

7.1 Proposed accesses

As discussed in **Section 2.3**, the development proposes three access locations:

- Northern Access
 - Existing all movement access via Old Mort Street and open level rail crossing.
 - Proposed as a reverse priority T intersection.
 - Intended for service/heavy vehicle access.
- Central Access
 - Existing all movement access via Old Mort Street and open level rail crossing.
 - Proposed as a reverse priority T intersection.
 - Intended for general vehicle access (not for service or heavy vehicles).
- Southern Access
 - Proposed left in/left out access via Griffiths Street.
 - Located approximately 50m to the east of the Griffiths Street open level rail crossing.
 - Intended for general vehicle access (not for service or heavy vehicles).

The access locations and intersection forms are depicted in **Figure 7-1**, with further detailed concept sketches illustrated in **APPENDIX E**.

As shown, all the accesses allow for uninterrupted flow into and out of the site, with no internal intersections proposed near the access locations.

An indicative internal north-south road spine is also shown in **Figure 7-1** along the eastern side of the site, providing internal connectivity.

7.2 Intersection form

To mitigate potential queuing or short stacking issues with the adjacent rail crossings, the Northern and Central accesses are proposed as reverse priority intersections with Old Mort Street.

The Southern Access is proposed as left in/left out only, with traffic entering under free flow conditions and no internal conflict point proposed near the access. Therefore, queuing and short stacking to the Griffiths Street rail crossing is unlikely. The intersection is proposed with auxiliary left (short) (AUL(S)) turn treatment (refer to turn warrant assessment in **Section 8.2**).

The open level rail crossings at the Northern and Central Accesses currently consist of signals and boom gates. It is expected that these will be retained for the proposed development. The form, proximity and interaction of these open level rail crossings is anticipated to be determined through Australian Level Crossing Assessment Model (ALCAM) analyses with the proposed development influence by Queensland Rail, and can be considered in further development application and design stages.

7.3 Intersection operation

SIDRA analysis shows that all access intersections operate within DSS at the opening year and ten-year design horizon.



Figure 7-1: Development access strategy

12647 – CS2 Access Strategy

Sketch plan - Revision 1 (18 July 2025)

Plans are for discussion purposes only | not to scale

Drawn by: Adam Gwatking (RPEQ 15158)

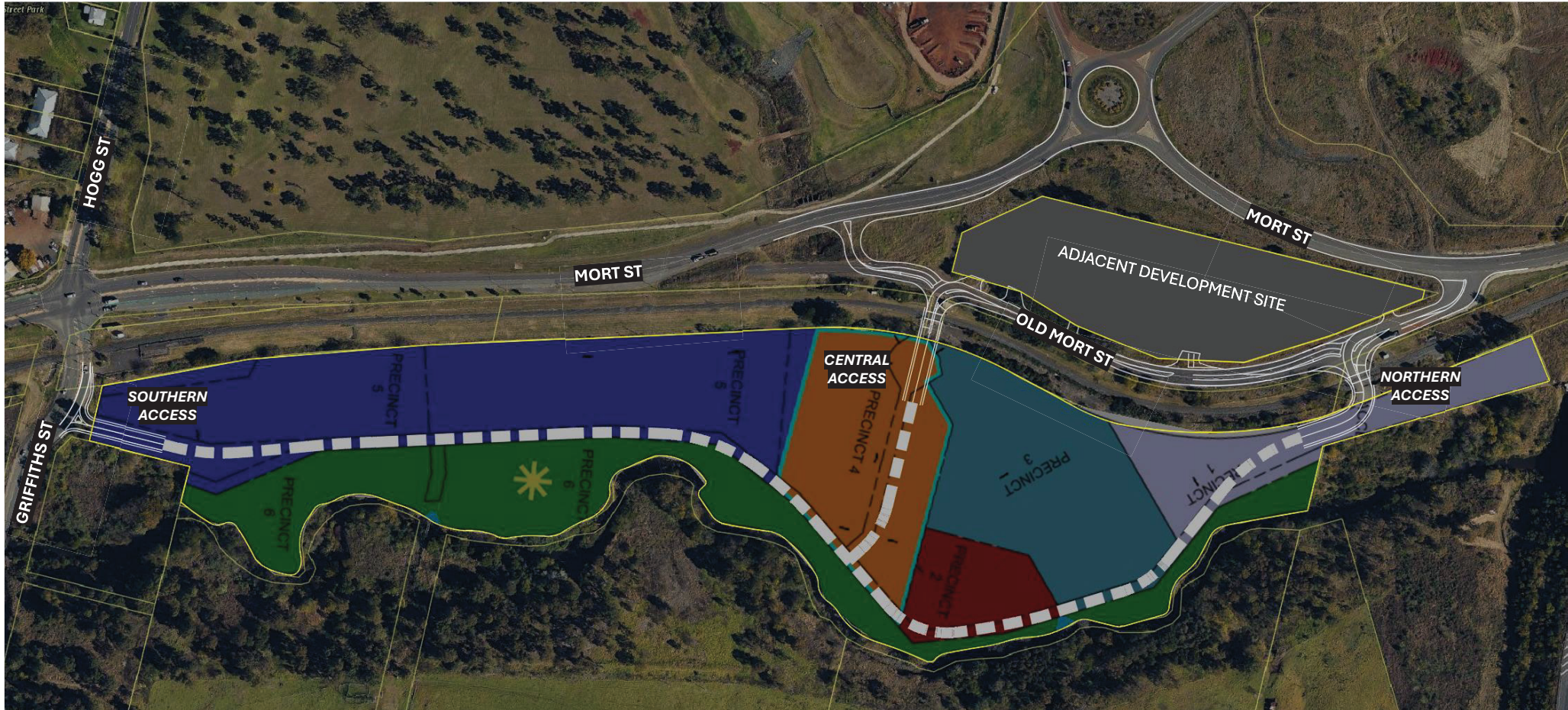


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2410-42913 SRA

Date: 24 October 2025



12647 – Old Mort Street / Northern Access

Sketch plan - Revision 1 (18 July 2025)

Plans are for discussion purposes only | not to scale

Drawn by: Adam Gwatking (RPEQ 15158)

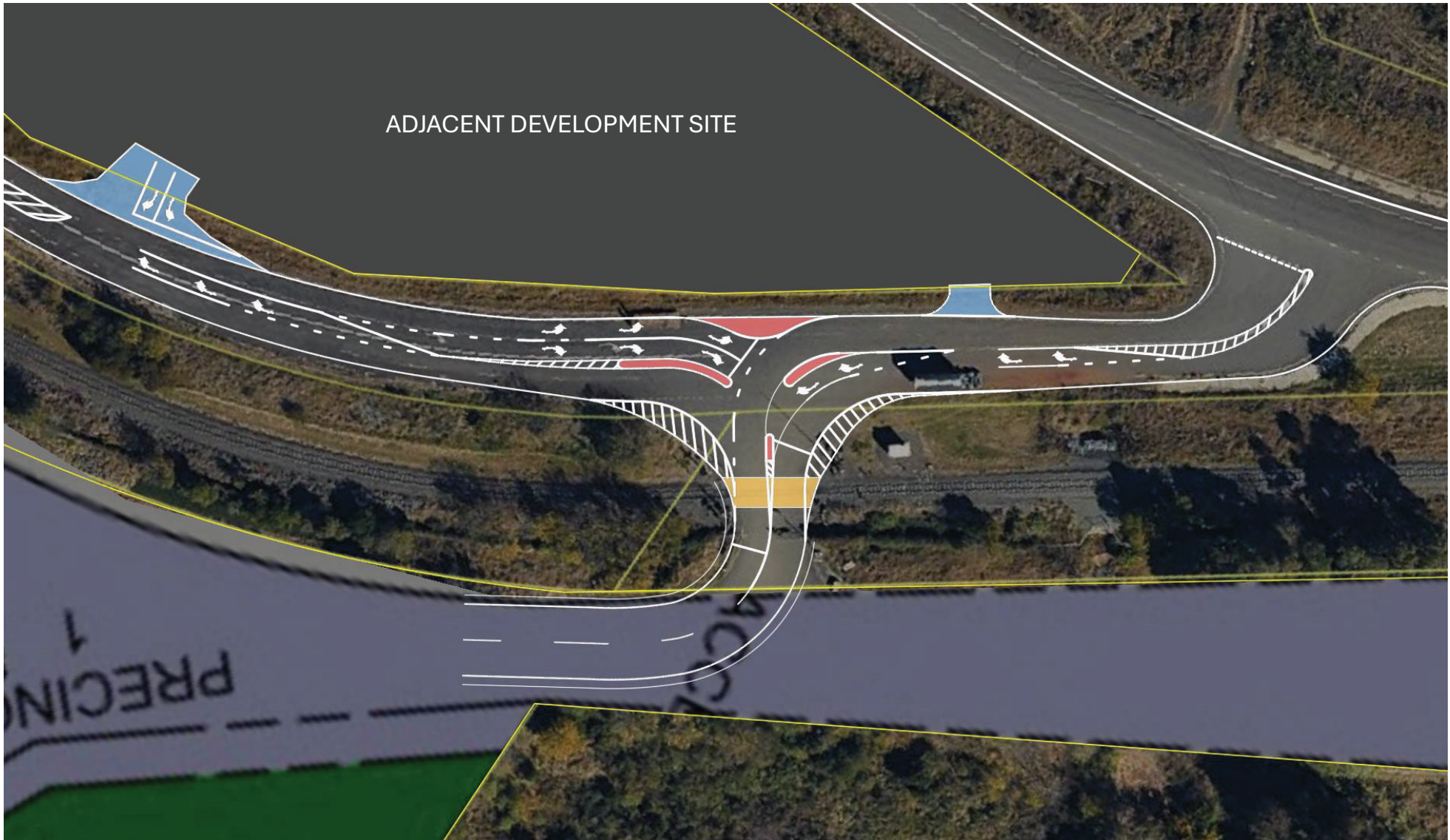


PLANS AND DOCUMENTS
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SARA ref: 2410-42913 SRA

Date: 24 October 2025



12647 – Old Mort Street / Central Access

Sketch plan - Revision 1 (18 July 2025)

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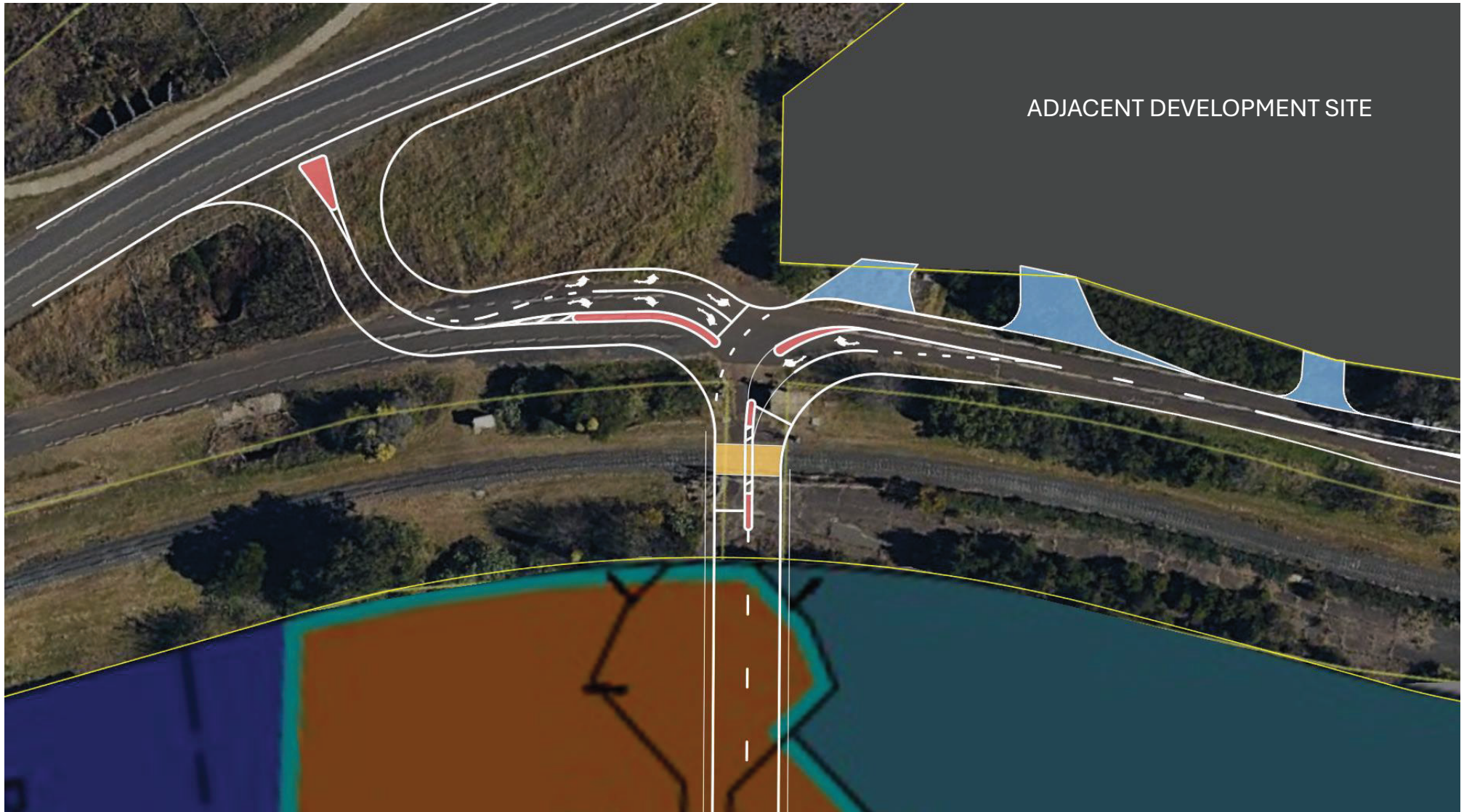


PLANS AND DOCUMENTS
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AGENCY RESPONSE



SARA ref: 2410-42913 SRA

Date: 24 October 2025



12647 – Griffiths Street / Southern Access

Sketch plan - Revision 1 (18 July 2025)

Plans are for discussion purposes only | not to scale

Drawn by: Adam Gwatking (RPEQ 15158)

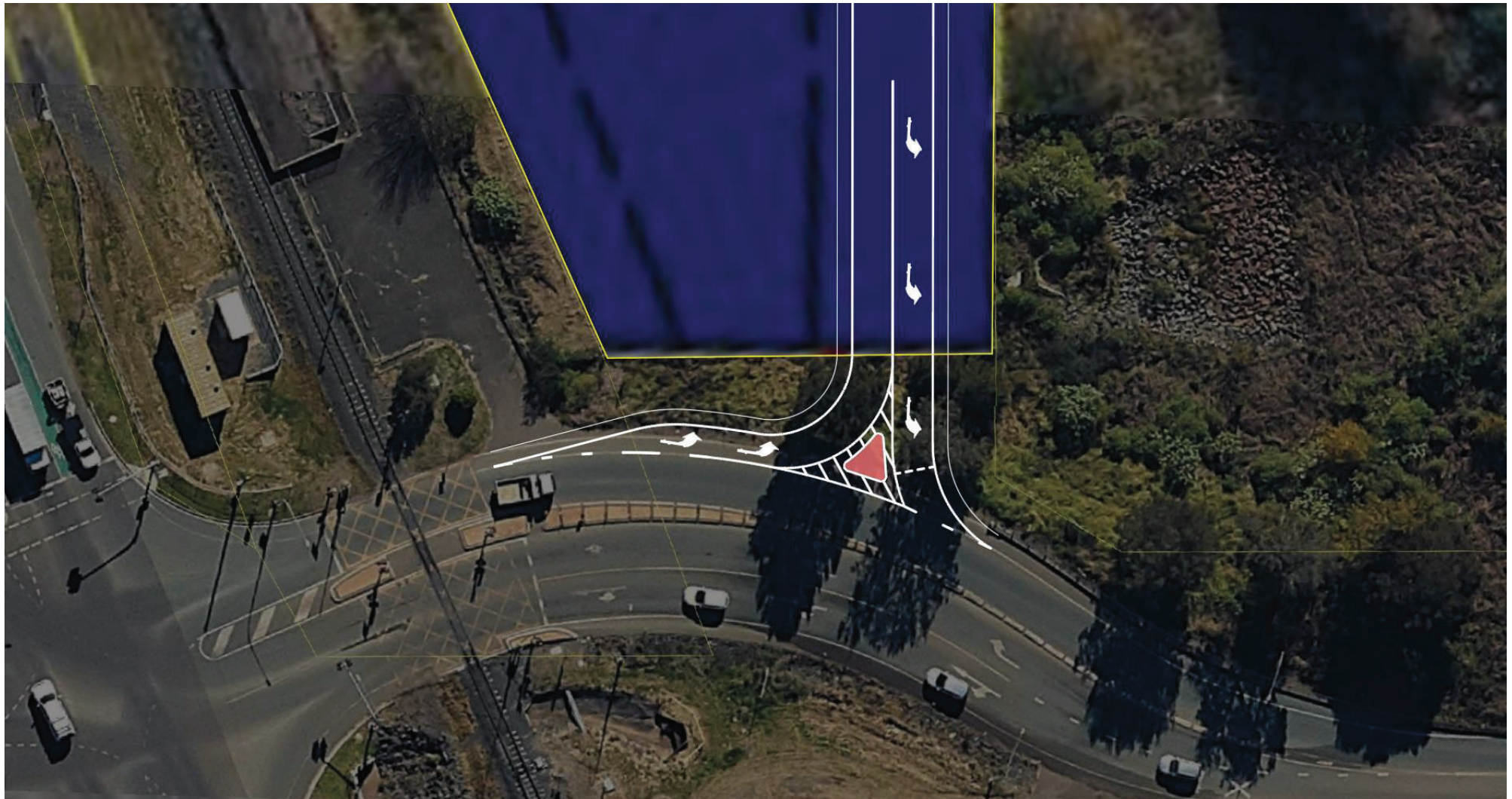


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AGENCY RESPONSE




SARA ref: 2410-42913 SRA

Date: 24 October 2025



TECHNICAL NOTE 01

Report details	
RMA project number	12647
Technical note	Commercial Site 2 Mort Street
Date	01/08/25
Author	D Delac
Reviewer	A Gwatking  NER, CPEng, RPEQ: 15158

Introduction

RMA Engineers has been engaged by George Weston Foods Limited to provide traffic engineering advice in relation to a proposed mixed use development located on Mort Street, north of Toowoomba. The site encompasses Lot 1 on SP116255 in Harlaxton, within the Toowoomba Regional Council (TRC) area.

A Traffic Impact Assessment (TIA) report dated 10 September 2019 (Revision 3) was previously submitted for the proposed development. The TIA report was undertaken in support of an application which seeks Preliminary Approval for a Variation Request to vary the effect of the Planning Scheme.

This Technical Note is in response to comments provided by Toowoomba Regional Council in an Information Request (IR) dated 21 October 2024 (TRC reference MCUI/2019/5122). The Information Request is included in Attachment A.

As part of this response, a revised Traffic Impact Assessment has been undertaken and is documented in a report dated 24 July 2025, to be read in conjunction with this Technical Note.

Preamble

Intent of the TIA – Preliminary approval

The previously submitted (2019) and revised (2025) TIA reports have been undertaken in support of an application which seeks Preliminary Approval for a Variation Request to vary the effect of the Planning Scheme pursuant to section 50(3) of the Planning Act 2016. The Variation Request will alter the assessment levels, use rights and assessment provisions of the Planning Scheme to allow for a range of commercial uses to occur on the site, however doesn't specifically authorise development to occur.

Therefore, the TIA reports have been prepared as preliminary assessments only, to assist in identification of constraints early in the planning process and to help the applicant and Council achieve consistent and agreeable outcomes for the site.

Any detailed planning, design or staging would be undertaken as part of the subsequent development applications which seek a Development Permit for a specific proposal.

Therefore, because of the nature of the application, the detail of the proposed development is high level and the traffic generated by the development is an estimate only.

The TRC IR traffic items have been addressed in the proceeding relevant sections.

TRC IR - Item 2.1

The Item 2.1 Information Required as identified by TRC is shown in the following figure. The full IR document is provided in Attachment A.

