


**Table 1.2 – Medium Impact Industry Area – Material Change of Use**

Version 2025/01.2A

| Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Categories of development and assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment benchmarks for assessable development and requirements for accepted development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>Caretaker’s Accommodation<br/>Garden Centre<br/>Hardware and Trade Supplies<br/>Low Impact Industry<br/>Major Electricity Infrastructure<br/>Outdoor Sales<br/>Service Industry<br/>Substation<br/>Transport Depot<br/>Warehouse<br/>Wholesale Nursery</p> <div data-bbox="264 632 736 963" style="border: 2px solid blue; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;"><b>TOOWOOMBA REGIONAL COUNCIL</b></p> <p style="text-align: center;"><b>APPROVED PLAN</b></p> <p style="text-align: center;">referred to in Council’s Decision Notice dated<br/><b>19 February 2026</b></p> <p style="text-align: center;">This plan is subject to conditions of Approval Number<br/><b>MCUI/2018/2226/C</b></p> <div style="text-align: center;"> <br/>             _____<br/>             Assessment Manager         </div> </div> | <p><b>Accepted development subject to requirements</b></p> <p>If:</p> <p style="padding-left: 40px;">(i) The reuse of an existing approved development and there is no increase in Gross Floor Area and no increase in impervious area.</p> <hr/> <p><b>Code Assessment</b></p> <p>If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements.</p> <p>Or, if (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p> | <p>Medium Impact Industry Zone Code</p> <p>Industry Uses Code</p> <p>Environmental Standards Code</p> <p>Integrated Water Cycle Management Code</p> <p>Landscaping Code</p> <p>Transport, Access and Parking Code</p> <p>Works and Services Code</p> <p>Environmental Significance Overlay Code</p> <p>Airport Environs Overlay Code</p> <p>Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy</p> |
| <p>Agricultural Supplies Store<br/>Bulk Landscape Supplies<br/>Emergency Services<br/>Telecommunications Facility<br/>Utility Installation<br/>Veterinary Services</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Code Assessment</b></p> <p>if:</p> <p style="padding-left: 40px;">(i) The relevant lot has an area of at least 4,000m<sup>2</sup>, or 3,000m<sup>2</sup> for a corner lot with dual constructed road frontage of at least 30m on the shortest side, that is within the Medium Impact Industry Area; and</p> <p style="padding-left: 40px;">(ii) The proposed development has a maximum Gross Floor Area (GFA) of 40% of the lot area; and</p> <p style="padding-left: 40px;">(iii) The proposed development has a maximum impervious area of 60% of the lot area.</p>                                                                                                                                                                                    | <p>Medium Impact Industry Zone Code</p> <p>Industry Uses Code</p> <p>Environmental Standards Code</p> <p>Integrated Water Cycle Management Code</p> <p>Landscaping Code</p> <p>Telecommunications Facility Code</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



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|                                                                                                                                                                                                                           |                                 | <p>Transport, Access and Parking Code</p> <p>Works and Services Code</p> <p>Environmental Significance Overlay Code</p> <p>Airport Environs Overlay Code</p> <p>Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy</p> |
| <p>Any other development not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the categories of development and assessment column.</p> <p>Any other undefined use.</p> | <p><b>Impact Assessment</b></p> | <p>Toowoomba Regional Planning Scheme 2012, Version 19</p> <p>Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy</p> <p>Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy</p>                                                                                                   |