be a minimum of 2m from any mains water easements and offset 4m from any sewer main or inspection chamber.</p>	<p>N/A: The proposed development does not involve provision of formal landscaping.</p> <p>N/A: The proposed development does not involve provision of formal landscaping.</p>
<p>PO₈ Maintenance access points must be considered and accommodated for in the site planning and design process.</p>	<p>AO_{8.1} Access by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather.</p> <p>AO_{8.2} Functional maintenance vehicle circulation and access gates to be provided.</p>	<p>Complies: The proposed development does not involve provision of landscaping that would hinder access to electrical infrastructure on the site.</p>
<p>PO₉ On-site stormwater harvesting is to be maximised for irrigating landscaping in development with reuse measures and amelioration of stormwater impacts provided.</p>	<p>AO_{9.1} Landscape design takes advantage of the flow of water along overland flow paths.</p> <p>AO_{9.2} Landscaping is used to help maximise opportunities for on-site stormwater infiltration by:</p> <ul style="list-style-type: none"> (a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; (c) maximise opportunities for turf and planting areas; (d) align planting areas parallel to contours to slow the flow of surface water; and (e) ensure planting palette comprises canopy tree species. <p>AO_{9.3} Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells.</p>	<p>N/A: The proposed development does not involve provision of formal landscaping.</p> <p>N/A: The proposed development does not involve provision of formal landscaping.</p> <p>N/A: The proposed development does not involve provision of formal landscaping.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>mechanical measures that correspond to actual risk.</p> <p>AO_{12.3} Reinforcing definition of territory and ownership of private, semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public interaction and ownership, legible universal signage.</p> <p>AO_{12.4} Space Management: ensuring that public spaces are appropriately utilised and maintained by the use of vandal- and graffiti-resistant materials, easily accessed and maintained fixtures.</p>	<p>N/A: The proposed development does not involve provision of formal landscaping.</p> <p>N/A: The proposed development does not involve provision of formal landscaping.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Driveway Crossovers		
<p>PO₁ Vehicular access arrangements, including driveway crossovers:</p> <p>(a) are appropriate for:</p> <p style="margin-left: 20px;">(i) the capacity of the parking area;</p> <p style="margin-left: 20px;">(ii) the volume, frequency and type of vehicle useage; and</p> <p style="margin-left: 20px;">(iii) the function and configuration of the access road;</p> <p>(b) minimise any potentially adverse impact on:</p> <p style="margin-left: 20px;">(i) the safety and efficiency of the road and pedestrian/cycle paths;</p> <p style="margin-left: 20px;">(ii) the safety and efficiency of the road and footpath users;</p> <p style="margin-left: 20px;">(iii) the integrity of any infrastructure within the road reserve; and</p> <p style="margin-left: 20px;">(iv) the safety of access to adjacent properties.</p> <p>(c) protect the amenity of premises in the vicinity by:</p> <p style="margin-left: 20px;">(i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location;</p> <p style="margin-left: 20px;">(ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering:</p> <p style="margin-left: 40px;">(A) use of materials which integrate with the streetscape (e.g.</p>	<p>AO_{1.1} Vehicular access and driveway crossovers are not:</p> <p style="margin-left: 20px;">(a) an additional site/property access;</p> <p style="margin-left: 20px;">(b) to a State-controlled Road or a road with bluestone kerbing;</p> <p style="margin-left: 20px;">(c) within 25 m of a signalised road intersection;</p> <p style="margin-left: 20px;">(d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area;</p> <p style="margin-left: 20px;">(e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area;</p> <p style="margin-left: 20px;">(f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset;</p> <p style="margin-left: 20px;">(g) within the Tree Protection Zone, as defined by Australian Standard 4970- 2009;</p> <p style="margin-left: 20px;">(h) for a lot with a frontage of 10m or less;</p> <p style="margin-left: 20px;">(i) greater than 4m in width when for a lot with a frontage / width of more than 10m but less than 20m; and</p> <p style="margin-left: 20px;">(j) greater than 6m in width when for a lot with a frontage / width of greater than 20m.</p> <p>Note: <i>An additional site access is considered to be more than one site access.</i></p>	<p>Complies: The proposed development involves formalising an existing vehicle access to the property of approximately 3m wide and that complies with the relevant requirements of the Planning Scheme.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>existing crossovers and driveways, etc);</p> <p>(B) minimising the width and grade of the access;</p> <p>(C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and</p> <p>(D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.