Information Required:
<p>The Applicant is requested to provide an updated Traffic Impact Assessment that:</p> <ul style="list-style-type: none">• Appropriately considers and responds to the impacts that the change to the access arrangements will have on the ability of the existing road network to effectively accommodate and service the proposed development;• Is prepared in accordance with the methodology outlined in the Department of Transport and Main Roads Guideline "Guide to Traffic Impact Assessment (December 2018)";• References the correct street/road names for the surrounding road network in accordance with Councils online mapping;• Removes any assumptions associated with the future upgrade plans that are not in place;• Includes an analysis of the existing intersections that will be impacted by the proposed development in line with recommendations outlined in the Department of Transport and Main Roads Guideline "Guide to Traffic Impact Assessment (December 2018)";• Adopts post Toowoomba Second Range Crossing background traffic counts that has been verified through a traffic count undertaken on all intersections within the assessment area. The appropriate level of traffic survey to be conducted and the applied growth rate to background traffic is to be agreed between both the Applicant and Toowoomba Regional Council;• Investigates and considers alternate vehicular connections to mitigate traffic impacts on the capacity and operation function of Griffith Street and Mort Street and provides access between the subject site and anticipated residential development over the land immediately to the east of the subject site. If alternate arrangements are not feasible the Applicant will be required to demonstrate this to Council's satisfaction;• Considers the connectivity of the development site and existing active transport linkages/infrastructure to the east, south and west;• Is amended to remove the proposed Griffiths Street access as Council advises that the proposed access is not supported due to safety and functionality concerns. In response the updated TIA must provide for the appropriate redistribution of traffic to an alternative access point and demonstrate that this alternative access point has the physical and operational capacity to accommodate this traffic;• Includes assessment of the Safe Intersection Sight Distance (SISD) for the proposed access to Hermitage Road East;• Further investigates traffic queuing lengths resulting from the at-grade railway crossing and its impacts on the proposed Mort Street access. As part of the updated TIA please provide recommendations (including a conceptual layout plan) that clearly demonstrates how the proposed Mort Street access arrangement can be constructed while also managing the required traffic queuing lengths without adversely impacting Mort Street;• Includes assessment of the SISD for the proposed Mort Street Access;• Clarification as to how the railway boom gate has been modelled in SIDRA. Council also requests that Queensland Rail be contacted for further clarification on the boom gate closure times to ensure accurate timing has been adopted for the queuing length assessment;• Provides further clarification and explanation of the adopted GFA figures for the ultimate development of the site included within the TIA. Where the adopted GFA figures are related to the proposal to establish multi storey buildings please provide detail of such;• Includes revised traffic distribution assumptions that correctly reflect the proposed development, current population figures as well as current and future development in the area surrounding the subject site. Alternatively provide further justification for the adopted traffic distribution; and• Removes any reference (including imagery) to vehicle access into Lot 972 AG3561 that has not been approved by Council. <p><i>Note: Due to the Road Hierarchy of Mort Street, Council may consider allowing an access point if the access is designed as a left in and left out only configuration.</i></p>

Figure 1: TRC IR Item 2.1 – Information Required

A revised TIA has been undertaken with the latest land use assumptions and yields, as summarised in a TIA report (RMA Engineers, 24 July 2025), to be read in conjunction with this response.

It is noted that, as per Council advice:

- The TIA has been undertaken in accordance with the DTMR *Guide to Traffic Impact Assessment* (2018).
- Adopted traffic surveys were undertaken post Toowoomba Bypass construction.
- Potential future upgrade assumptions for Mort Street and Griffiths Street have also been removed.
- Site yields have been taken from the *Economic Impact Assessment* report prepared for George Weston Foods (Location IQ, February 2025). Due to the nature of the application, the detail of the proposed development is high level and the traffic generated by the development is an estimate only.
- External distribution has been based on traffic survey and existing patterns, in addition to the residential growth areas around Harlaxton and Highfields.
- Queuing at the at-grade rail crossings has been examined further in coordination with SARA. This is discussed further in the following sections.

It is also noted that, as related to Council comments in Figure 1:

- An alternate vehicular connection across Gowrie Creek is not feasible, therefore the three proposed access locations on Old Mort Street and Griffiths Street remain as per the existing proposal. The access locations are discussed further in the following sections.
- Connectivity between the site and existing active transport linkages and infrastructure will be examined at future design stages.
- The Hermitage Road east intersection is an existing intersection and therefore sight distance assessment has not been undertaken.
- Sight distance assessment for the proposed accesses will be examined further in future development application stages.
- The adjacent western development access locations on Old Mort Street have been depicted on an indicative basis only.

Items relating to site accesses (including intersection configuration, proximity to railway crossings and the suitability of the Griffiths Street access) are discussed further in the following sections.

Access locations

The proposed subject site accesses comprise:

- Southern access - Left in/left out access via Griffiths Street
- Central access - Access via Old Mort Street utilising the existing at-grade rail crossing
- Northern access - Access via Old Mort Street utilising the existing at-grade rail crossing, proposed as the primary service vehicle access

Multiple accesses allow for dispersal of traffic within the site and at external intersections. This creates a permeable development for efficient movement within the site and between precincts.

The access locations are depicted in Figure 4.

Conceptual arrangements for the access intersections are depicted in the following section. The designs include:

- Optimisation for free-flow conditions, to limit queuing and impact to the external road network.
- Reverse priority intersections on Old Mort Street to limit short stacking and prioritise vehicle entry and exit to the site.
- Incorporation of existing railway crossing boom gates and flashing lights.

An adjacent approved development site is located on the opposite side of Old Mort Street to the west. It is noted that the site was approved by Council in 2021, however subsequent operational works approvals have lapsed, and it is understood that the development is unlikely to be constructed. The site accesses have nevertheless been depicted in conceptual plans for indicative purposes.

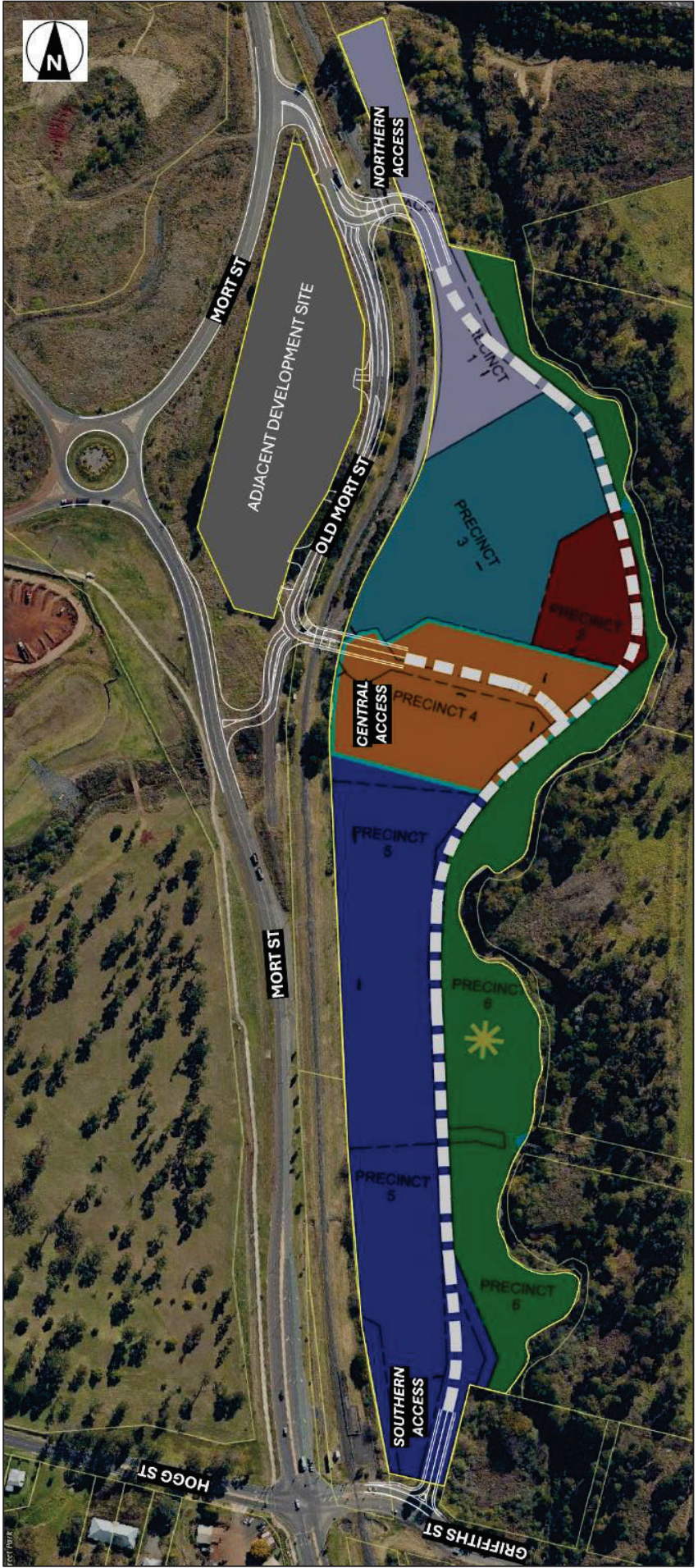


Figure 2: Subject site access locations

Railway crossings

Traffic volumes

As part of SARA requirements and ALCAM assessment, and to inform Council, daily traffic volumes have been estimated for the subject railway crossings with and without development traffic. Current use of the crossings includes:

- Griffiths Street: General use as part of the local road network
- Northern access: Minor vehicle movements related to the existing site, with a large proportion of heavy vehicle movements
- Central access: Currently fenced with no use of this access or rail crossing

Vehicle demands are summarised in the following table. The background and background with development scenarios have been considered. In line with Council's concerns regarding the Griffiths Street access, a scenario with no access at this location has also been assessed. A completion year of 2033 has been assumed.

Table 1: Daily volumes – railway level crossings

Rail crossing location	Year/scenario	AADT over railway level crossing			
		Background traffic		Background with development	
		Total vehicles	Heavy vehicles	3 accesses (as proposed)	2 accesses (northern and central)
Griffiths St rail crossing	2025	9,300	5-6%		
	2033 (completion)	9,850	5-6%	12,403	12,942
	2043 (10-year horizon)	11,550	5-6%	14,103	14,642
Northern access rail crossing	2025	100 ¹	50% ¹		
	2033 (completion)	0	-	1,097	1,224
	2043 (10-year horizon)	0	-	1,097	1,224
Central access rail crossing	2025	0	-		
	2033 (completion)	0	-	3,542	5,968
	2043 (10-year horizon)	0	-	3,542	5,968
Combined rail crossings	2025	9,400		-	-
	2033 (completion)	9,850		17,042	20,134
	2043 (10-year horizon)	11,550		18,742	21,834

¹Nominal estimate based on the current use

As indicated, the removal of the Griffiths Street access (resulting in two total accesses for the site) would result in an increase in development traffic at all three level crossings.

It is also noted that, without an access on Griffiths Street:

- Vehicles utilising the southern precincts of the site will need to travel an additional 1.3km, with impacts to additional intersections.
- An additional 250 peak hour vehicle movements would utilise Mort Street/Hermitage Road which would otherwise be accommodated via the Griffiths Street access.
- A demand of 150 peak hour vehicle movements added to the Mort Street left turn to Griffiths Street, which could otherwise be accommodated at a Griffiths Street access. During times of rail crossing closure (approx. 10-20 trains per day with 150-second

closure time), queuing at the left turn may impact the otherwise free-flowing Mort Street southbound through movement.

The estimated development traffic volumes as per the revised 2025 TIA are provided in Attachment B.

Short stacking

The accesses and associated adjacent railway level crossings have been examined in relation to potential queuing and short stacking.

It is noted that the maximum design vehicles for each access have not been determined at this preliminary approval stage.

As per AS1742.7 Section 5, various approaches are available to mitigate potential queuing issues, including:

- Changing priority of movements at the downstream intersection (Old Mort Street/Central Access intersection).
- Installation of traffic signals at the downstream intersection (Old Mort Street/Central Access intersection) with a link to the railway signal circuits, such that priority is given to signal phases which allow the crossing to clear prior to closure and arrival of a train.
- Installation of traffic signals upstream of the railway crossing with a link to the railway signal circuits to restrict or prevent traffic reaching the crossing at critical times.

In addition, the following measures are listed for potential short stacking issues:

- Long vehicles detour.
- Escape or refuge areas for long vehicles.

To mitigate potential queuing or short stacking issues, the northern and central accesses are proposed as reverse priority intersections with Old Mort Street. The southern access is proposed as left in/left out, allowing for free flow conditions for entering vehicles.

Further detail is provided as follows.

Central and northern accesses – Old Mort Street

The central and northern accesses are proposed to connect to Old Mort Street as shown in Figure 3 and Figure 4, respectively.

The accesses have been conceptually designed with consideration to the proximity of existing railway level crossings (LXR_01066 at the central access and LXR_01065 at the northern access). Both railway crossings currently include boom gates and flashing lights.

Queuing and short stacking is not expected to be an issue for traffic entering the site, as:

- The internal access roads are proposed with priority to vehicles entering and exiting the site, through reverse priority access intersections with Old Mort Street.
- No internal conflict points are proposed to be located within the vicinity of the rail crossings. An indicative internal north-south road spine is shown in Figure 2 along the eastern side of the site, providing internal connectivity.

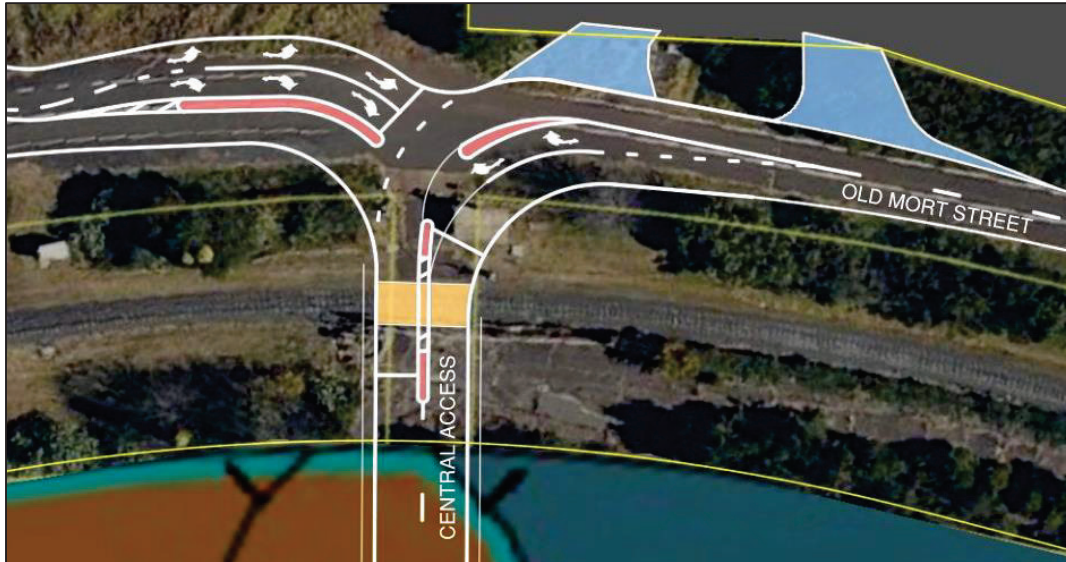


Figure 3: Proposed central access – Old Mort Street

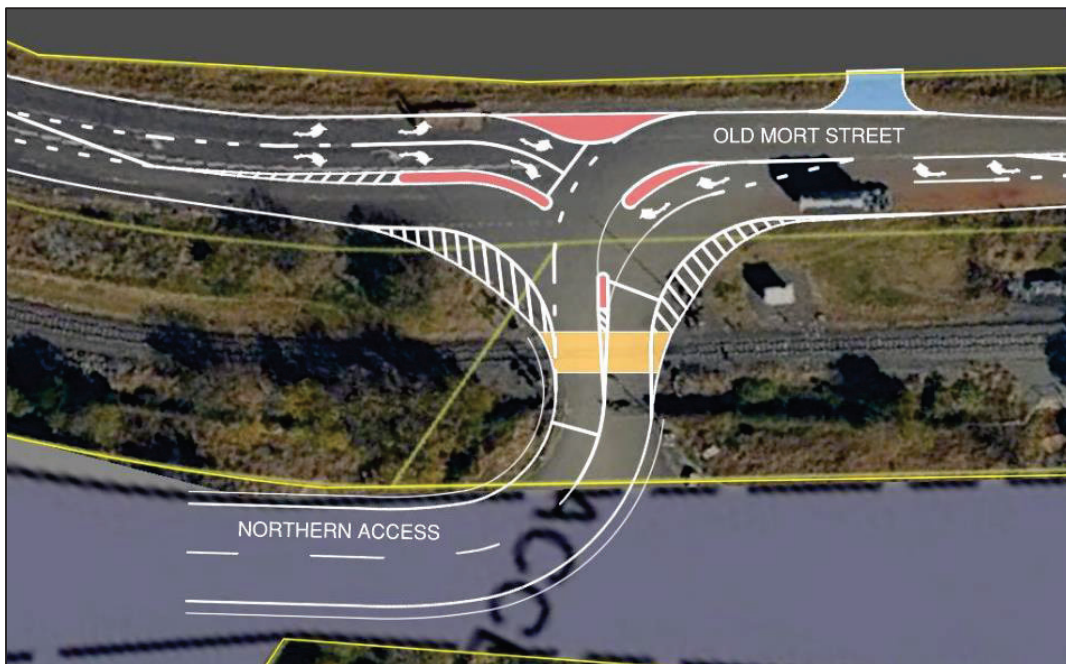


Figure 4: Proposed northern access – Old Mort Street

Southern access – Griffiths Street

The Griffiths Street access has been examined with consideration to the proximity to the railway level crossing (LXR_01067) to the west.

This access is proposed as left in/left out with auxiliary left turn lane (short) (AUL(S)) treatment, as shown in the following figure. The concept incorporates Austroads dimensional requirements.

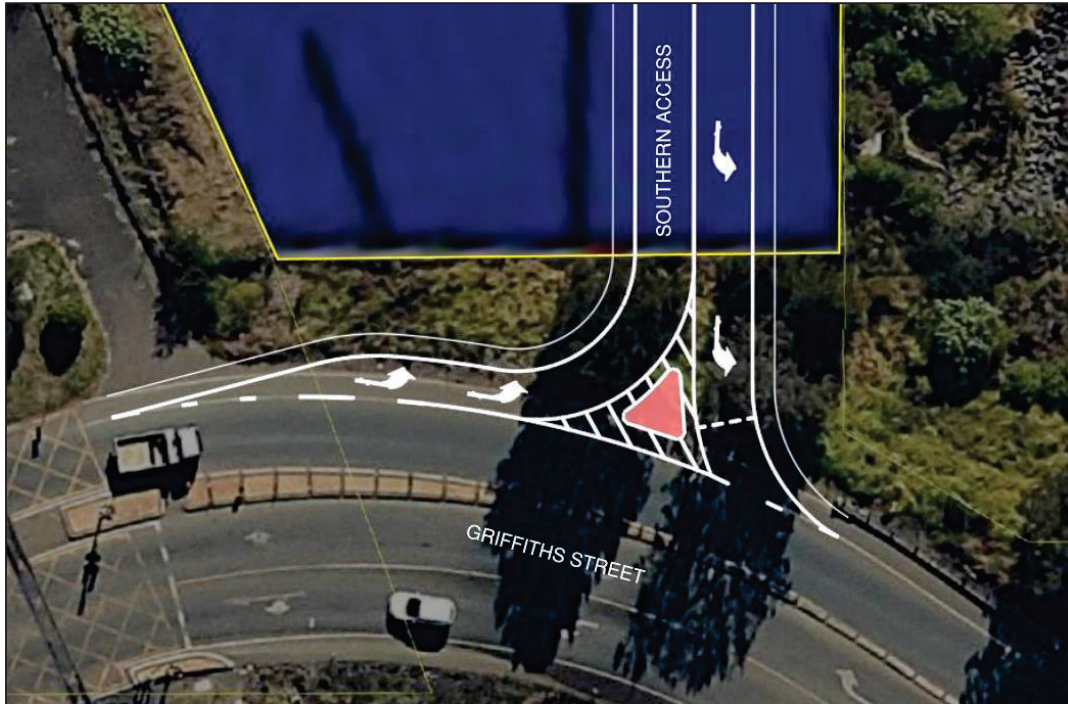


Figure 5: Proposed southern access – Griffiths Street

The Griffiths Street left turn entry allows for free flow conditions, with no internal conflict point proposed near the access. Therefore, queuing and short stacking clearance are not considered to be applicable for this access location. However, it is noted that a clearance of approximately 30m is provided between the edge of the box marking and left turn entry tangent point, exceeding Australian Standard requirements.

Griffiths Street access

A review of the Griffiths Street access is provided as follows, with regard to the access intent, safety and operation.

Access intent

The southern Griffiths Street access provides a direct and functional access for the southern portion of the site. It provides egress directly to Griffiths Street for motorist demands associated with the New England Highway (for outlying destinations located north and south of the site – such as Highfields and the Toowoomba CBD, respectively).

Given the long and narrow layout of the site (due to the development being bounded by the Western Railway line to the west and Gowrie Creek to the east), the Griffiths Street access provides the following benefits for motorists:

- The access saves on travel time for motorists that are accessing the site from the south or are exiting the site to the east (towards New England Highway). Without the Griffiths Street access, motorists that utilise the southern precincts of the site will need to double back to the northern access of the site and along Mort Street. This adds an extra 1.3km to the travel distance and will also impact on additional intersections due to the added turning movements. Reducing the travel distance and internal travel time will help with the above and will also keep motorist behavioural speeds low.
- The access will assist in retaining connectivity and legibility for motorists. The access will

help provide a simple and user friendly layout that limits the use of 'no through roads', and will limit mistaken southern trips internally for motorists looking to exit the site.

- The access will provide dispersal of traffic demands between the access locations that will minimise the impact of the development traffic on the external road network and key intersections. This is because the development traffic volumes will not be concentrated on the northern section of the site which could result in additional congestion along the Mort Street corridor.
- The access will provide an egress option for emergencies and also when the northern access is restricted during rail movement disruption. The train movements at the level crossing are estimated at 10-20 per day with 150 second closure time. Egress at the Griffiths Street location will help with internal queuing and delays during such events.
- The Griffiths Street access is able to accommodate 250 peak hour vehicle movements that would otherwise utilise Mort Street/Hermitage Road.
- The Griffiths Street access is able to accommodate 150 peak hour vehicle movements at the Griffiths Street left turn exit, which would otherwise use the Mort Street left turn to Griffiths Street. During times of rail crossing closure, queuing at the Mort Street left turn could impact the otherwise free-flowing Mort Street southbound through movement.
- Provision of a Griffiths Street access reduces combined vehicle railway crossings by approximately 3,000 vehicles per day (refer to Table 1), compared to provision of Old Mort Street development accesses only.
- The southern access will provide activation of the southern precincts and increases passive surveillance opportunities to this part of the site.

From the above, it is evident that the Griffiths Street access is beneficial to the site and also the surrounding road network.

Safety review

The southern Griffiths Street access has been reviewed with regards to road safety. This includes the access function, location, sight distance and turn warrant assessment.

Access function

The access is proposed to be constructed with left in/left out movements only. A median island exists along the centre of Griffiths Street adjacent the proposed access location. This median will prevent right turning movements into and out of the site.

The restriction of right turning movements will increase the safety of road users using the access, by minimising the number of potential conflict points and also reducing the likelihood of angled and fatal/serious injury (FSI) crashes associated with right turning movements.

Access location

Given the limited road frontage along Griffiths Street, the access location is limited and essentially cannot be moved. The access is located approximately 30m from the adjacent Willowburn Train Station car park access and 75m from the signalised intersection of Mort Street/Griffiths Street/Hogg Street. These distances are measured from centreline to centreline and are generally in accordance with the separation requirements for intersections (i.e. 60-100m) from the Queensland Streets design guidelines and in accordance with *Section 3.2.3 Access driveway location* of the Australian Standards (AS2890.1:2004) for access driveways.

Sight distance assessment

Sight distance has been assessed for the Griffiths Street access. The access has been conservatively assessed as an intersection using safe intersection sight distance (SISD) requirements. These requirements are greater than that required for an access driveway which depend on safe stopping distance requirements, as the distance for SISD includes additional consideration for observation time.

Given that the intersection incorporates a left in/left out arrangement, the sight assessment focuses on eastbound traffic only.

The access is located on a curve in Griffith Street and is within relative close proximity to the signalised intersection of Mort Street/Griffiths Street/Hogg Street. These parameters restrict the speed of motorists on the approach to the access to lower than the 60km/h posted speed limit. The highest approach speed would be associated with the eastbound through movement along Hogg Street when the signals are green.

The curve is measured to have an approximate radius of 60m which has a maximum design operating speed of 50km/h. From a site inspection undertaken on 21 December 2023, this approach was driven multiple times under free flow conditions to also gauge a comfortable driving speed. This driving speed was about 40km/h. Therefore, from the above, a design speed of 50km/h has been used for the SISD calculations.

As per Austroads *Guide to Road Design - Part 4a: Signalised and Unsignalised Intersections* the access has been assessed using the safe intersection sight distance requirements for minor roads intersecting a major road. The sight distance requirements are derived from the formulae specified in *Guide to Road Design - Part 4a* (refer to Table 2). Table 3 summarises the variables used for this calculation.

Table 2: Sight distance calculation

Distance	Equation
SISD	$SISD = \frac{D_T \times V}{3.6} + \frac{V^2}{254 \times (d + 0.01 \times a)}$ <p>(Equation 2 Guide to Road Design - Part 4a)</p>

Table 3: Variables for assessment

Variable symbol	Description	Unit of Measure	Value adopted for assessment
DT	Decision time (s) = observation time (3 s) + reaction time (s)	seconds	5
V	Operating (85 th percentile) speed	km/h	50
d	Coefficient of deceleration for trucks (Austroads <i>Guide to Road Design – Part 3: Geometric Design</i>)		0.362
a	Longitudinal grade in % (in direction of travel: positive for uphill grade, negative for downhill grade)	%	-12% (avg. downhill slope towards Gowrie Creek – measured using Google Earth)
R _T	perception/reaction time (<i>Guide to Road Design – Part 3: Geometric Design (Austroads 2009a)</i>)	seconds	2

The required sight distances relative to the intersections have been measured in accordance with Figure 6.

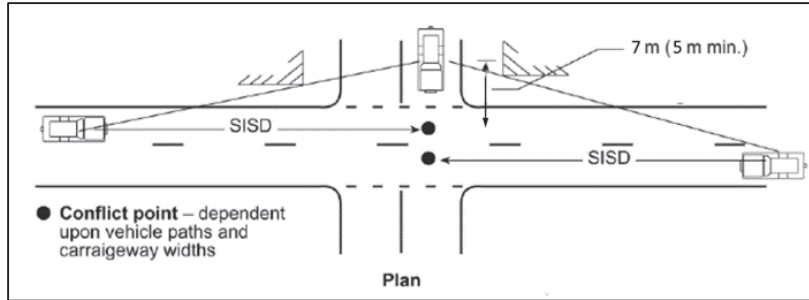


Figure 6: Application of the SISD measurements (extract from Austroads)

Using the methodology above, the SISD requirement for a design speed of 50km/h is 110m.

Table 4 illustrates the available sight distance and the SISD requirements at the Griffiths Street access. The sight distance has been assessed based on site inspections.

Table 4: Sight distance review

Intersection	Approach leg	Direction	Available SISD*	Required SISD	Compliance
Griffiths Street/ Southern Access	Griffiths Street	Eastbound	Approximately 150m	110m	Compliant

**Sight is available to the signalised intersection. This is considered satisfactory as motorists will be travelling at lower speeds to manoeuvre through the intersection area. The available sight distance measured is from the Hogg Street EB through movement to the access location.*

It is noted that the available sight distance is approximately 150m (refer to Figure 7 and Figure 8). This exceeds the requirements for the adopted 50km/h design speed, as well as exceeding a sensitivity check of 60km/h operating speed (i.e. SISD is 142m for 60km/h).

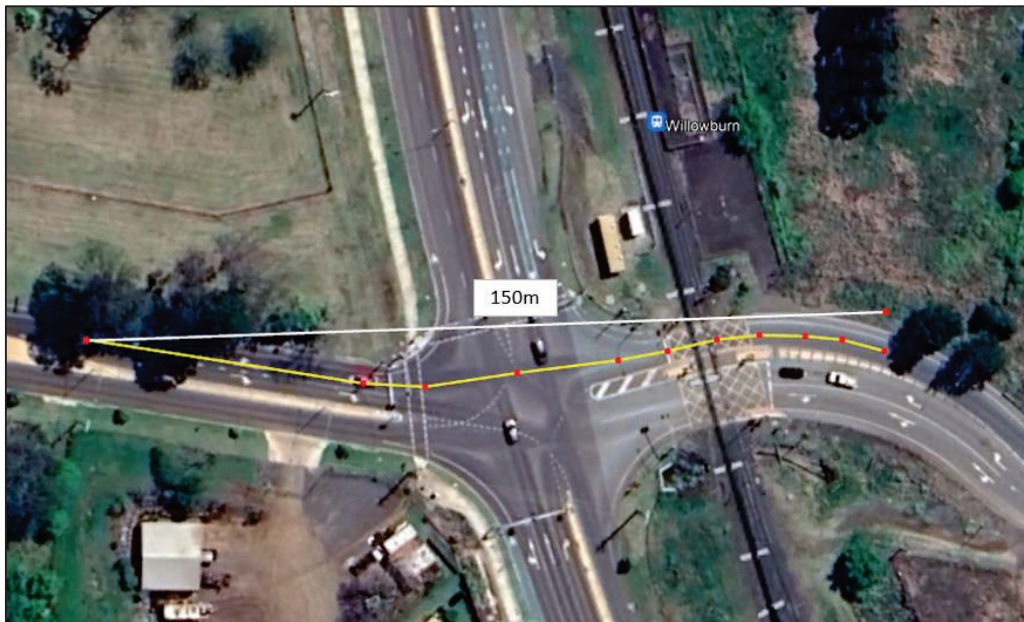


Figure 7: SISD measurement for available sight



Figure 8: Available sight (looking west from Griffiths Street access)

From the above, the sight distance for the Griffiths Street access is satisfactory and complies with SISD requirements.

Turn warrant assessment

In accordance with Austroads, turn warrants are based on the construction of new roads (i.e. greenfield sites) and are also used as a reference for intervention levels for updating existing intersection turn treatments.

A turn warrant assessment has been undertaken for the proposed Griffiths Street/Southern Access intersection for the 2033 opening year and 2043 ten-year design horizon. Extended design domain (EDD) has been adopted due to the existing constraints, road alignment and proximity to the rail line.

The outcomes of the assessment are shown in Figure 9. No right turning provisions are required as this access intersection is restricted to left in/left out only.

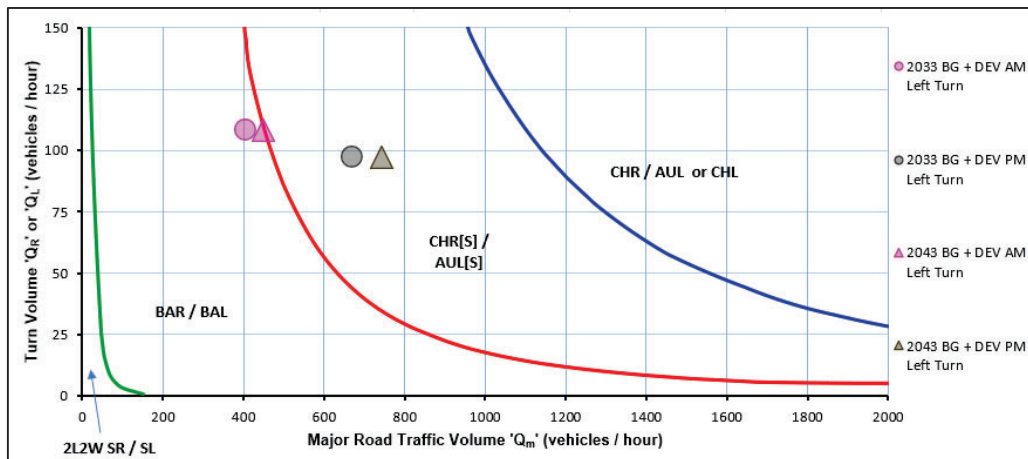


Figure 9: Turn warrant assessment – Griffiths Street/Southern Access

As indicated above, it is recommended that an AUL(S) is incorporated in the future detailed design of the Southern Access intersection.

AUL(S) provision is included in the access intersection concept shown in Figure 5, indicating that a left turning lane can be implemented without any adverse concerns. This access concept layout can be further refined during future detailed design stages when detailed survey is available.

Operational assessment

The operational assessment of the Griffiths Street access intersection is included in the revised 2025 TIA report (Section 6.2.2). The assessment shows that this access can operate within acceptable performance parameters, with an intersection degree of saturation of 0.37 for the 2033 opening year pm peak hour (background with development scenario).

Therefore, no operational or capacity issues have been identified for the proposed Griffiths Street access.

Conclusion

This Technical Note is in response to comments provided by the State Assessment and Referral Agency (SARA) in an Information Request (IR) dated 5 November 2024 (SARA reference 2410-42913 SRA) and a meeting held on Thursday 3 April 2025.

This Technical Note is in response to comments provided by Toowoomba Regional Council in an Information Request (IR) dated 21 October 2024 (TRC reference MCUI/2019/5122).

As part of this response, a revised TIA has been undertaken and is documented in a report dated 24 July 2025, to be read in conjunction with this Technical Note.

The TIA considers the discussions outlined in this Technical Note and as per the documented TIA outcomes, no adverse impacts have been identified to preclude approval of the Variation Request.

Attachments:

- A. *TRC Information Request*
- B. *Development traffic volumes*

Attachment A –
TRC Information Request

Our Reference: MCUI/2019/5122
Contact Officer: Emily Hinchliffe
Contact: 131872
Email: development@tr.qld.gov.au

INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

George Weston Foods Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: andrew@precinctplan.com.au

21 October 2024

Dear Sir,

Development Application for: **Material Change of Use - Impact - Preliminary Approval for a Variation Request and Material Change of Use – Impact – Preliminary Approval for change of use of premises under the Planning Scheme**

Location: **Mort Street, HARLAXTON QLD 4350**

Property Description: **Lot 1 SP116255, Lease F on SP183756, Emt D SP297263, Emt B on RP810589, Emt E on RP 856489, Emt A on SP116255, Lot 2 RP17546, Lot 3 RP17547, and Lot 2 RP17536**

Relevant Planning Scheme: ***Toowoomba Regional Planning Scheme 2012***

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme as outlined herein.

It is acknowledged the site may be unsuitable for High Impact Industry development due to its location, site specific attributes and the potential encroachment of non-complimentary land uses, including the Toowoomba Hospital Redevelopment project at 1-59 Hogg Street.

Accordingly, the proposed development seeks to establish a planning framework over the subject site to enable future development for 'a mix of service industrial, commercial, medical, professional office and retail uses'. The proposal seeks to amend the applicable levels of assessment of future development applications.

Notwithstanding, the subject site presents a number of opportunities and challenges, including but not limited to its natural features, proximity to infrastructure (i.e. waterway, overland flooding, railway, major road infrastructure), potential residential development on the land immediately to the east and the Toowoomba Hospital redevelopment over the site of the Baillie Henderson Hospital to the west.

As such, the following issues are identified in the body of this Information Request:

Part A – Critical Development Issues

- Economic Need and Economic Impacts;
- Traffic Impact Assessment; and

- Relationship between proposed multiple approvals over the subject site.

Part B – Key Development Issues

- Master Planning;
- Pedestrian Links;
- Integration of Sewer Infrastructure Upgrades;
- Stormwater Drainage;
- Open Space (Quality) and Vegetation Retention;
- Acoustic Impacts; and
- Contaminated Land (Residential).

Part C – Development Code

- Structure;
- Content;
- Format and Referencing;
- Tables of Assessment; and
- Development Code.

The Applicant is requested to ensure that any changes made in response to this Information Request be reflected in both the proposed structure plan and, where relevant, the Variation Scheme Document (VSD). The relationship between the illustrative ‘Structure Plan’ and VSD should be strengthened and together provide clear guidance for future development of the subject site.

The intention of providing this request in three parts is to provide a clear hierarchy of issues and to assist the Applicant in resolving issues in order of influence on the development material. This is intended to assist the Applicant in investing time and resources into matters in a way which limits the potential for redundant or redo work.

Given that the information to be established by the Applicant’s response to Part A will guide the overall development parameters, the Applicant is recommended not to proceed with Part B & C prior to resolving the issues identified in Part A.

The Applicant is advised that further discussion will likely be warranted upon receipt of the information requested in this letter. The submitted development application includes insufficient information to establish a baseline understanding as to whether the proposed planning framework over this site is achievable as per the provisions of the *Toowoomba Regional Planning Scheme 2012*.

PART A – CRITICAL DEVELOPMENT ISSUES

1. ECONOMIC NEED AND ECONOMIC IMPACT

Issue:	The proposed development seeks ‘a mix of service industrial, commercial, medical, professional office and retail uses’ on land which is in the High Impact Industry zone, and which is not identified as a higher level centre on the Strategic Framework Map. To this end, the applicant is asked to provide an economic needs assessment.
Information Required:	<p>The economic needs analysis is to address, as a minimum, the following information:</p> <ul style="list-style-type: none"> • Provide more detailed information on the mix of uses, and limitations and / or parameters for specific uses (ie maximum gross floor areas etc). The information should detail the role of these commercial activities their likely catchment/s and economic drivers, within the context of the locality and the Strategic Framework. The response should consider Section 3.3.6.2 (1) of the Strategic Framework which states ‘higher level centres, including Major and Specialist Retail Centres are located only where shown on a Strategic Framework Map’. • It is acknowledged the site may be unsuitable for High Impact Industry development, given the passage of time and events. Provide a statement that provides suitable

1.1	<p>justification for the departure from high impact industrial uses, in terms of the Strategic Framework of the Planning Scheme.</p> <ul style="list-style-type: none"> • Section 3.9.3.1(5) of the Strategic Framework does not support centre activity uses where they would detrimentally impact on the function and viability of existing centres. Address the impacts a service/specialist centre at this location might have on the viability of existing activity centres and demonstrate how the proposed centre meets the intent of the Centres hierarchy of the Toowoomba Regional Planning Scheme. • Provide further details on how the proposal will be consistent with and complimentary to the Toowoomba Hospital Redevelopment Project. Specifically, further information on the commercial services / uses approved for the hospital MID vs those proposed on the subject site should be provided. <p><i>Note: In accordance with Council's Fees and Charges Schedule, the fees associated with of any external specialist consultant are required to be paid by the applicant (Council will need to engage an economic consultant to peer review the Economic Needs Assessment). In this case, Council will obtain a fee estimate from the relevant consultant and provide this information to the Applicant prior to work commencing on the peer review. We seek your written undertaking to agree to the payment of such fees.</i></p>
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2. TRAFFIC IMPACT ASSESSMENT

2.1	<p>Issue:</p> <p>A Traffic Impact Assessment (TIA) prepared by RMA Engineers dated 10 September 2019 was submitted as part of the development application. The TIA outlines that the intended development, as described in the proposed VSD, will result in a significant increase in the daily generated traffic from the subject site.</p> <p>Given the submitted TIA appears to rely on incorrect assumptions, Council will not be able to adequately appreciate and understand that traffic related impacts that will result for the future development of the subject site until this amended TIA is provided.</p> <p>The following advice is provided in response to the originally submitted TIA prepared by RMA Engineers dated 10 September 2019 (note: this advice may not reflect the true extent of issues and may be subject to change depending on the impact of the required revisions to the TIA)).</p> <p>Based on the level of increase in traffic generation associated with the intended ultimate development of the site, as outlined in the submitted TIA, the following aspects of the development appear to be inconsistent with the relevant assessment benchmarks (Performance Outcomes PO₁, PO₂, PO₃, PO₄, PO₇ and PO₈) Transport Access and Parking Code of the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 22):</p> <ul style="list-style-type: none"> • The TIA has not been prepared in accordance with the latest Department of Transport and Main Roads Guideline "<i>Guide to Traffic Impact Assessment (December 2018)</i>". The extent of the assessment of intersections included is not clear and the analysis of delays applicable to each intersection has not been considered; • The adopted street names referenced within the TIA are outdated due to the changes resulting from the development of the Toowoomba Second Range Crossing making interpretation of the report difficult; • Section 6.1 of the TIA references future upgrade works to Mort Street and Griffiths Street however Toowoomba Regional Council have no plans in place for further upgrades of Mort Street or Griffiths Street at this stage. As such the TIA will need to consider how impacts on the existing transport infrastructure resulting from the intended development will be mitigated; • The TIA has not considered the impact that the ultimate intended development will have on the existing intersections within the assessment area. At a minimum, the following intersections are required to be assessed:
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- Mort and Griffiths Street;
 - Roundabout connecting Mort Street, Burnview Avenue and Hermitage Road East;
 - Roundabout connecting Griffiths Street and Goombungee Road;
 - Ruthven Street (New England Highway) and Griffiths Street;
 - Mort and North Street; and
 - Any additional intersections as required to meet the Department of Transport and Main Roads Guideline "*Guide to Traffic Impact Assessment (December 2018)*";
- The TIA has based the background traffic on pre Toowoomba Second Range Crossing counts that are no longer considered relevant and has not clearly defined the adopted growth rate of the background traffic;
 - The application as proposed is not supported by appropriate road infrastructure. As such, the Applicant is requested to investigate alternate vehicular connections between the subject site and local road network, and the potential for access between the subject site and anticipated residential development over the land immediately to the east of the subject site. It is suggested that the establishment of a vehicular connection across Gowrie Creek and through the land to the east to Goombungee Road/Bacon Street and/or Griffiths Street may be an appropriate means of providing connection to the local road network which accommodates the demand that will be generated by the ultimate development of the site;
 - reet and/or Griffiths Street may be an appropriate means of providing connection to the local road network which accommodates the demand that will be generated by the ultimate development of the site;
 - The TIA and submitted plans have not adequately demonstrated how the development integrates with the following:
 - Public transport to and from the development; and
 - Active transport considerations for connectivity of pedestrians and cyclists into and out of the development site and how the development will safely connect to existing active transport links;
 - The proposed access to Griffiths Street, as detailed on the submitted plans, poses significant traffic safety concerns due to its proximity to the intersection of Mort and Griffiths Streets and railway infrastructure. As such, based on the information provided, Council is unlikely to support an access to Griffiths Street along the development frontage;
 - The TIA identifies a development access from Hermitage Road East. The following issue is of concern:
 - The Safe Intersection Sight Distance (SISD) of the proposed access location has not been considered;
 - The TIA identifies a development access from Mort Street. The following issues are of concern:
 - The required queuing lengths for the development access exceed the available space between Mort Street and the railway. Accordingly such, the TIA needs to be amended to conceptually demonstrate the feasibility of the Mort Street access;
 - The Safe Intersection Sight Distance (SISD) of the proposed access location has not been considered; and
 - It is unclear how the railway boom gate has been modelled in SIDRA;
 - The TIA has adopted site specific traffic generation assumptions that appear to be based on a detailed overall Master Plan (including the development layout and density assumptions) for ultimate development over the site. However, Council has not been provided with a copy of this documentation, therefore Council has not been able to gain a clear understanding of estimated GFA to rationalise and interpret the estimated GFA figures provided in the TIA;
 - Council does not support the traffic distribution assumption provided with section 5.3 of the TIA. Based on current population figures and development occurring, or anticipated to

occur, to the south, east and west of the development site Council believes a higher percentage of trips would likely occur along Mort Street as a result of the development intended to be facilitated by the proposal; and

- Figure 2-3 of the TIA illustrates vehicle access to Lot 972 AG3561, which does not form part of the submitted application. The illustrated vehicle access to Lot 972 AG3561 has not been approved by Council and therefore should not be shown on application documentation unless it is indicated that the access is “unapproved” or “indicative”.