</p>	<p>AO_{1.2} Except where in a Rural Zone, vehicular access and driveway crossovers:</p> <p>(a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);</p> <p>(b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;</p> <p>(c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve</p> <p>(d) do not require any change to existing footpath/verge profiles, including table drains (where relevant);</p> <p>(e) do not have access restricted by an access restriction strip or link reserve;</p> <p>(f) do not access an unformed or unkerbed road;</p> <p>(g) are constructed from reinforced concrete;</p> <p>(h) are perpendicular to the road edge; and</p> <p>(i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant) and the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i></p>	<p>Performance Solution: The proposed development involves an existing vehicle entry point to an unkerbed gravel road. The vehicle entry point will be of an all-weather standard, consistent with rural driveways for residential use. Accordingly, the proposed vehicle access and driveway crossover will be sufficient for the scale and nature of the use.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO_{1.3} Where in a Rural Zone, vehicular access and driveway crossovers:</p> <ul style="list-style-type: none"> (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure. 	<p>N/A: The proposed development is not located in a Rural Zone.</p>
Car Parking Provision		
<p>PO₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the</p>	<p>AO_{2.1} Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of:</p>	<p>N/A: The proposed development is not located in the Principal Centre or Mixed Use Zone.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p> <p><i>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</i></p>	<p>(a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling.</p> <p>AO_{2.2} Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.</p> <p><i>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</i></p> <p><i>Note: If the number of car parking spaces calculated in accordance with AO_{2.1} and AO_{2.2} is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</i></p> <p><i>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</i></p>	<p>Complies: Table 9.4.6:3 specifies a parking rate of two (2) parking spaces for a dwelling with three (3) or more bedrooms. The proposed development involves uncovered parking next to the dwelling which has sufficient space for two (2) vehicles. Accordingly, the proposed development has made provision for on-site parking to meet the likely demand.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Transport Network		
PO ₁ The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in SC 6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	No acceptable outcome is nominated.	Complies: The proposed development is located on an all-weather gravel road, consistent with areas that comprise large rural lots with single dwellings, and is sufficient for the nature of traffic generated by the proposed development.
PO ₂ Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated.	Complies: The proposed development will not compromise orderly provision or upgrading of any transport network.
PO ₃ Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land.	No acceptable outcome is nominated.	Complies: The proposed development involves utilising the existing vehicle entry point and access tracks which integrate with the adjoining road. The proposed development is not of a scale or nature to facilitate development of adjoining land.
PO ₄ Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of mid-block connections which are safe, functional and legible for potential users.	No acceptable outcome is nominated.	N/A: The proposed development is not in proximity to public or active transport infrastructure.
PO ₅ Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to:	AO _{5.1} Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i> .	Complies: The proposed development has been designed to consider CPTED principles where possible.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings. 		
PO ₆ Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.	No acceptable outcome is nominated.	N/A: The proposed development is not of a scale or nature to warrant directional signage.
Access		
PO ₇ Vehicle access arrangements and queuing areas are appropriate for: <ul style="list-style-type: none"> (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network. 	AO _{7.1} Access driveways and queuing areas are located and designed in accordance with the provisions of <i>Australian Standard AS 2890.1 Part 1: Off Street Carparking</i> .	Complies: The proposed development involves an existing vehicle entry point to an all-weather gravel road. The vehicle entry point will be of an all-weather standard, consistent with rural driveways for residential use. Accordingly, the proposed vehicle access and driveway crossover will be sufficient for the scale and nature of the use.
PO ₈ Access arrangements minimise any adverse impact on: <ul style="list-style-type: none"> (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists; 	No acceptable outcome is nominated.	Complies: The proposed development involves an existing vehicle entry point to an all-weather gravel road. The vehicle entry point will be of an all-weather standard, consistent with rural driveways for residential use. Accordingly, the proposed vehicle access and driveway crossover will be sufficient for the scale and nature of the use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (c) the safety and convenience of access to adjacent properties; (d) the amenity of premises in the vicinity; and (e) street trees in the road reserve. 		
PO ₉ Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick-up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle.	No acceptable outcome is nominated.	N/A: The proposed development does not involve provision of set-down or pick-up facilities.
PO ₁₀ Where set-down and pick-up facilities for bus, taxis or private vehicles are provided as part of development they are: <ul style="list-style-type: none"> (a) safe for pedestrians, cyclists and vehicles; (b) conveniently connected to the main component of the development by pedestrian pathway; and (c) designed to provide for pedestrian priority and clear sightlines. 	AO _{10.1} Bus pick-up/set-down areas: <ul style="list-style-type: none"> (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses; (c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained. AO _{10.2} Car and taxi pick-up/set-down areas: <ul style="list-style-type: none"> (a) allow a car to manoeuvre in and out of the area in an easy and safe manner; 	N/A: The proposed development does not involve provision of set-down or pick-up facilities.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<ul style="list-style-type: none"> (b) afford maximum safety for passengers boarding or alighting cars; (c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained. 	
Pedestrian and Cycle Facilities		
PO ₁₁ Provision is made for the safe and convenient movement of pedestrians on site and external to the site, having regard to desire lines, legibility, weather protection and the needs of people with disabilities.	AO _{11.1} Pedestrian pathways and crossings are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{11.2} Access for cyclists and pedestrians is clearly distinguished from vehicle access. AO _{11.3} Pedestrian paths of a minimum width of 1.5m are provided through each car parking row and connect to the main entrance(s) to the building(s).	Complies: The proposed development involves a pedestrian path from the driveway to the dwelling to provide safe and convenient pedestrian movement. Complies: The proposed development involves pedestrian access that will be distinguished from vehicle access. N/A: The proposed development does not involve carparking rows.
PO ₁₂ Provision is made for safe and convenient cycle movement to the site and within the site having regard to desire lines, users' needs and legibility.	AO _{12.1} Shared paths and on-road cycle lane facilities are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve shared paths and on-road cycle lane facilities.
Parking and Circulation		
PO ₁₃ Car parking areas are designed to be: (a) clearly defined, marked and signed;	AO _{13.1} The entry to the car park is clearly signposted.	N/A: The proposed development does not involve carparking signage.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(b) convenient, safe and accessible; and (c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for pedestrians movement within car park areas.</p>	<p>AO_{13.2} Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use.</p> <p>AO_{13.3} Visitor or customer parking spaces are located in the most accessible position to the main entrance of the building and signed as such.</p> <p>AO_{13.4} Unless otherwise specified in another code relevant to the development, 60% of the parking spaces for non-residential development are clearly visible from the street.</p> <p>AO_{13.5} Public Safety:</p> <ul style="list-style-type: none"> (a) The car park is located where it can be monitored by passers-by or the occupiers of the development. (b) Where the car park is open to the public at night, lighting is provided throughout the car park and along pedestrian access paths in compliance with Australian Standard AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements. (c) Except in the case of residential development: <ul style="list-style-type: none"> (i) where the car park is not required at night, entry to the car park is physically restricted; and (ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light. (d) Landscaping throughout the car park is provided in a manner, as indicated in the 	<p>Complies: The proposed development involves parking spaces freely available for use by the residents.</p> <p>N/A: The proposed development does not involve provision of visitor or customer parking.</p> <p>N/A: The proposed development does not involve a non-residential use.</p> <p>N/A: The proposed development does not involve a public carpark.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	Landscaping Code that allows surveillance and minimises the risk of crime.	