Information Required:

The Applicant is requested to provide an updated Traffic Impact Assessment that:

- Appropriately considers and responds to the impacts that the change to the access arrangements will have on the ability of the existing road network to effectively accommodate and service the proposed development;
- Is prepared in accordance with the methodology outlined in the Department of Transport and Main Roads Guideline “*Guide to Traffic Impact Assessment (December 2018)*”;
- References the correct street/road names for the surrounding road network in accordance with Councils online mapping;
- Removes any assumptions associated with the future upgrade plans that are not in place;
- Includes an analysis of the existing intersections that will be impacted by the proposed development in line with recommendations outlined in the Department of Transport and Main Roads Guideline “*Guide to Traffic Impact Assessment (December 2018)*”;
- Adopts post Toowoomba Second Range Crossing background traffic counts that has been verified through a traffic count undertaken on all intersections within the assessment area. The appropriate level of traffic survey to be conducted and the applied growth rate to background traffic is to be agreed between both the Applicant and Toowoomba Regional Council;
- Investigates and considers alternate vehicular connections to mitigate traffic impacts on the capacity and operation function of Griffith Street and Mort Street and provides access between the subject site and anticipated residential development over the land immediately to the east of the subject site. If alternate arrangements are not feasible the Applicant will be required to demonstrate this to Council’s satisfaction;
- Considers the connectivity of the development site and existing active transport linkages/infrastructure to the east, south and west;
- Is amended to remove the proposed Griffiths Street access as Council advises that the proposed access is not supported due to safety and functionality concerns. In response the updated TIA must provide for the appropriate redistribution of traffic to an alternative access point and demonstrate that this alternative access point has the physical and operational capacity to accommodate this traffic;
- Includes assessment of the Safe Intersection Sight Distance (SISD) for the proposed access to Hermitage Road East;
- Further investigates traffic queuing lengths resulting from the at-grade railway crossing and its impacts on the proposed Mort Street access. As part of the updated TIA please provide recommendations (including a conceptual layout plan) that clearly demonstrates how the proposed Mort Street access arrangement can be constructed while also managing the required traffic queuing lengths without adversely impacting Mort Street;
- Includes assessment of the SISD for the proposed Mort Street Access;

	<ul style="list-style-type: none"> • Clarification as to how the railway boom gate has been modelled in SIDRA. Council also requests that Queensland Rail be contacted for further clarification on the boom gate closure times to ensure accurate timing has been adopted for the queuing length assessment; • Provides further clarification and explanation of the adopted GFA figures for the ultimate development of the site included within the TIA. Where the adopted GFA figures are related to the proposal to establish multi storey buildings please provide detail of such; • Includes revised traffic distribution assumptions that correctly reflect the proposed development, current population figures as well as current and future development in the area surrounding the subject site. Alternatively provide further justification for the adopted traffic distribution; and • Removes any reference (including imagery) to vehicle access into Lot 972 AG3561 that has not been approved by Council. <p><i>Note: Due to the Road Hierarchy of Mort Street, Council may consider allowing an access point if the access is designed as a left in and left out only configuration.</i></p>
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3. RELATIONSHIP BETWEEN PROPOSAL AND SURROUNDINGS LAND

	Issue:
	It is acknowledged that the previous development application (MCUI/2016/6473), and subsequent court proceedings over the adjoining site to the east have been discontinued.
3.1	However, Council considers that the future development of the adjoining site to the east should be considered as part of the subject application to ensure that the proposal is compatible with the Emerging Community zoning of the adjoining site.
	Information Required:
	The Applicant is requested to provide a response to the above issue.

PART B – KEY DEVELOPMENT ISSUES

The Applicant is recommended not to proceed with the following items prior to resolving the issues listed in Part A of this Information Request.

Part B is structured into the following key issues:

- Master Planning;
- Pedestrian Links;
- Integration of Sewer Infrastructure Upgrades;
- Stormwater Drainage;
- Open Space (Quality) and Vegetation Retention;
- Acoustic Impacts; and
- Contaminated Land (Residential).

4. MASTER PLANNING

	Issue:
	It is acknowledged that the Applicant has provided Council with an amended Masterplan – Precinct Plan prepared by Aspect Architects and Project Managers (dated 1 August 2024).
4.1	The Master Plan does not appear to be informed by an assessment of either a site analysis, context analysis or economic analysis. Planning Scheme Policy <i>PSP No. 4 – Master Planning</i> provides a set of requirements for the preparation of Master Plans to demonstrate compliance with relevant assessment benchmarks.
	PSP No. 4 (SC6.4.2) outlines that the role of a Master Plan is to <i>ensure that future development:</i>

- a) *contributes to a logical pattern and sequence of development;*
- b) *facilitates efficient use of land and infrastructure;*
- c) *facilitates integration with existing and future urban development, having regard to:*
 - i. *movement networks;*
 - ii. *open space networks; and*
 - iii. *access to community infrastructure; and*
- d) *responds to constraints, natural and cultural values on the site and mitigates any impacts on areas of environmental and cultural significance.*

PSP No. 4 provides a list of assessment requirements to guide preparation of an appropriately constituted Master Plan. The assessment requirements (SC6.4.3.1-SC6.4.3.3) should be considered the base requirements and the Master Plan will require a contextually relevant assessment. In accordance with the assessment requirements the Master Plan/s should, at a minimum, clearly demonstrate the proximity of the Toowoomba Second Range Crossing (TSRC), the rail corridor and the Gowrie Creek linear corridor which are elements unique to this site that should be analysed and inform development of a Master Plan.

Comprehensive demonstration of site and context analysis is required. The size, location, visibility and importance of the site requires the analysis to explore Toowoomba City and surrounding elements such as the second range crossing, the existing and future rail corridors, existing and future road corridors and anticipated future development in proximity to the subject site. The elements listed are not exhaustive and should be considered in greater detail by the Applicant. The site should not be considered in isolation of its context.

Assessment of the site and context analysis should lead to development of a vision statement that addresses the physical attributes of the site and surrounding features and provides a rationale for how these are to be considered by proposals for development of the subject site. To demonstrate consistency with the *Toowoomba Regional Planning Scheme 2012 (Version 28)* the vision statement should also have consideration of the themes in the Strategic Framework.

In addition, it will be necessary to develop a design intent and a series of key design principles to guide future development of the site. It is this design intent and key design principles that will enable development of the Precinct intents and the relationships between the Precincts to inform the urban design and structure plan mapping.

The development of a vision, design intent, and key design principles for the overarching site and for each Precinct will ensure that future development remains consistent with intent for the Variation Scheme Area (VSA) and achieves compliance with the Strategic Framework of the *Toowoomba Regional Planning Scheme 2012 (Version 28)*.

Information Required:

The Applicant is requested to provide further information and justification to support the proposed Master Plan/s, including the economic needs assessment discussed in Item 1. This further information must be in the form of a detailed Master Plan and Structure Plan prepared in accordance with Planning Scheme Policy *PSP No. 4 – Master Planning*, including but not limited to the details outlined above.

The Master Plan and Structure Plan are required to be supported by and prepared in accordance with a vision statement, design intent and key design principles for the overall development of the site and for proposed each Precinct, as outlined above. The vision statement, design intent and key design principles must be incorporated into the amended VSD.

5. PEDESTRIAN LINKS

5.1	<p>Issue:</p> <p>It is acknowledged that the Applicant has provided Council with an amended Masterplan – Precinct Plan prepared by Aspect Architects and Project Managers (dated 1 August 2024).</p> <p>It is noted that this amended plan does not include a pedestrian link. In the applicant’s previous response (dated 10 June 2024) it is noted that a minimum of 1 and a maximum of 2 pedestrian links were being investigated.</p>
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	<p>Council considers that insufficient information has been provided detailing the mechanisms, process and costs associated with establishing these pedestrian links.</p> <p>Information Required:</p> <p>a) The Applicant is requested to provide preliminary concepts of the pedestrian links (footpaths and bridge);</p> <p>b) The Applicant is requested to undertake preliminary investigations to identify costing of proposed bridge structures, and to identify an appropriate cost recovery strategy; and</p> <p>c) The Applicant is requested to address any relevant development requirements associated with these pedestrian links as part of the proposed VSD.</p>
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6. INTEGRATION OF SEWER INFRASTRUCTURE UPGRADES

	<p>Issue:</p> <p>Council notes that the land owner, George Weston Foods Ltd, is currently in negotiations with Council's Water Project Services branch regarding the alignment of a future 900mm trunk sewer main required to traverse through the subject site. The new trunk sewer main will replace the existing 650mm sewer main currently traversing through the length of the subject site in proximity to the Gowrie Creek (eastern) boundary. The proposed new trunk sewer main is intended to be constructed within the next twelve (12) months.</p>
6.1	<p>It will be necessary for the Master Plan/s, and Precinct configuration, for the proposed Willows Crossing development to reflect and make allowance for the final alignment of the new 900mm trunk sewer main.</p>
	<p>Information Required:</p> <p>The Applicant is requested to demonstrate that the proposed development will integrate with the proposed trunk sewer alignment through provision of an amended Master Plan that illustrates the proposed trunk sewer alignment and ensures that future development areas (i.e. Precincts) and infrastructure (e.g. transport networks) are appropriately configured to provide separation from the new trunk sewer main to ensure the provision necessary buffers.</p>

7. STORMWATER DRAINAGE

	<p>Issue:</p> <p>The stormwater management solutions for the proposed development, as outlined in the Stormwater Management Report (Quantity and Quality), prepared by RMA Engineers dated 18 January 2018, do not satisfy the requirements of <i>Schedule 6 Planning Scheme Policies (PSP), SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> of the <i>Toowoomba Regional Planning Scheme 2012 (Version 22)</i>.</p> <p>In particular, the following issues are of concern:</p> <ul style="list-style-type: none"> • Consideration of the conveyance of upstream catchments safely through the subject site; and
7.1	<ul style="list-style-type: none"> • Discharge arrangements into Gowrie Creek. <p>Section 6.6 of the abovementioned Stormwater Management Report requests that Council accept a voluntary contribution in lieu of treatment onsite. However, due to the nature of the development Council require that the stormwater quality be managed onsite and a voluntary contribution in lieu of treatment is not acceptable to Council.</p> <p>Figure 2 in the Stormwater Management Report (Quantity and Quality), prepared by RMA Engineers dated 18 January 2018, identifies the 4x2100mm RCP's which run under the new Mort Street. These pipes discharge into 2x600mm RCP under the old Mort Street. There is a 900mm gravity sewer main running over these 600mm RCP's. This drainage path is then conveyed under the QR railway line via 2x2130x1680mm RCBC's. The current drainage infrastructure arrangement will likely result in overland flows from the Baillie Henderson channel</p>

	impacting a significant portion of the proposed development site.
	Information Required:
	The Applicant is requested to provide an amended Stormwater Management Report that includes the following: <ul style="list-style-type: none"> • Additional information demonstrating/advising how the upstream catchment flows will be safely conveyed over the site; • Conceptually demonstrates how the substantial flows within the Baillie Henderson channel will be discharged into Gowrie Creek and what measures will be provided to prevent localised scouring; and • Addresses the stormwater quality treatment requirements of the development onsite. <p><i>Note: Council advises investigations into on-site reuse from rainwater tanks for both landscape watering and water supply should be carried out. Additionally, consideration towards paved areas sheet flowing into landscaping areas should be undertaken as part of future development over the site.</i></p>

8. OPEN SPACE (QUALITY) & VEGETATION RETENTION

	Issue:
	Insufficient information was provided with the submitted application demonstrating compliance with the requirements of the Open Space Zone Code of the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 22) and Council's Desired Standards of Service (DSS) for the Parks network. The submitted information does not demonstrate that the relevant requirements can be satisfied within the proposed 'Open Space Precinct'. The required information must demonstrate that the proposed 'Open Space Precinct' is accessible and functional for the purposes of stormwater drainage, recreational usage and active transport while not compromising the environmental values (biodiversity) of the Gowrie Creek waterway and riparian zone.
	Information Required:
8.1	The Applicant is requested to provide the following additional information to provide rationale for the landscaping and open space features detailed the 'Willows Crossing Open Space Concept' prepared by Aspect Architects and Project Managers dated 9 July 2019: <ul style="list-style-type: none"> • A plan showing the proposed 'Open Space Precinct' overlayed with the Open Space Zone from the <i>Toowoomba Regional Planning Scheme 2012</i> to demonstrate the that the proposed "Open Space Precinct" aligns with the mapped Open Space Zone; • A plan showing the proposed 'Open Space Precinct' overlayed with mapping of the Q100 flooding extent for Gowrie Creek for the entire length of the development site to demonstrate that any active transport areas proposed are free from flooding and safe for public use. It will be necessary to demonstrate that the 'Open Space Precinct' provides appropriate land above the Q100 flooding event to accommodate relevant infrastructure and services; • Undertake an ecological assessment of existing vegetation within the proposed 'Open Space Precinct' and produce documentation to describe and qualify the vegetation values of the entire development site and vegetation within the Gowrie Creek corridor (including in-stream and riparian vegetation). The ecological assessment and resulting documentation is to be undertaken and prepared by a suitably qualified professional. Areas of in-stream and riparian vegetation that are proposed to be cleared should be clearly represented in appropriately scaled plans; • West/east cross sections (including distance) along the length of the development site's interface with Gowrie Creek and the internal road proposed along the western boundary of the 'Open Space Precinct' to demonstrate that the Precinct area is maintainable and safe for public access, particularly in proximity to steep banks and in the narrow portions of the creek; and

	<ul style="list-style-type: none"> An updated Variation Scheme Document (VSD) that clearly demonstrates adoption of or consistency with Council's Desired Standards of Service (DSS) as detailed in the <i>Toowoomba Regional Planning Scheme 2012 (Version 22)</i>. <p><i>Note: It is considered that the Precinct layout, detailed on the submitted Masterplan – Precinct Plan prepared by Aspect Architects and Project Managers dated 20 August 2019, should be amended to provide for additional vegetation retention between the eastern boundaries of proposed Precincts 1 & 2 and Open Space Precinct/Gowrie Creek.</i></p>
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9. ACOUSTIC IMPACTS

	<p>Issue:</p> <p>The proposed development site is located adjacent to a state rail corridor and a Council arterial road. The land to the west is being developed for a new Hospital. Noise from these developments will likely have an impact on any proposed new sensitive land uses, including accommodation and also medical services (refer to Schedule 1 of the <i>EPP (Noise) 2019</i> for land uses that require specific acoustic quality objectives).</p>
9.1	<p>Noise from new land uses within the development itself may also impact on the proposed sensitive land uses. These noise sources are to be included in any future impact assessment.</p>
	<p>Information Required:</p> <p>An Acoustic Impact Assessment will be required that determines the cumulative impacts on sensitive receptors from a range of possible site uses commensurate with the Precincts proposed. This assessment should include modelling with clearly defined attenuation measures, as needed.</p>

10. ENVIRONMENTAL SIGNIFICANCE OVERLAY

	<p>Issue:</p> <p>The development is only partially included under the Waterway Buffer Overlay. There have been some historic attempts to rehabilitate Gowrie Creek and the riparian vegetation in the vicinity of the development site. The Masterplan – Precinct Plan (dwg MP.000, Rev G) includes areas of Open Space providing a buffer to the adjacent waterway, Gowrie Creek. The riparian zone vegetation is to be conserved to the maximum extent possible, if not extended and rehabilitated such that creek health and stability are returned to a more natural state. Future stormwater management infrastructure into Gowrie Creek will require earthworks, leading to removal of riparian vegetation and disturbance of contaminated land.</p>
10.1	<p>PO7 of the Environment Overlay Code required development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway. Any future development application will be required to show how these impacts are to be managed.</p>
	<p>Information Required:</p> <p>The use of Precinct 6 as Open Space will require an assessment of contaminated land, as well as the riparian vegetation, bank stability, flooding and water quality, as part of any design for open space use. Precinct 6 appears to be located within an area that is commensurate with the high banks of Gowrie Creek and appears more suited for stormwater management than parkland activities.</p> <p>Discussions with Council's Parks and Rec team and Council's Water Infrastructure Services team will likely be required to ensure design outcomes are consistent for the space provided and existing land use constraints listed previous.</p>

PART C – VARIATION SCHEME DOCUMENT

The Applicant is advised that the VSD will be informed by the findings and outcomes of the preceding items of this Information Request. The VSD will be subject to continuous review until such time that the

issues outlined in this Information Request, and any future Further Issues Letters, are finalised to Council's satisfaction.

Part C is structured into the following key issues:

- Structure;
- Content;
- Format and Referencing;
- Tables of Assessment; and
- Development Code.

11. STRUCTURE

11.1	<p>Issue:</p> <p>The Variation Scheme Document (VSD) submitted with the development application is a local categorising instrument that proposes to override the provisions of the <i>Toowoomba Regional Planning Scheme 2012</i>. The structure of the VSD is not consistent with that of the <i>Toowoomba Regional Planning Scheme 2012</i>. The below preferred structure is provided as a guide only and the individual elements are suggested to be incorporated in any amended VSD in some order (i.e. meaning the order can differ to that provided below). It is acknowledged that the submitted VSD incorporates a number of the elements of the preferred structure:</p> <ol style="list-style-type: none"> 1. Preliminary <ul style="list-style-type: none"> • Should provide an overarching summary of the proposal including 'Short Title', application details (including mapped extent of Variation Scheme Area and list of affected land parcels) and high level VSD 'purpose' statement. 2. Interpretation <ul style="list-style-type: none"> • Should include list of rules that apply to interpretation of the VSD and a list of definitions for key terms within the VSD. 3. Relationship to Relevant Instruments <ul style="list-style-type: none"> • Should detail the VSD's relationship with the <i>Planning Act 2016</i> and the <i>Toowoomba Regional Planning Scheme 2012 (Version 28)</i> 4. Approved Development <ul style="list-style-type: none"> • States the development that is approved by the Preliminary Approval for VSA. 5. Tables of Assessment <ul style="list-style-type: none"> • Provides Tables of Assessment for each aspect of development proposed within the VSA, where varying the level of assessment, assessment criteria and/or assessment benchmarks from those prescribed in the <i>Toowoomba Regional Planning Scheme 2012 (Version 28)</i>; and • It will be necessary for the Tables of Assessment to reference any applicable Temporary Local Planning Instrument/s or relevant State-wide Code/s. 6. Applicable Codes <ul style="list-style-type: none"> • This part of the VSD should identify the codes that are applicable to assessable development within the VSA and state how the proposed codes relate to all forms of assessable development. 7. Development Code/s <ul style="list-style-type: none"> • Includes a vision/purpose statement or overall intent for the VSA. The vision statement should seek to ensure that future development remains consistent with the overall intent for the VSA, as a whole, and achieves compliance with the Strategic Framework of the Planning Scheme. Consideration of the themes in the Strategic Framework would be appropriate in preparing a vision statement; • Provides site specific Overall Outcomes to guide development over the entirety of the
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	<p>VSD;</p> <ul style="list-style-type: none"> • Provides Precinct specific Purpose Statement and Overall Outcomes to ensure that there is a clear intent and overarching framework for future development within each of the proposed Precincts; and • The VSD should include a new Development Code/s which responds to the site-specific opportunities and constraints. The Development Code/s should be structured to provide site wide outcomes and Precinct specific outcomes. The site wide outcomes should ensure that overall development within the VSD is contextually appropriate. The Precinct specific outcomes should provide for finer grained detail to ensure that development is appropriately established within each proposed precinct and is compatible with the other proposed Precincts and current/anticipated surrounding development. <p>8. Supporting Maps / Strategies</p> <ul style="list-style-type: none"> • Include any supporting mapping/strategies which support and inform the provisions of the VSD and associated Development Code/s (e.g. active transport plan, precinct plan, master plan, finer grained precinct plans (if required), road network strategy plan, public transport and pedestrian strategy plan, infrastructure plan, open space (parks and drainage) and landscape strategy plan(s), context plan etc.)
Information Required:	
The Applicant is requested to provide an amended VSD that is generally consistent with the structure detailed above.	