PO ₁₄ Car parking areas are designed to provide spaces which meet the needs of people with disabilities.	<p>AO_{14.1} Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard <i>AS2890.1 Part 1: Off Street Carparking</i>.</p> <p>AO_{14.2} Car parking spaces for people with disabilities are located as near as possible to the entrance or entrances of the facility or use they serve.</p> <p>AO_{14.3} Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard <i>AS2890.1 Part 1: Off Street Carparking</i>.</p> <p>AO_{14.4} Pathways and ramps between parking areas and the entrances to buildings are designed in accordance with the provisions of Australian Standard <i>AS1428.1: Design for Access and Mobility</i>.</p> <p>AO_{14.5} Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian Standard <i>AS1428.1: Design for Access and Mobility</i>.</p> <p>AO_{14.6} The sign is readily visible from a vehicle at the entrance to the carpark, or guide signs are provided to indicate the direction of the disabled parking spaces.</p>	N/A: The proposed development does not involve provision of disabled parking.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₅ Car parking areas for non-residential development on a site in, or adjoining, a residential zone, are designed to minimise any adverse impact on the amenity of premises in the vicinity.	<p>For non-residential development on a site in, or adjoining, a residential zone:</p> <p>AO_{15.1} Car parking and driveway areas are setback a minimum distance of 3m from a side boundary that is common with a residential use in a residential zone.</p> <p>AO_{15.2} Landscape planting is used between the car park and driveway areas and the side boundary to soften the visual impacts of car park areas and to provide shade.</p> <p>AO_{15.3} An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.</p>	N/A: The proposed development does not involve non-residential development.
PO ₁₆ Car parking and associated access arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO _{16.1} Car parking is provided either at the rear of the development or beneath buildings.	Performance Solution: The proposed development involves parking in front of the dwelling house for convenient and safe pedestrian access. The proposed development will be sufficiently setback from the street with existing site vegetation providing a buffer to avoid dominating the road frontage of the site or detracting from the streetscape character.
PO ₁₇ Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.	AO _{17.1} Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.	N/A: The proposed development does not involve above ground or multi-level parking areas.
PO ₁₈ Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.	<p>AO_{18.1} Aesthetics, glare, heat absorption and re-radiation.</p> <p>(a) Landscaping is provided throughout the car park in the manner and at the rate indicated in the Landscaping Code; and</p> <p>(b) Unless otherwise specified in a zone, precinct or use code, where the car park</p>	N/A: The proposed development does not involve provision of formal landscaping.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	adjoins a street frontage, or a boundary with a Residential or other sensitive land use, a landscaped strip of minimum 3 m width is provided along the frontage/boundary.	
PO ₁₉ Any parking, access and any other vehicle access/manoeuvring areas incorporate design measures to avoid dust nuisance to surrounding properties.	AO _{19.1} Car parking, access and any other vehicle access/manoeuvring areas vehicle manoeuvring areas are imperviously sealed.	Performance Solution: The proposed development will utilise a gravel driveway for access, consistent with the low scale and nature of the dwelling. The proposed development will have sufficient separation from adjoining properties and existing vegetation providing a buffer that will reduce the impact from dust.
PO ₂₀ Noise impacts from vehicle movement areas on any adjoining residential or other sensitive land use are mitigated.	AO _{20.1} A solid, good quality brick, timber or masonry fence of a minimum 1.8m height is constructed between any vehicle movement areas and a boundary to an adjoining residential or other sensitive land use.	Performance Solution: The proposed development will utilise a gravel driveway for access, consistent with the low scale and nature of the dwelling and the surrounding area. The proposed development is unlikely to generate vehicles movements that will generate a noise impact. The proposed development will have sufficient separation from adjoining properties and existing vegetation providing a buffer that will reduce any impact from noise.
PO ₂₁ Any part of the parking area designated as a vehicle cleaning or repair area is designed and constructed to avoid adverse impact on water quality or Council's wastewater or stormwater infrastructure.	AO _{21.1} The development is capable of meeting the requirements of Council's <i>Trade Waste Policy</i> and the Trade Waste Environmental Management Plan.	N/A: The proposed development is for a dwelling house and does not involve vehicle cleaning or repairing.