12. CONTENT

	Issue:
	<p>The VSD submitted with the development application outlines the provisions of the <i>Toowoomba Regional Planning Scheme 2012</i> which are proposed to be varied by the VSD and the proposed variations. Further justification of these variations is required to ensure they are appropriate and consistent with the remaining provisions of the <i>Toowoomba Regional Planning Scheme 2012</i> (where applicable). The following specific variations and provisions within the VSD require further consideration, amendments and/or justification:</p> <ul style="list-style-type: none"> • The content of the VSD should adopt outcomes of the master planning exercise required by this Information Request and any relevant recommendations for site management (e.g. acoustic attenuation measures, access limitation etc.) as detailed within submitted technical reports; • The VSD proposes to establish a Major/Specialist Centre (in terms of size, scale and composition) comprising 'a mix of service industrial, commercial, medical, professional office and retail uses'. The relevant assessment benchmarks for future development are derived from the <i>Toowoomba Regional Planning Scheme 2012</i>. No variations are proposed to these assessment benchmarks. Justification for the suitability and rationale of this approach in this specific circumstance should be provided. The justification should consider (but not be limited to) potential land use conflicts, the vision statement for the VSA (when derived) and the suitability and applicability of the proposed assessment benchmarks; <p><i>Note: The response to this item will be, in part, guided by the Economic Need and Economic Impact Assessment requested in this Information Request.</i></p> <p><i>Note: Particular attention should be given to the suitability and applicability of the Specialised Centre Zone Code, the District Centre Zone Code and the Advertising Devices Code as these codes contain provisions which align with the intent for particular Precincts and Zones within the Toowoomba Regional Planning Scheme 2012 that are not part of the subject site.</i></p> <ul style="list-style-type: none"> • Section 3.2 of the VSD establishes five (5) Precincts within the VSA, each with their own
12.1	

	<p>specific intent (established through a Purpose Statement and Overall Outcomes). Insufficient information has been provided within the submitted material regarding the site's strategic and locational attributes or the natural features that have contributed towards the location and intent of each Precinct. Furthermore, the intent for each proposed Precinct should address the relationship between the development to be facilitated by the VSD, anticipated surrounding development (proposed residential community to the east of the subject land and the potential Toowoomba Hospital Redevelopment), surrounding land uses, the surrounding road network and the subject land's interface with Gowrie Creek;</p> <ul style="list-style-type: none"> • Section 3.8 of the VSD states that "<i>the Precinct Plan also provides a Transport Hub designation, which adjoins the railway corridor along the western boundary of the site</i>". The VSD does not provide any additional information in relation to the proposed Transport Hub. In the response to Council's Action Notice provided on 4 February 2020, the Applicant advised that the Transport Hub has been removed from the proposed Master Plan. If the Transport Hub no longer forms part of the proposed development the Applicant is requested to amend the VSD to remove any references to the Transport Hub; and • A detailed site analysis should be provided demonstrating that the proposed <i>Willows Crossing Precinct Masterplan</i> is informed by and consistent with the core issues and outcomes detailed in the Strategic Vision of the <i>Toowoomba Regional Planning Scheme 2012 (Version 28)</i>.
	<p>Information Required:</p> <p>The Applicant is requested to provide further information and justification to support the proposed VSD provisions and variations discussed above and amend the VSD as appropriate.</p>

13. FORMAT & REFERENCING

	<p>Issue:</p> <p>The proposed VSD will form the basis of the future planning framework over the subject site. Accordingly the legibility of this document is important. Council has provided comments below to assist in the revision of the submitted VSD:</p>
13.1	<ol style="list-style-type: none"> 1) Improve the quality/resolution of Figures and imagery 2) Consistency of referencing to Planning Scheme version (i.e. s2.2, 2.4, 3.4, footnote p.5, 3.6 (A)-(E) & 6.0); 3) Reference to "any planning instrument" in s2.4 to be removed; 4) Remove references to Volume 3 & Volume 4 from the VSD (i.e. s3.2, 3.5, 4.1, 4.2 & 4.3). The inclusion of such references suggests material not forming part of the VSD is to be relied upon. It is noted that the use of the reference to 'Volume' is consistent throughout the VSD when referencing Appendices of the VSD; 5) Footnotes 3-6 are superfluous and should be removed; 6) Figures 2-4 are to be updated to reflect any changes made to Masterplan/s; 7) All figures in the VSD appear to reference a 'Secondary Access' to the north, providing vehicular access to Old Mort Street. The Applicant has advised that this access is no longer proposed. All references to this access must be removed from the VSD; 8) The Applicant is requested to resolve inconsistent section numbering throughout the VSD. Examples include: <ol style="list-style-type: none"> a) heading s3.2 – Precincts, subheading s3.2.1 – Precinct Structures, content text s3.4; b) subheading s3.2.2 – Planning Intent, sub-sub Heading s3.2.2.1 – Service Industry, content text s3.9;

	<p>9) References to “Higher Order Centres” should be removed from the VSD or alternatively define the term within the VSD;</p> <p>10) Section 3.11 – references to “nearby residential development” should be amended to state “nearby existing and future residential development”;</p> <p>11) Section 3.12 should be reviewed for grammar; and</p> <p>12) References to the Precincts in the Specialised Centre Zone from the <i>Toowoomba Regional Planning Scheme 2012</i> should be removed.</p>
	<p>Information Required:</p> <p>The Applicant is requested to provide an amended VSD that includes all changes outlined above. Alternatively, the Applicant is required to provide further information and justification to support the proposed VSD provisions.</p>

14. TABLES OF ASSESSMENT

	<p>Issue:</p> <p>The Applicant is advised that the proposed Tables of Assessment included as part of the submitted VSD allow for a broad range of uses not envisaged within the High Impact Industry Zone. Prior to Council providing commentary on the submitted Tables of Assessment contained in the VSD, the Applicant must provide relevant justification demonstrating the suitability of a Major/Specialist Centre type development at this location. It is expected that relevant reporting will provide an outline of the limits/caps/planning need for each use type at this location.</p> <p>Furthermore, the Applicant must consider the consistency of the proposed land uses permitted under the proposed Tables of Assessment with the proposed land use intent under the Low Impact Industry designation under the s242 Preliminary Approval to Affect the Planning Scheme.</p> <p>Subject to the findings and recommendations of the Economic Need and Impact Assessments the Applicant is requested to review the Precinct Intent Statements to ensure consistency with the uses described as Code Assessable within the proposed Tables of Assessment.</p>
14.1	<p>Information Required:</p> <p>The Applicant is requested to provide written justification and rationale for the aspects of development (including proposed land uses) where the submitted Tables of Assessment in the VSD nominate a reduced level of assessment.</p> <p>The written justification must reflect the findings of the Economic Impact Assessment, Economic Needs Assessment, master planning investigations, and any other relevant technical investigations undertaken in response to this Information Request.</p>

15. DEVELOPMENT CODE

	<p>Issue:</p> <p>The proposal seeks to facilitate a framework for a diverse range of uses (including service industrial, commercial, medical, professional office and retail) over the subject site. Council considers that the wide range of uses envisaged over the subject site reflect a land use which is reasonably described as a Major/Specialist Centre.</p> <p>The Applicant proposes a VSD which utilises existing Development Codes from the <i>Toowoomba Regional Planning Scheme 2012</i>.</p> <p>Whilst Council supports the use of existing Planning Scheme provisions, it does not consider that solely using the existing Codes to guide development on the master planned development site as a sufficient response to the site-specific constraints and opportunities. This is particularly relevant given that the development application does not apply to, or affect the planning, of the land in the surrounding area. The Applicant is advised that a site-specific development code is required in support of the proposed Variation Request.</p> <p>The site-specific development code/s must be drafted to appropriately inform assessment of</p>
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15.1

future land uses and related built form, consistent with the proposed Master Plan/s over the subject site.

Any proposed development code/s should be structured logically and include assessment benchmarks which reflect the following constraints and opportunities (in addition to relevant matters identified as part of the site and context analysis) and provide appropriate methods/mechanisms (Purpose, Overall Outcomes, Performance Outcomes and Acceptable Outcome) to demonstrate compliance:

- The proposed development is bordered by Gowrie Creek, a high volume transport corridor (TSRC), and a rail corridor that has current freight and future public transport functions. The visibility and interaction of the site in relation to each of these features requires a design response in terms of the site use (as to be detailed on Master, Structure and/or Precinct Plans) and the building design and orientation. It is considered that the design response should ensure that development does not result in 'back of house' features presenting to external viewpoints, including Mort Street and the Second Range Crossing, and should manage amenity impacts on the Gowrie Creek linear corridor and the anticipated residential development to the east;
- The submitted documentation does not provide details of how the subject site will be accessed from external transport networks i.e. via the linear corridor (active transport), public transport (current routes and how they could be altered to connect with new site), existing road network, rail corridor (what are the timeframes around inland rail and the potential for the rail corridor to form a passenger function – and where will the station be and how will it interface with the development site etc.);
- Ensures that residential development is appropriately located to minimise the potential for conflicts with incompatible land uses (e.g. Industry uses);
- Provides for the achievement of site specific built form outcomes that respond to the subject site's context and role as a gateway in relation to traffic entering Toowoomba City from the TSRC (*Note: The Charlton Wellcamp Enterprise Area Local Plan Code includes provision relating to 'Gateway' features. Whilst these provisions are not specifically relevant to development over the subject land, they should be used as a guide in the drafting of a new development code*);
- Development is required to consider and mitigate visual impacts on the adjacent and surrounding rail and road corridors, including the Toowoomba Second Range Crossing;
- Provides design provisions that achieve appropriate built form outcomes and are consistent with relevant requirements of the current *Toowoomba Regional Planning Scheme 2012* whilst responding to site specific features (opportunities and constraints) and facilitating an appropriate mix of land uses whilst avoiding/mitigating potential land use conflicts.
- Provides design provisions that provide for the creation of a strong relationship between the proposed development and the existing Open Space Corridor (Gowrie Creek Corridor); and
- Details of requirements for circulation, car parking, pedestrian movement, linkages to neighbouring sites etc. must be clearly demonstrated and reflect the overarching design objectives including relevant provisions within the existing *Toowoomba Regional Planning Scheme 2012*.

Information Required:

The Applicant is requested to submit to Council an amended VSD which includes a development code/s to be used for assessment of development applications for future land uses and related built form.

The Applicant is advised that any development code/s is to provide assessment benchmarks that relate specifically to the intended future development over the subject site and the locational context of the subject site and address (at a minimum) the requirements detailed above.

Note: Where a new development code/s is prepared in response to this Information Request the Applicant should undertake a review of all relevant provisions within the existing Zone and Development Codes of the Toowoomba Regional Planning Scheme 2012 (Version 28) and, where appropriate, replicate the existing code provisions in a manner that allows for the achievement of development that is appropriate for the specific opportunities and constraints of the subject site.

Note on Alternative Solutions

Where alternative solutions to the Acceptable Outcomes are proposed, it must be demonstrated that the respective Performance Outcomes of the Code are satisfied. Simply requesting an alternative solution does not demonstrate the Performance Outcomes are satisfied or oblige Council to favourably consider the alternative solution. Detailed material (potentially in the form of amended plans and a written report) identifying planning grounds justifying the alternative solution should be submitted. Without such representations, Council may not favourably consider the application.

Options Available in Response to this Information Request

Under the provisions of the *Planning Act 2016* and *Development Assessment Rules*, you have three (3) options available in response to this Information Request. You must give Council:

1. all of the information requested; or
2. part of the information requested together with a written notice asking Council to proceed with the assessment of the application; or
3. a notice –
 - a. stating that you do not intend to supply any of the information requested; and
 - b. asking Council to proceed with the assessment of the application.

Please provide one (1) electronic (preferred) or hard copy of the response to the Information Request to Council, including any submitted plans and supporting information. **In your response, please complete and include the attached notice advising which of the above three (3) options you are supplying.**

You must respond to this Information Request within a period of three (3) months in accordance with Section 13.1 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016* or Council will proceed with the assessment of the application based on the information currently available.

Regular Application Meeting

Finally, Council would like to offer the Applicant the opportunity to meet to discuss the progress of the Information Request Response/application. The intention is to work collaboratively with the Applicant by providing the Applicant with a platform for discussion of any issues and enable Council to provide guidance (where sought) in relation to the information required prior to issue of the final response to the Information Request.

Yours faithfully



Kari Musgrove
Manager, Planning Branch

Attachment B –

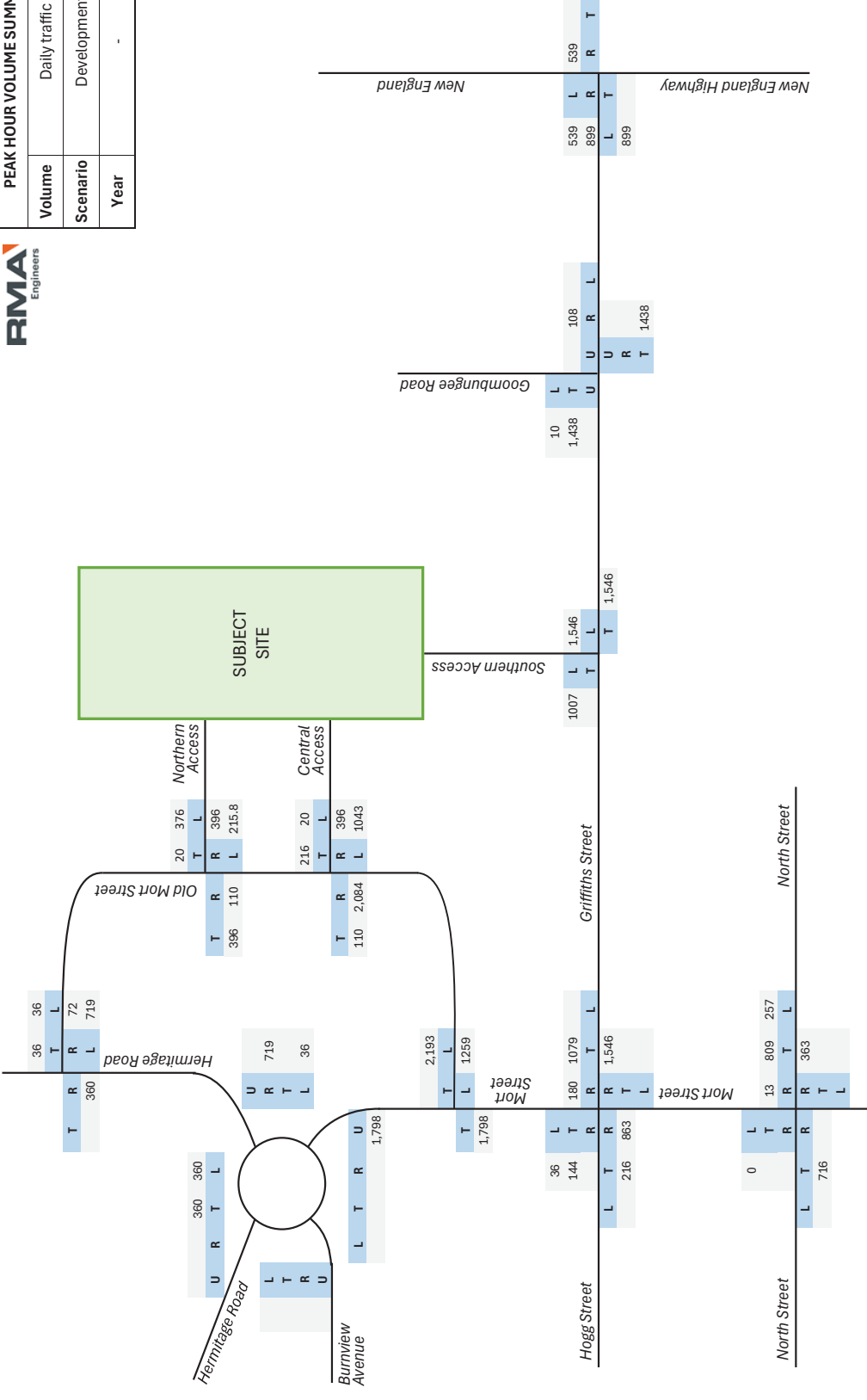
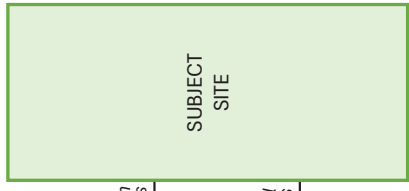
Development traffic volumes

Based on generation rates outlined in the Traffic Impact Assessment (TIA) report dated 24 July 2025 (Revision 4).



PEAK HOUR VOLUME SUMMARY

Volume	Daily traffic
Scenario	Development
Year	-



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2410-42913 SRA

Date: 24 October 2025



VARIATION SCHEME

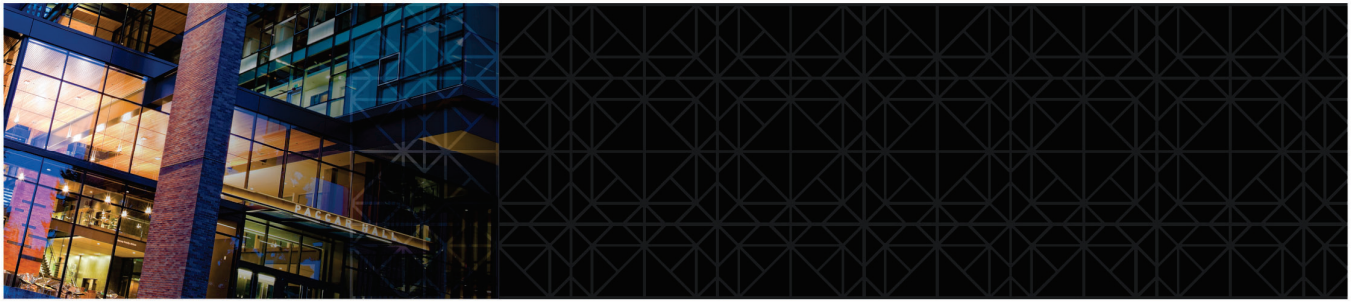
Development Application - Preliminary
Approval – Variation Request

Willows Crossing Mixed Use Development

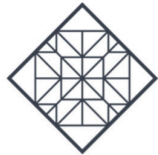
Variation Scheme Document
August 2025 – VERSION 2



WILLOWS
CROSSING



VARIATION SCHEME



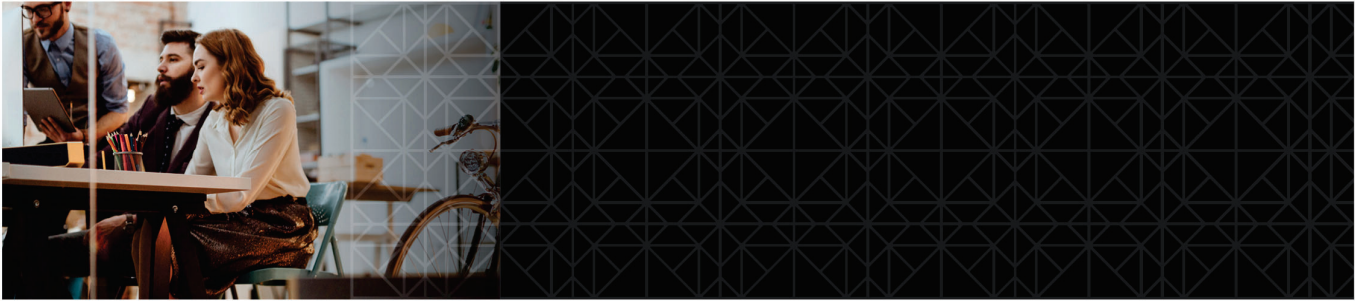
WILLOWS
CROSSING

Development Application - Preliminary Approval – Variation Request

Willows Crossing Mixed Use Development

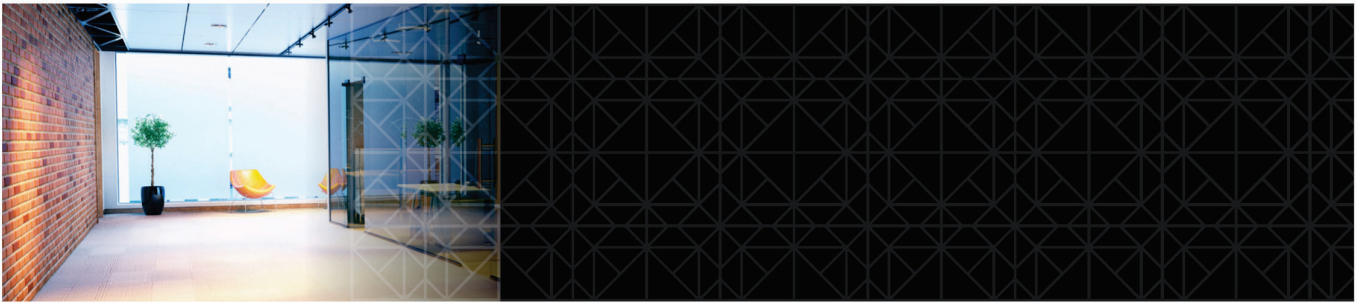
Variation Scheme Document
August 2025 – VERSION 2

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



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1.0 Introduction

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

(b) The Variation Scheme is structured as follows:

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

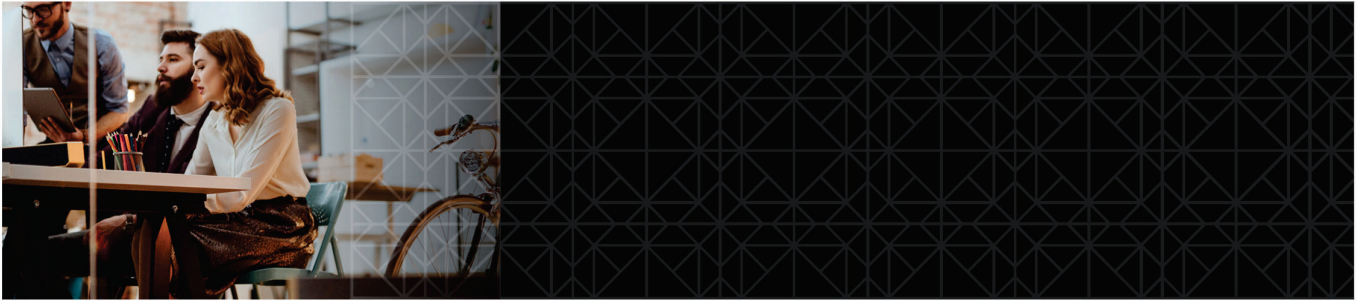
2.0 Application

(a) The Variation Scheme applies to the “Willows Crossing Variation Scheme Area” (VSA) over land located on Mort Street, Harlaxton, being that land described as Lot 1 on SP116255; refer to **Figure 1 – Willows Crossing Variation Scheme Area**.