Servicing		
PO ₂₂ Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development;	AO _{22.1} The service bays provided and access to them, can accommodate, at any one time, the types and numbers of service vehicles detailed in Table 9.4.6:3.	N/A: The proposed development does not involve provision of service bays.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Transport, Access and Parking Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(b) is able to accommodate the design service vehicle requirements; and</p> <p>(c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.</p>	<p>AO_{22.2} Service bays provided wholly or partly within a building are physically separated from the rest of the buildings floor space in manner that makes it impractical to use them as storage or work areas.</p> <p>AO_{22.3} The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 – 1989 – <i>Off Street Parking – Commercial Vehicle Facilities</i>.</p> <p>AO_{22.4} Vehicles being loaded or unloaded with goods stand completely on-site and do not impede access to more than 6 parking spaces or 50% of the on-site parking spaces (whichever is the lesser) while doing so.</p> <p>AO_{22.5} Service vehicles can enter and leave the site in a forward gear.</p>	<p>N/A: The proposed development does not involve provision of service bays.</p> <p>N/A: The proposed development does not involve provision of service bays.</p> <p>N/A: The proposed development does not involve provision of service bays.</p> <p>N/A: The proposed development does not involve provision of service bays.</p>
<p>PO₂₃ Refuse collection vehicles are able to access on-site refuse collection facilities.</p>	<p>AO_{23.1} Where an on-site refuse area is provided, access and manoeuvring areas are designed and provided to enable access by refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates.</p>	<p>N/A: The proposed development does not involve on-site refuse collection.</p>
<p>PO₂₄ Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.</p>	<p>No acceptable outcome is nominated.</p>	<p>N/A: The proposed development does not involve on-site servicing arrangements.</p>
<p>PO₂₅ Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.</p>	<p>AO_{25.1} Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape.</p>	<p>N/A: The proposed development does not involve on-site servicing arrangements.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Utilities		
<p>PO₁ A water supply is provided that is adequate for the current and future needs of the intended use.</p>	<p>AO_{1.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>OR</p> <p>AO_{1.2} Where not in a water supply area, the development is provided with an on site water supply in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>AO_{1.3} Water supply systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p>	<p>Complies: The proposed development will be provided with an on-site water supply in accordance with the relevant requirements.</p> <p>Complies: The proposed development will be provided with an on-site water supply in accordance with the relevant requirements.</p>
<p>PO₂ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO_{2.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>OR</p> <p>AO_{2.2} Where not within a wastewater area, on-site wastewater treatment and disposal is provided which complies with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>AO_{2.3} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p>	<p>Complies: The proposed development will be provided with on-site effluent disposal in accordance with the relevant requirements.</p> <p>Complies: The proposed development will be provided with on-site effluent disposal in accordance with the relevant requirements.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₃ 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 _{3.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Complies: The proposed development will be provided with a connection to an electricity supply in accordance with the relevant requirements.
PO ₄ Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO _{4.1} The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies: The proposed development will be provided with a connection to telecommunications infrastructure in accordance with the relevant requirements.
PO ₅ Provision is made for future telecommunications services (e.g. fibre optic cable).	AO _{5.1} Conduits are provided in accordance with <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve provision of conduits.
PO ₆ Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure from physical damage; and (d) allows ongoing necessary access for maintenance purposes.	AO _{6.1} Setbacks and loadings comply with <i>the Queensland Development Code QDC MP1.4</i> .	N/A: The proposed development is not in proximity to utility services.
PO ₇ Infrastructure is integrated with and efficiently extends existing networks.	No acceptable outcome is nominated.	Complies: The proposed development involves integration with existing infrastructure networks including a vehicle access and electricity connection.
PO ₈ Water meter/s are installed and located for easy access by the relevant authority.	AO _{8.1} Water meter/s are installed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> .	N/A: The proposed development is not within a water supply area.
Movement Networks		
PO ₉ Premises are provided with the following works along the full extent of the road frontage and to	AO _{9.1} Design and construction of external road works are undertaken in accordance with <i>SC6.2 PSP</i>	N/A: The proposed development does not involve external road works.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>a standard that is appropriate to the function of the road and the character of the locality:</p> <ul style="list-style-type: none"> (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); (c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems. 	<p><i>No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i></p> <p>AO_{9.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i>.</p>	
<p>PO₁₀ Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with:</p> <ul style="list-style-type: none"> (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge. 	<p>AO_{10.1} Street scaping works, footpaths and cycle paths are provided in accordance with <i>PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i></p> <p>AO_{10.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i>.</p>	<p>N/A: The proposed development does not involve external road works.</p>
<p>PO₁₁ Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all-weather access and ensures the safe passage of vehicles, pedestrians and cyclists.</p>	<p>AO_{11.1} Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.</p>	<p>Complies: The proposed development involves on-site access and parking areas that will maintain all-weather access for safe passage of vehicles and pedestrians.</p>
<p>PO₁₂ Movement networks can be easily and efficiently maintained.</p>	<p>AO_{12.1} Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i></p>	<p>N/A: The proposed development does not involve provision of movement networks.</p>
<p>Vehicular Access – Non-residential</p>		
<p>PO₁₃ Non-residential vehicular access arrangements to a public roadway, including driveway crossovers:</p>	<p>AO_{13.1} Non-residential vehicular access and driveway crossovers to a public road are not:</p> <ul style="list-style-type: none"> (a) an additional site/property access; 	<p>N/A: The proposed development does not involve non-residential development.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (a) are safe and do not compromise the efficiency, function, convenience of use or capacity of the road network; (b) are located and designed to: <ul style="list-style-type: none"> (i) avoid damage to utility services, pathways, krebs, road pavement and seal and other council/public infrastructure; (ii) prevent conflict between vehicles and cyclists and pedestrians; and (iii) avoid damage to existing street trees and retain space for the future planting of street trees within the verge. (c) minimise the number of vehicular access per site to avoid the loss of on-street carparking spaces, and are appropriately separated from other vehicular accesses and side property boundaries to prevent interference with: <ul style="list-style-type: none"> (i) the safety, capacity and operations of the existing or planned road network; (ii) any existing vehicular accesses; (iii) adjoining properties; and (iv) cycleways or pedestrian footpaths and their users. (d) protect the amenity of premises in the vicinity and surrounding streetscape by: <ul style="list-style-type: none"> (i) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (ii) minimising the width and grade of the access; and (iii) minimising impacts on the appearance of the streetscape by retaining existing 	<ul style="list-style-type: none"> (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) for a lot with a frontage of 10m or less; (g) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; and (h) within the Tree Protection Zone, as defined by <i>Australian Standard 4970-2009</i>. <p><i>Note: An additional site access is considered to be more than one site access.</i></p> <p>AO_{13.2} Non-residential vehicular access and driveway crossovers:</p> <ul style="list-style-type: none"> (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; 	<p>N/A: The proposed development does not involve non-residential development.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
vegetation, including approved landscaping.	<ul style="list-style-type: none"> (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; (i) retain space for the planting of street trees at a minimum rate of one (1) per lot frontage; and (j) are provided in accordance with the Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant), the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 – Protection of Trees on Development Sites. 	
Vehicular Access – Residential		
PO ₁₄ Residential vehicular access arrangements, including driveway crossovers: <ul style="list-style-type: none"> (a) are appropriate for: <ul style="list-style-type: none"> (i) the capacity of the parking area; 	AO _{14.1} Residential vehicular access and driveway crossovers are not: <ul style="list-style-type: none"> (a) an additional site/property access; 	Complies: The proposed development involves formalising an existing vehicle access to the property of approximately 3m wide and that complies with the relevant requirements of the Planning Scheme.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road. (b) minimise any potentially adverse impact on: <ul style="list-style-type: none"> (i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users; (iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: <ul style="list-style-type: none"> (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering: <ul style="list-style-type: none"> (A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and 	<ul style="list-style-type: none"> (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; (g) within the Tree Protection Zone, as defined by Australian Standard 4970-2009; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage/width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage/width of greater than 20m. <p><i>Note: An additional site access is considered to be more than one site access.</i></p> <p>AO_{14.2} Except where in a Rural Zone, residential vehicular access and driveway crossovers:</p> <ul style="list-style-type: none"> (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); 	<p>Performance Solution: The proposed development involves an existing vehicle entry point to an unkerbed gravel road. The vehicle entry point will be of an all-weather standard, consistent with rural driveways for residential use. Accordingly, the proposed vehicle access and driveway crossover will be sufficient for the scale and nature of the use.