Figure 1 – Willows Crossing Variation Scheme Area



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



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

3.0 Purpose

3.1. General

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

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

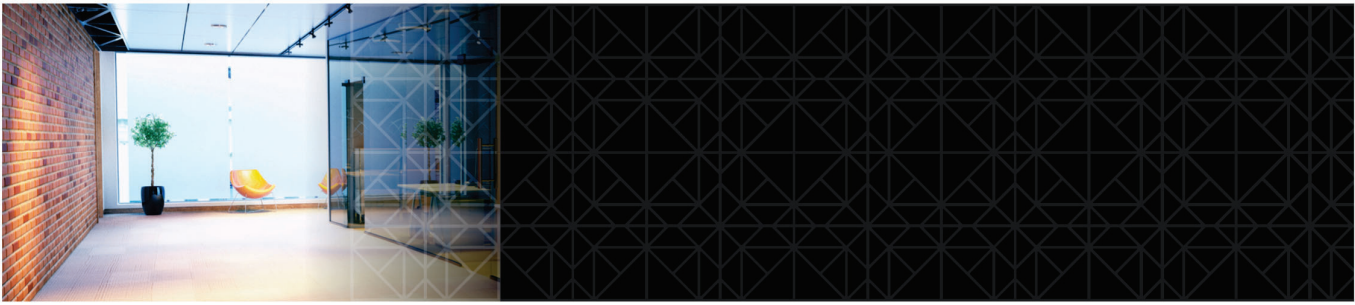
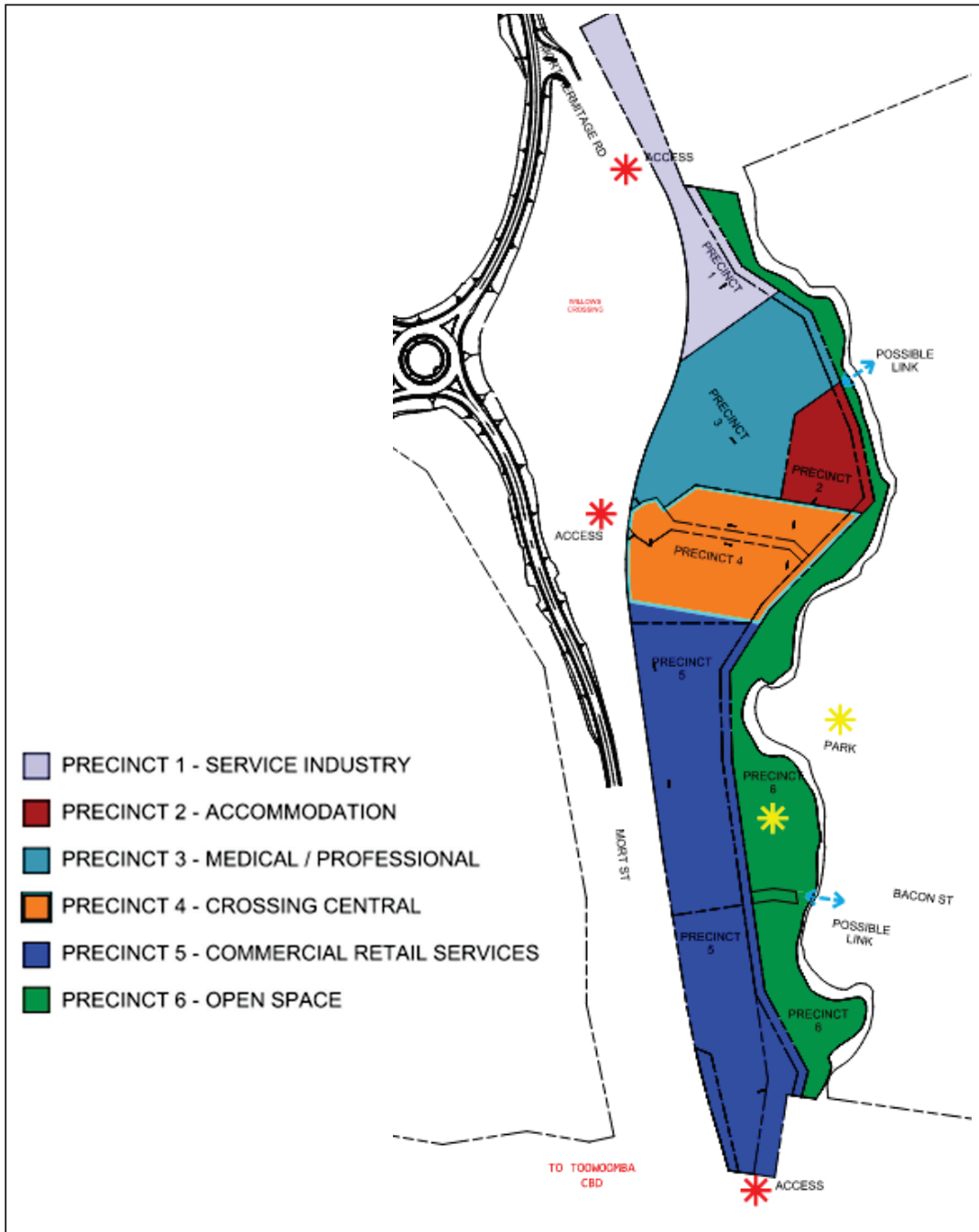


Figure 2 – Willows Crossing Precinct Master Plan



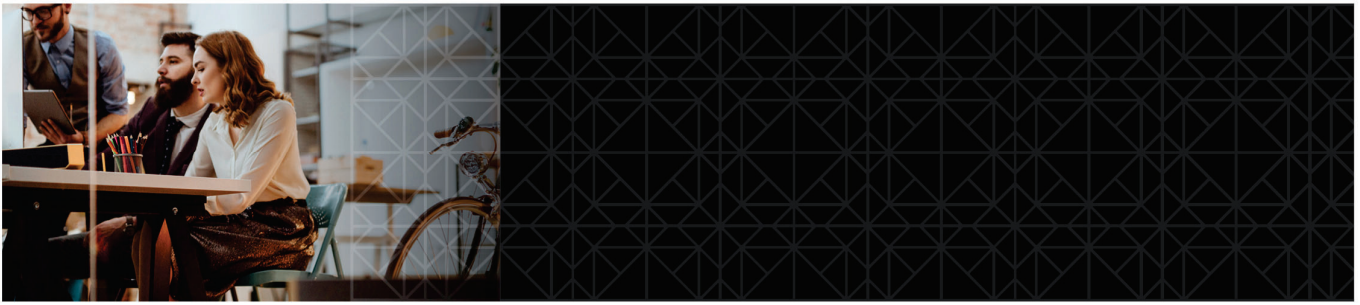


Figure 3 – Open Space Concept

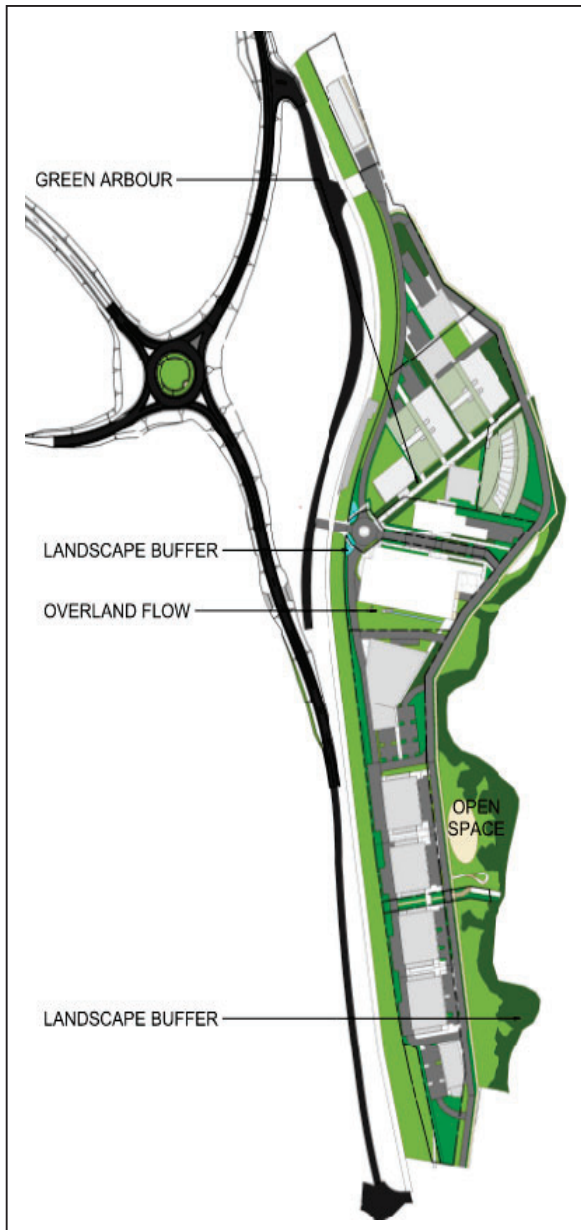
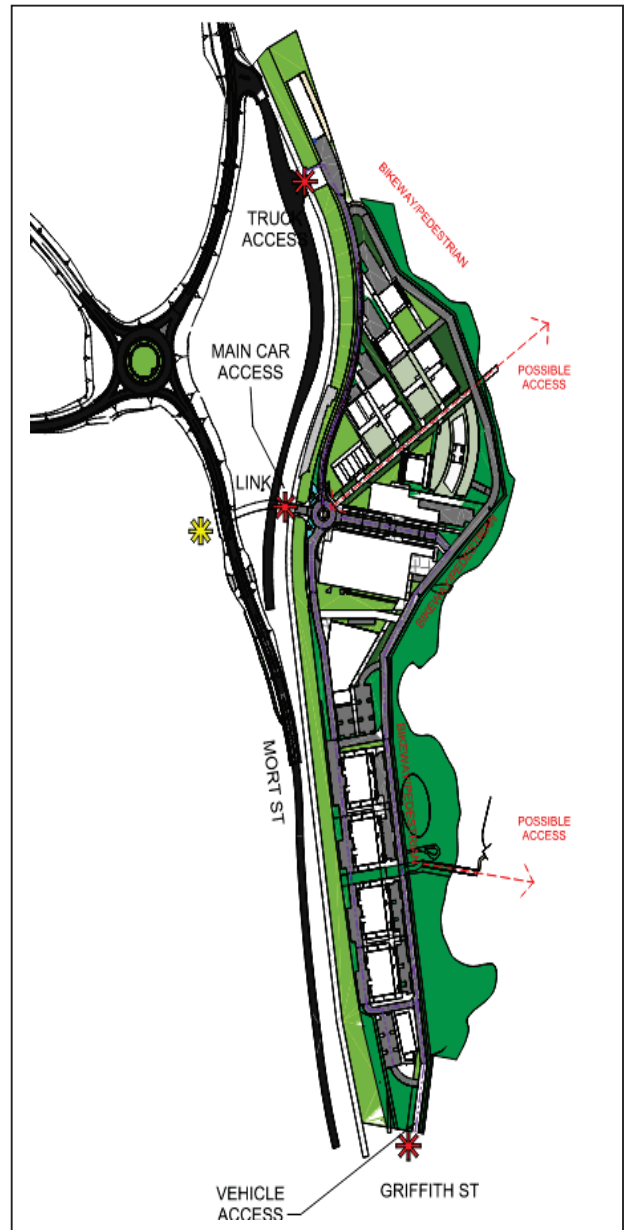
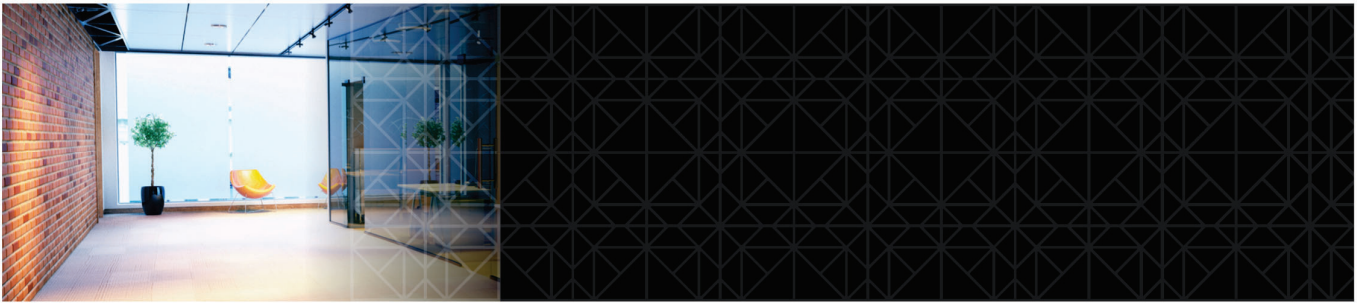


Figure 4 – Access and Circulation Concept.





3.2. Precincts

3.2.1. Precinct Structure

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

1. **Precinct 1 – Service Industry**

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

2. **Precinct 2 – Accommodation**

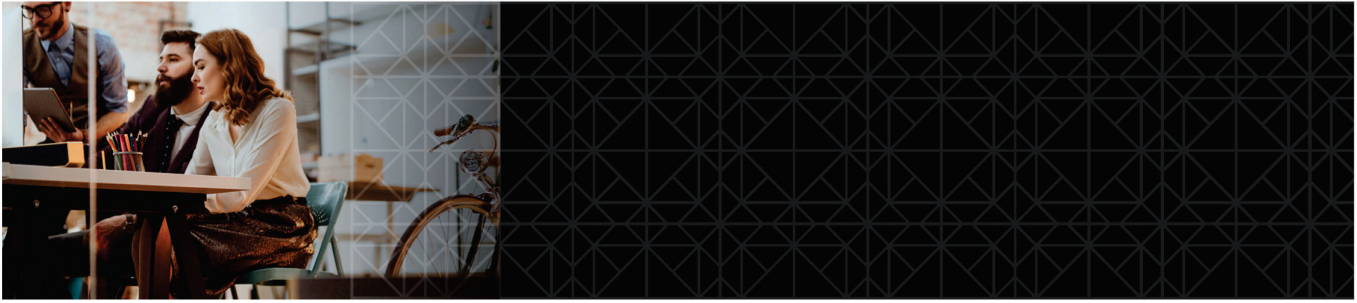
The assessment provisions applicable to **Precinct 2** have been derived from the Low Medium Density Residential Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 Nov 2022). The applicable provisions of the Planning Scheme have been varied to the extent necessary to convey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

3. **Precinct 3 – Medical/Professional**

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

4. **Precinct 4 – Crossing Central**

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



5. Precinct 5 – Commercial Retail Services

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

6. Precinct 6 – Open Space

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

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

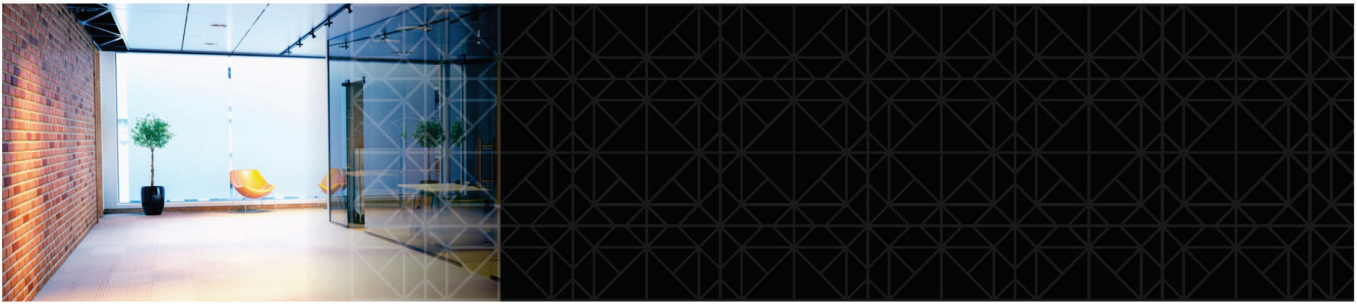
3.2.2. Planning Intent and Outcomes – Willows Crossing Variation Scheme Area (VSA)

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

- (a) The purpose of **Precinct 1 - Service Industry** of the **Willows Crossing VSA** is to provide for service and low impact industry uses, particularly those having a nexus with and/or supporting medical, professional, commercial and retail activities situated in the surrounding locality. It may include non-industrial, and business uses that support the industrial activities where they do not compromise the long-term use of the land for low impact and service industry purposes. Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

The limited supply of land within this zone is not taken up by higher impacting industrial or industry related uses that are more appropriately accommodated in other industry zones. The zone is protected from encroachment by incompatible land uses.

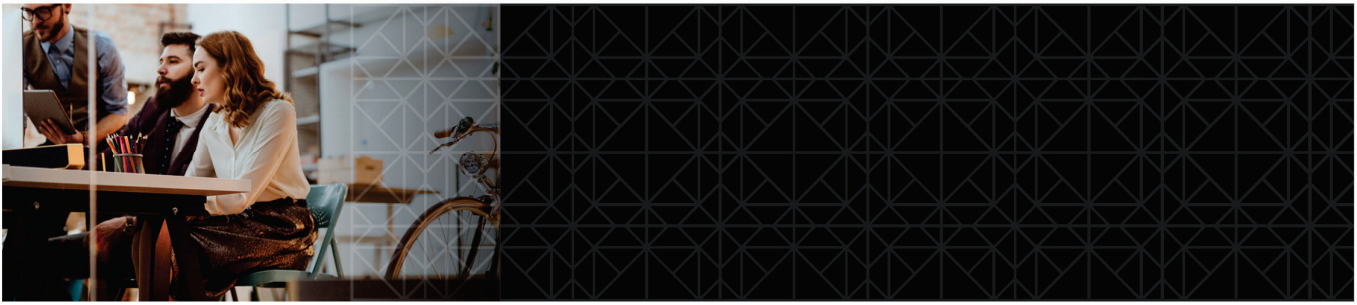
- (b) The overall outcomes sought for **Precinct 1 - Service Industry** of the **Willows Crossing VSA** are as follows:
- (i) a range of industrial uses that satisfy the intent of the precinct will be facilitated;
 - (ii) specified uses are developed at a scale and intensity commensurate with the planning need for use uses within the variation scheme area;
 - (iii) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;
 - (iv) recreation and entertainment uses, such as Indoor Sport and Recreation that require buffering from sensitive land uses and do not compromise the use of surrounding land for medical and residential purposes are facilitated;
 - (v) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;
 - (vi) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;



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

3.2.2.2. Precinct 2 – Accommodation – Purpose (Intent)

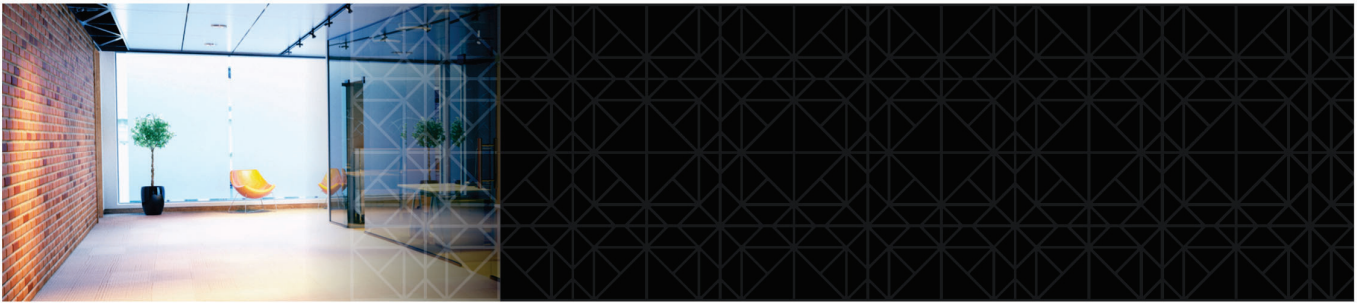
- (a) The purpose of **Precinct 2 – Accommodation** of the **Willows Crossing VSA** is to provide for a range of predominantly short-term accommodation activities used for hospital patients, visitors and part-time or visiting staff including medical personnel. It is also intended that specialised serviced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



- (vii) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation, and encouraging the use of active transport such as walking, cycling and public transport use;
- (viii) development has access to development infrastructure, including utility installations and essential services;
- (ix) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

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

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

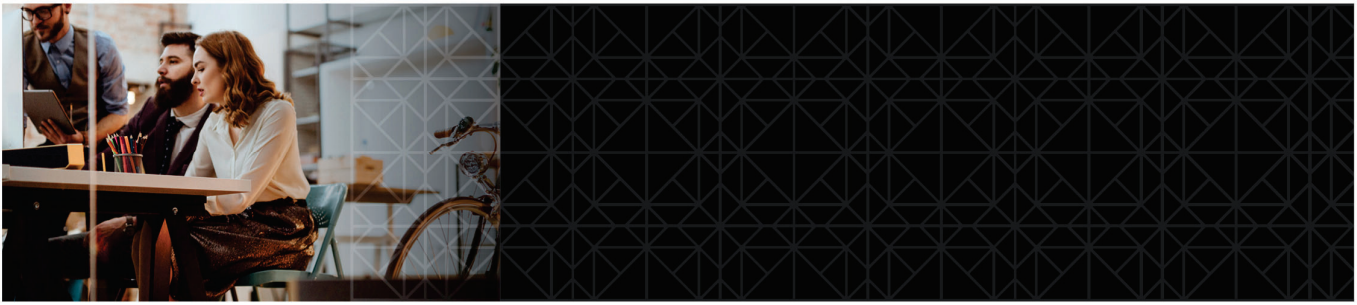


3.2.2.4. Precinct 4 – Crossing Central – Purpose (Intent)

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

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

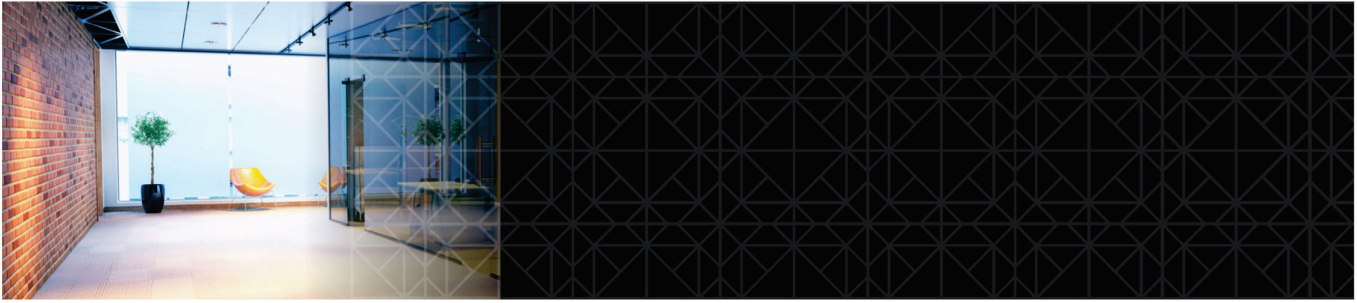
- (a) The purpose of **Precinct 5 – Commercial Retail Services** of the **Willows Crossing VSA** is to provide for the establishment of large format retailing including bulky goods/showrooms, garden centre, hardware and trade supplies but not including supermarkets, department stores or discount department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



- (b) The overall outcomes sought for **Precinct 5 – Commercial Retail Services** of the **Willows Crossing VSA** are as follows:
- (i) development provides for the establishment of large format retailing including bulky goods/showrooms, garden centre, hardware and trade supplies but not including supermarkets, department stores or discount department stores;
 - (ii) the establishment of other business activities does not significantly reduce the area available for large format retailing and is limited to convenience retailing and food and drink outlets and entertainment uses that support and are associated with the predominant large format retailing activities.
 - (iii) specified uses are developed at a scale and intensity commensurate with the planning need for use uses within the variation scheme area;
 - (iv) land within the precinct remains available to accommodate specific uses, generally to the exclusion of other uses that are incompatible with the operational characteristics and nature of the specific uses;
 - (v) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use such as public transport;
 - (vi) development does not compromise the viability, role and function of the hierarchy and network of centres;
 - (vii) natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.