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.</p>	<p>(b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;</p> <p>(c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve;</p> <p>(d) do not require any change to existing footpath/verge profiles, including table drains (where relevant);</p> <p>(e) do not have access restricted by an access restriction strip or link reserve; or</p> <p>(f) do not access an unformed or unkerbed road;</p> <p>(g) are constructed from reinforced concrete;</p> <p>(h) are perpendicular to the road edge; and</p> <p>(i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant), the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 –Protection of Trees on Development Sites.</i></p> <p>AO_{14.3} Where in a Rural Zone, residential vehicular access and driveway crossovers:</p> <p>(a) do not require the modification, relocation, or removal of any existing infrastructure (e.g.</p>	<p>N/A: The proposed development is not within a Rural Zone.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>street trees, fire hydrants, water meters, manholes or stormwater gully pits);</p> <p>(b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;</p> <p>(c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve;</p> <p>(d) do not require any change to existing footpath/verge profiles, including table drains (where relevant);</p> <p>(e) do not have access restricted by an access restriction strip or link reserve;</p> <p>(f) are sealed where accessing a sealed formed road;</p> <p>(g) are perpendicular to the road edge; and</p> <p>(h) are provided in accordance with the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</p>	
Earthworks and Retaining Walls		
PO ₁₅ Earthworks result in stable landforms and structures.	AO _{15.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A: The proposed development does not involve earthworks, retaining walls and batters.
PO ₁₆ Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO _{16.1} Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A: The proposed development does not involve earthworks, retaining walls and batters.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₇ Earthworks are undertaken in a manner that: <ul style="list-style-type: none"> (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape. 	AO _{17.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve earthworks, retaining walls and batters.
PO ₁₈ Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO _{18.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve earthworks, retaining walls and batters.
PO ₁₉ Earthworks do not prevent access or create difficult access to the property.	AO _{19.1} Earthworks and the construction of retaining walls and batters ensure driveways can be provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve earthworks, retaining walls and batters.
PO ₂₀ Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO _{20.1} Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve earthworks, retaining walls and batters.
PO ₂₁ The transportation of material minimises adverse impact on the road system.	AO _{21.1} Material is transported in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A: The proposed development does not involve transportation of material.
Waste Management		
PO ₂₂ Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste such that:	No acceptable outcome is nominated.	N/A: The proposed development does not involve trade waste.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk. 		
<p>PO₂₃ Appropriate refuse container storage areas are provided which are:</p> <ul style="list-style-type: none"> (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times. 	<p>AO_{23.1} Refuse container storage areas are provided which:</p> <ul style="list-style-type: none"> (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; (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; and (e) are situated not closer than 6m to a road or 2m to any site boundary. <p>AO_{23.2} On sites greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn.</p>	<p>Performance Solution: The proposed development will involve waste storage that will prevent odour nuisance and fly breeding and that will be disposed of regularly in accordance with the scale and nature of the development. The proposed development will involve refuse container storage appropriate for the nature of the use and close to the dwelling, which will be appropriately separated from adjoining dwellings and able to be cleaned.</p> <p>N/A: The proposed development does not involve on-site waste collection.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{23.3} For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.	N/A: The proposed development does not involve multiple dwellings or a retirement facility.
PO ₂₄ Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the refuse container storage area.	No acceptable outcome is nominated.	N/A: The proposed development does not involve a non-residential use.
Construction Management		
PO ₂₅ Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO _{25.1} Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.	Complies: The proposed development will include works during construction to minimise impacts on vegetation.
PO ₂₆ Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO _{26.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies: The proposed development will involve construction undertaken in accordance with the Environmental Standards Code.
PO ₂₇ While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO _{27.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies: The proposed development will involve construction undertaken in accordance with the Environmental Standards Code.
PO ₂₈ Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO _{28.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies: The proposed development will involve construction undertaken in accordance with the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₂₉ Council and state infrastructure is not damaged by construction activities.	<p>AO_{29.1} Construction, alterations and any repairs to infrastructure is undertaken in accordance with the <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority.</i></p> <p>AO_{29.2} Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994.</i></p>	<p>Complies: The proposed development will involve construction undertaken in accordance with the relevant requirements.</p> <p>N/A: The proposed development does not involve construction, alterations or repairs to State controlled roads or rail corridors.</p>