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

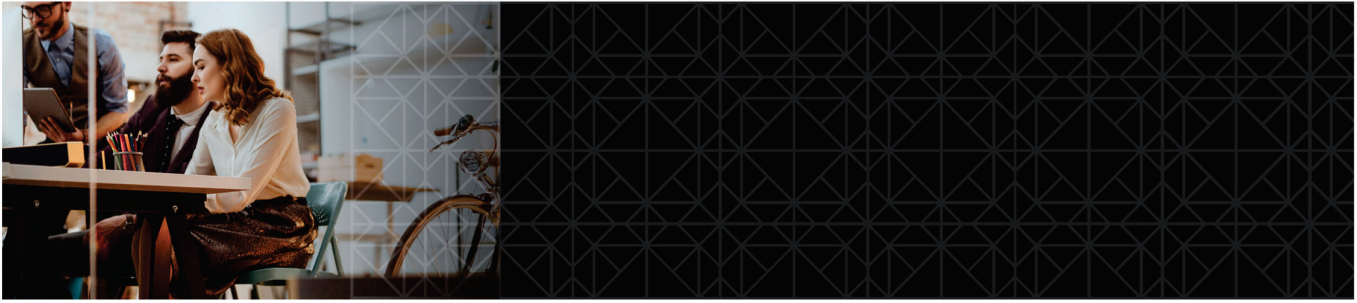
- (a) The purpose of **Precinct 6 – Open Space** of the **Willows Crossing VSA** is to provide for local and district scale parks that serve the recreational needs of the VSA workforce, visitors and the public. Where required to meet community needs, development may include shelters, amenity facilities,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



- (vi) land which is susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate activities or facilities;
- (vii) where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are minimised;
- (viii) the use of open space areas does not negatively affect the amenity of adjacent areas, particularly residential areas;
- (ix) the type and form of development enhances one or more informal open space values, that is, recreational, visual, cultural, sporting or biodiversity; and
- (x) Safe access by walking and cycling to open spaces is encouraged through the provision of paths to, and where appropriate through, the space, and by providing adequate end-of-trip facilities.

3.3. Partial or Staged Development

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



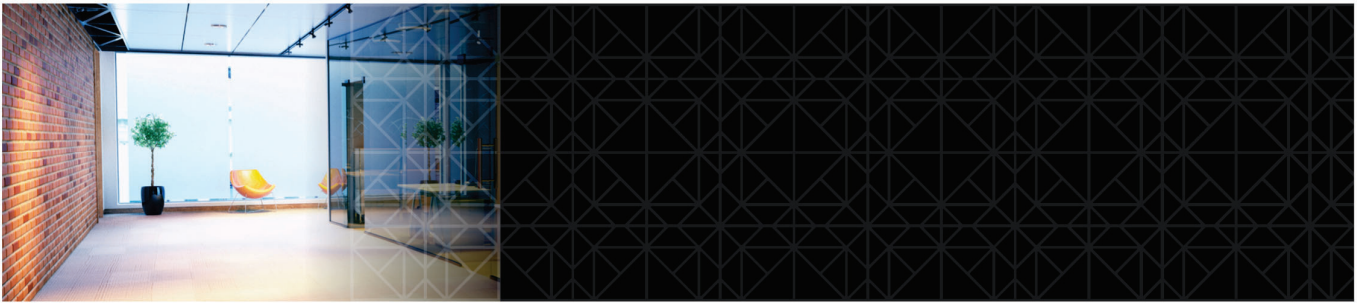
4.0 Assessment Tables

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

5.0 Assessment Benchmarks (Applicable Codes)

5.1. Code Applicability

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

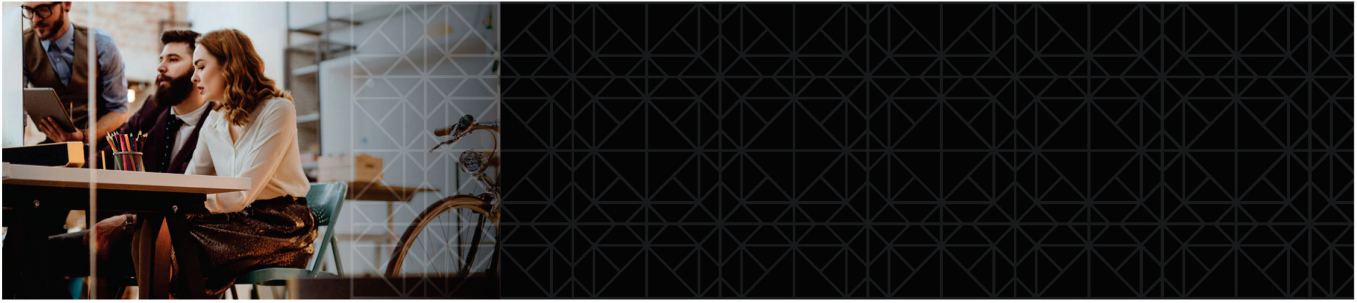


- (c) Section 5.2 of this Variation Scheme includes the Willows Crossing Development Code. The development standards in this code relating to building height and minimum allotment size prevail over the equivalent development standards of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced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

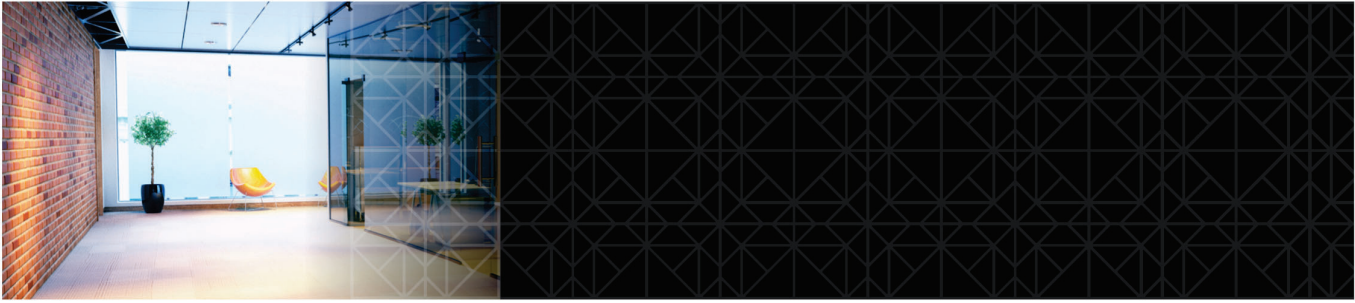
5.2. Willows Crossing Development Code

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

WILLOWS CROSSING DEVELOPMENT CODE															
Performance Criteria	Acceptable Solution														
Building Height															
<p>PO₁ Building height contributes positively to the preferred character, bulk and scale of development within alternative land use precincts by reinforcing local context and protecting amenity.</p>	<p>AO₁ Building height does not exceed the maximum building heights in Table 2 and illustrated on Appendix E – Maximum Building Height Plan.</p> <p>Table 2 - Maximum Building Height</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Precinct</th> <th style="width: 80%;">Maximum Building Height (Storeys)</th> </tr> </thead> <tbody> <tr> <td>Precinct 1</td> <td>Two (2) storeys</td> </tr> <tr> <td>Precinct 2</td> <td>Ten (10) storeys</td> </tr> <tr> <td>Precinct 3</td> <td>Seven (7) storeys</td> </tr> <tr> <td>Precinct 4</td> <td>Two (2) storeys</td> </tr> <tr> <td>Precinct 5</td> <td>Two (2) storeys</td> </tr> <tr> <td>Precinct 6</td> <td>Two (2) storeys</td> </tr> </tbody> </table>	Precinct	Maximum Building Height (Storeys)	Precinct 1	Two (2) storeys	Precinct 2	Ten (10) storeys	Precinct 3	Seven (7) storeys	Precinct 4	Two (2) storeys	Precinct 5	Two (2) storeys	Precinct 6	Two (2) storeys
Precinct	Maximum Building Height (Storeys)														
Precinct 1	Two (2) storeys														
Precinct 2	Ten (10) storeys														
Precinct 3	Seven (7) storeys														
Precinct 4	Two (2) storeys														
Precinct 5	Two (2) storeys														
Precinct 6	Two (2) storeys														
Use Scale and Intensity															
<p>PO₂ The variation scheme area accommodates a range of retail, medical, community, recreation and accommodation use at a scale and intensity commensurate with the planning need for such uses.</p>	<p>AO₂ The development of specified uses within particular precincts of the Variation Scheme Area (VSA) do not exceed the use-specific GLA (m²) thresholds identified in Appendix F.</p>														



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



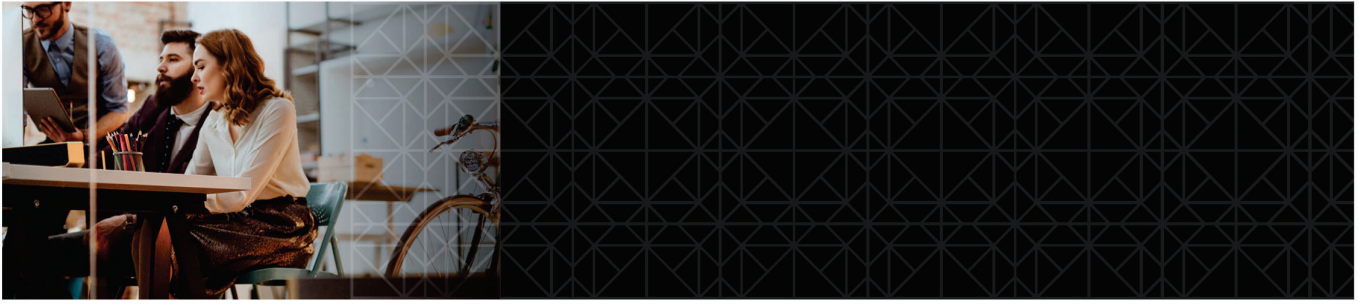
WILLOWS CROSSING DEVELOPMENT CODE	
Performance Criteria	Acceptable Solution
<p>PO₅ Risks to personal safety and the potential for crime, vandalism and fear are reduced through landscape and building design that has been informed by Crime Prevention Through Environmental Design (CPTED) principles in relation to:</p> <p>(a) Surveillance; (b) Access control; (c) Territorial reinforcement; and (d) Space management.</p>	<p>No acceptable solution nominated.</p>

6.0 Definitions

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

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

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



Appendix A – Material Change of Use Assessment Tables

Table 1: Precinct 1 – Service Industry

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>(i) If:</p> <p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p>ii) where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low Impact Industry Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

Table 2 – Precinct 2 - Accommodation

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

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

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

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

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

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

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

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

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

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

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

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(i) If:</p> <p>(a) the site contains one existing Telecommunications Facility, and</p> <p>(b) no more than one additional Telecommunications Facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications Facility has a height greater than 10m, the new Telecommunications Facility does not have a height that is greater than the existing Telecommunications Facility;</p> <p>or</p> <p>ii) where the existing Telecommunications Facility has a height no more than 10m, the new Telecommunications Facility has a height no more than 10m;</p> <p>OR</p> <p>(ii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Low-Medium Density Residential Zone Code</p> <p>Telecommunications Facility Code</p> <p>Environmental Standards Code</p> <p>Integrated Water Cycle Management Code</p> <p>Landscaping Code</p> <p>Transport, Access and Parking Code</p> <p>Works and Services Code</p> <p>Willows Crossing Development Code</p> <p>State Planning Policy (July 2017)</p> <p>Appendix 2 – Stormwater management design objectives</p>
Utility Installation	Accepted development subject to requirements	
	<p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk transmission, storage, generation and/or treatment.</p>	<p>Works and Services Code</p> <p>Willows Crossing Development Code</p>
Impact assessment		

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

Table 3 - Precinct 3 – Medical / Professional

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

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

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

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

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home Based Business	Accepted development subject to requirements	
		Home Based Business Code
	Code assessment	
Hospital	Code assessment	
		District Centre Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Hotel	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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

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

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

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>(i) If:</p> <p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p>ii) where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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

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

Table 4 - Precinct 4 – Crossing Central

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Accepted development subject to requirements	
	If: (i) the reuse of an existing building; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	District Centre Zone Code
	Code assessment	
Bar	Code assessment	
		District Centre Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>(i) If:</p> <p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p>ii) where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>District Centre Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

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

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

Table 5 - Precinct 5 – Commercial Retail Services

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

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Code assessment</p> <p>(i) If:</p> <p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p>ii) where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Specialised Centre Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p>

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

Table 6 - Precinct 6 – Open Space

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

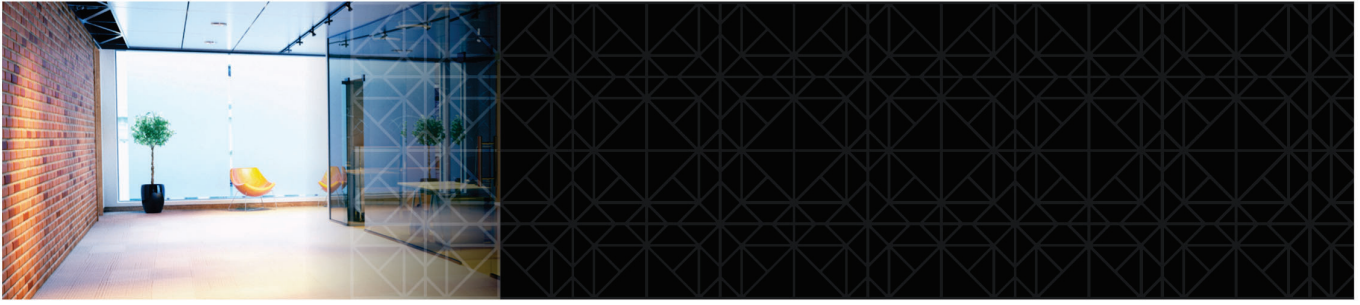
Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	Accepted development	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	Accepted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

APPENDIX A – MCU ASSESSMENT TABLES

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

APPENDIX A – MCU ASSESSMENT TABLES

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



Appendix B – Other Development Assessment Tables

Table 1 – Reconfiguring a Lot

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

APPENDIX C – OVERLAY ASSESSMENT TABLE

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

Minimum Allotment Sizes

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

Table 3 – Building Work

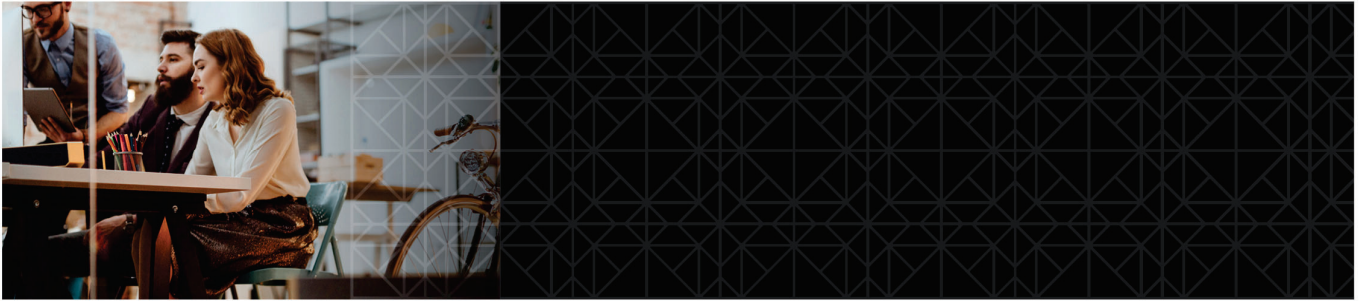
Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Willows Crossing – All Precincts	Accepted development subject to requirements	
	All other Building Work (not associated with a development permit for a Material Change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

Table 4 – Operational Work

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

APPENDIX C – OVERLAY ASSESSMENT TABLE

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



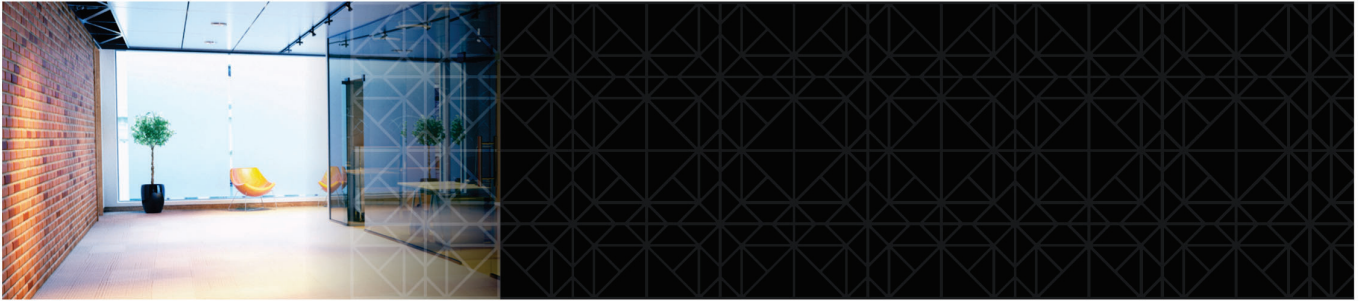
Appendix C – Overlay Assessment Tables

Table 1 – OVERLAY ASSESSMENT TABLE

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

¹ Amended on 27 April 2018

² Amended on 27 April 2018



Appendix D – Willows Crossing Master Plans

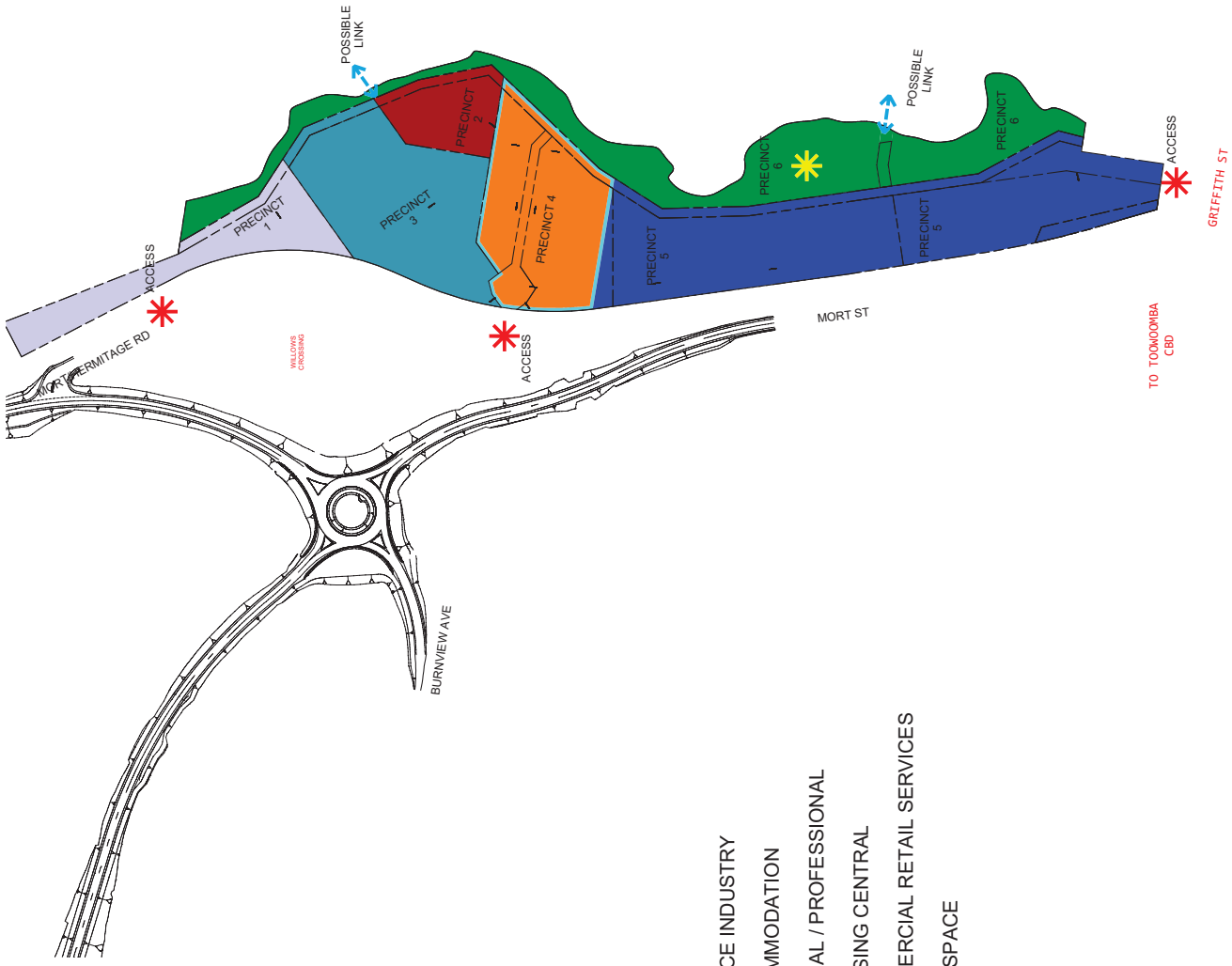


TWIMBA BYPASS

PRECINCT AREAS

PRECINCT 1	9720 m ²
PRECINCT 2	5795 m ²
PRECINCT 3	18178 m ²
PRECINCT 4	16479 m ²
PRECINCT 5	33245 m ²
PRECINCT 6	23557 m ²
TOTAL	106987 m ²

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



1 Masterplan - Precincts
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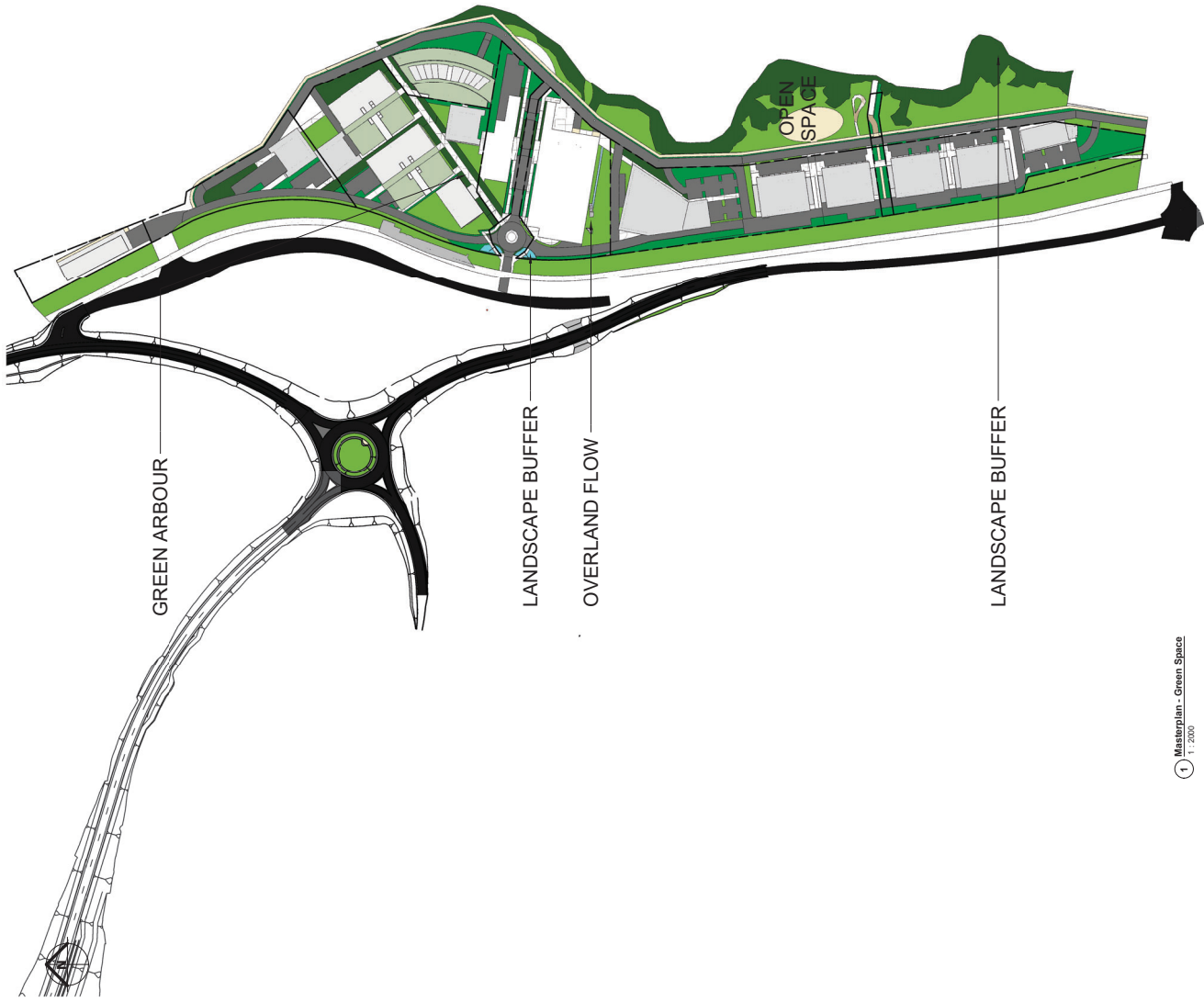
WILLOWS CROSSING
PRELIMINARY ISSUE

Masterplan - Precinct Plan MP.000

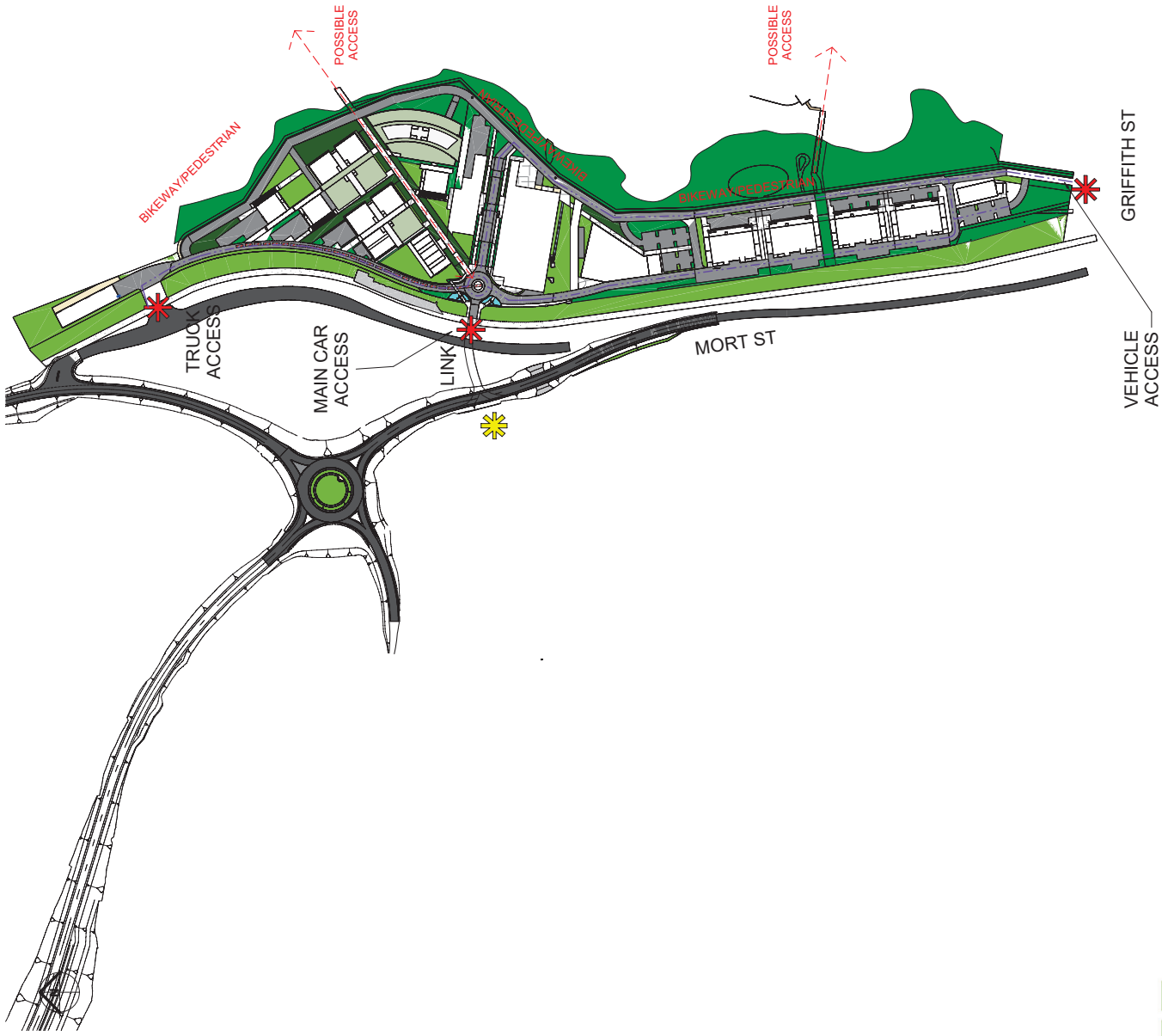
Revision K | 25/08/25 Designer WTE

Project No. 24-0706

Scale: As indicated @ A1
0 1 2 3 4



① Masterplan - Green Space
1 : 2000



1 Masterplan - Access
1:2000

Project No. 24-0706

MP.002

Masterplan - Access

WILLOWS CROSSING



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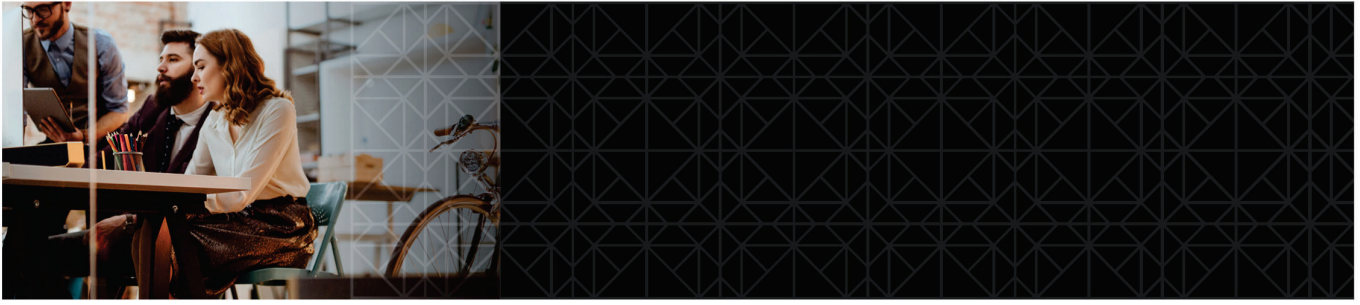
PRELIMINARY ISSUE

Revision H | 25/08/25

Designer WTE

Scale

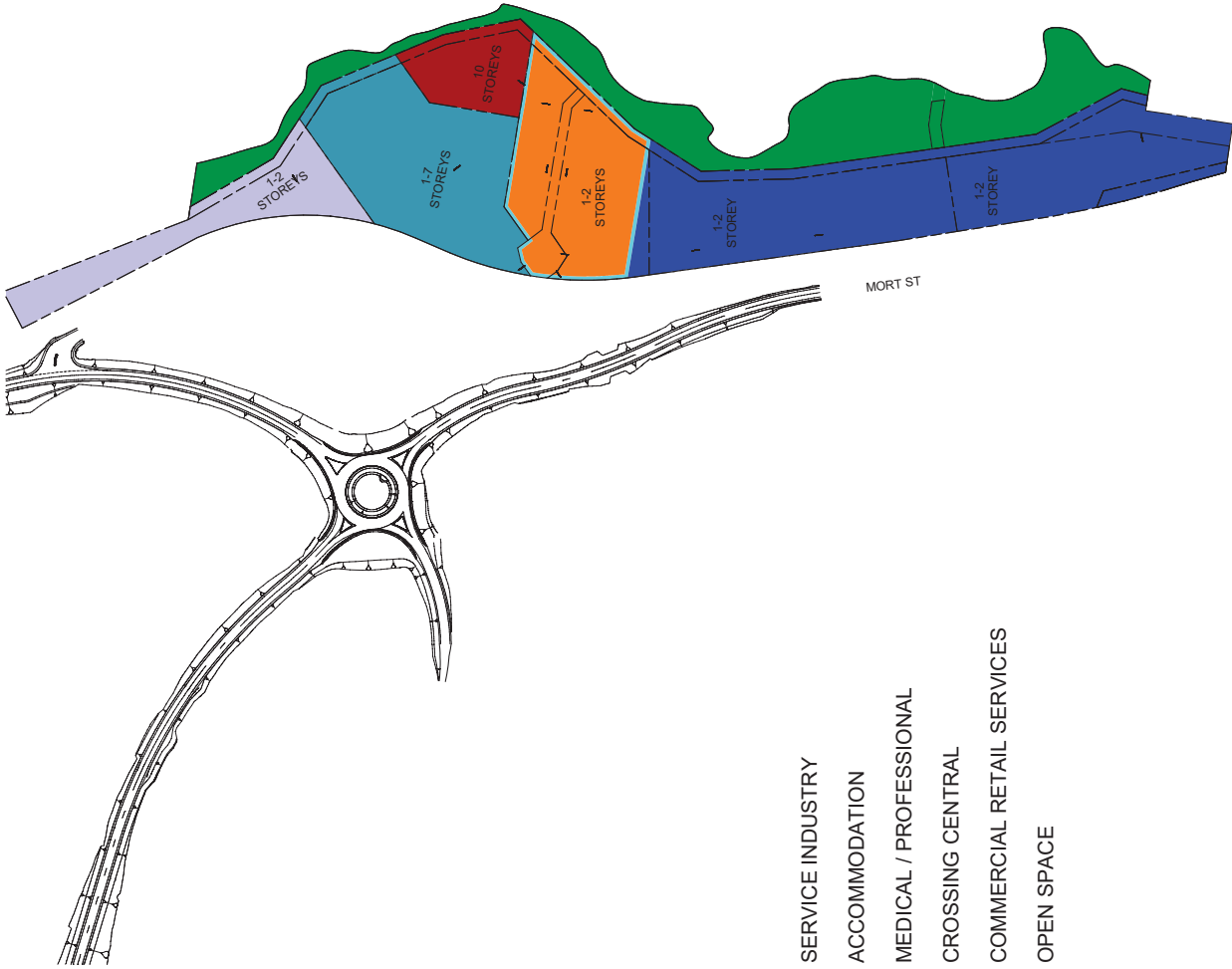
1:2000 @ A1
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Appendix E – Maximum Building Height Plan



TWIMBA BYPASS



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

① Masterplan - Bldg Heights
1:2000

GRIFFLITH ST



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WILLOWS CROSSING

PRELIMINARY ISSUE

Bldg Hts

Revision A | 04/09/25

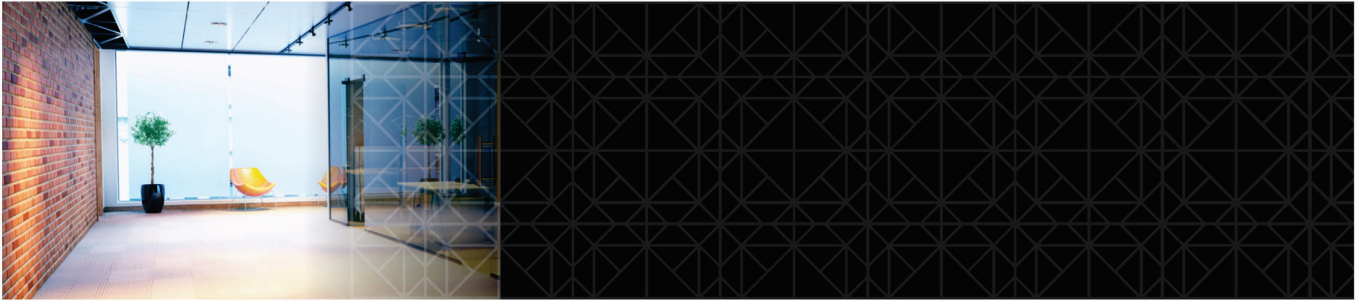
Designer WTE

MP.007

Project No. 24-0706

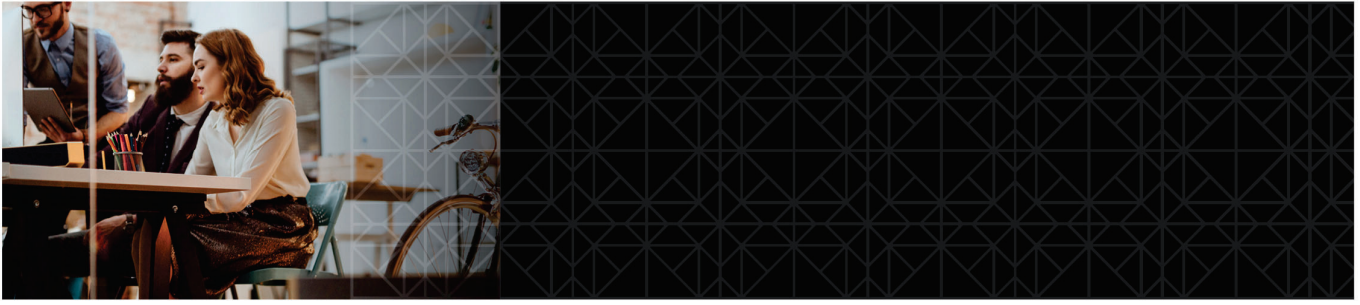
Scale As indicated @ A1

0 1 2 3 4

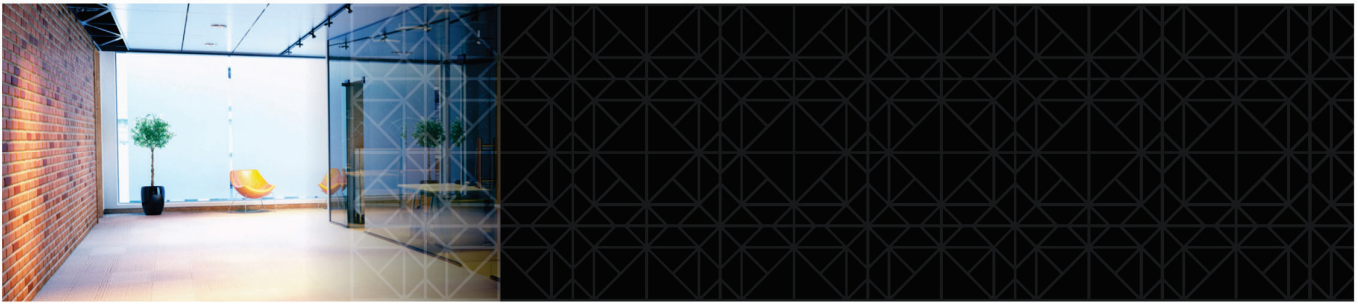


Appendix F – Use-Specific Development Thresholds

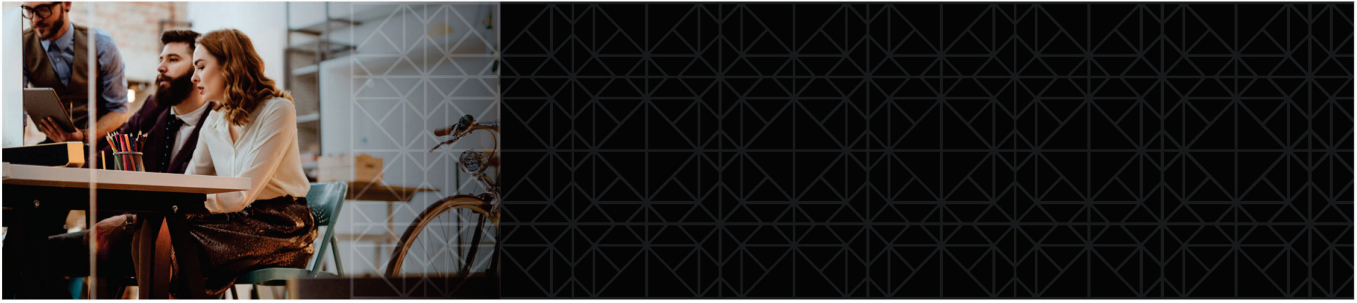
Use Definition	Use Subcategory	Examples	Preferred Precincts	Cumulative Use Threshold GLA (m ²)
Child Care Centre		<ul style="list-style-type: none"> • Good start • Guardian • Independent 	Precinct 2 Precinct 3 Precinct 4	1000
Food and Drink Outlet	Fast Food	<ul style="list-style-type: none"> • Hungry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



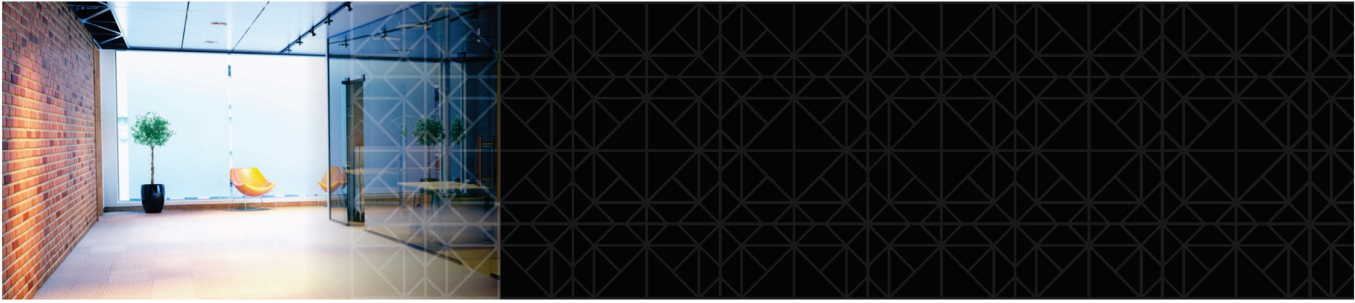
Appendix G – District Recreation Park (Linear Corridor) Desired Standards of Service



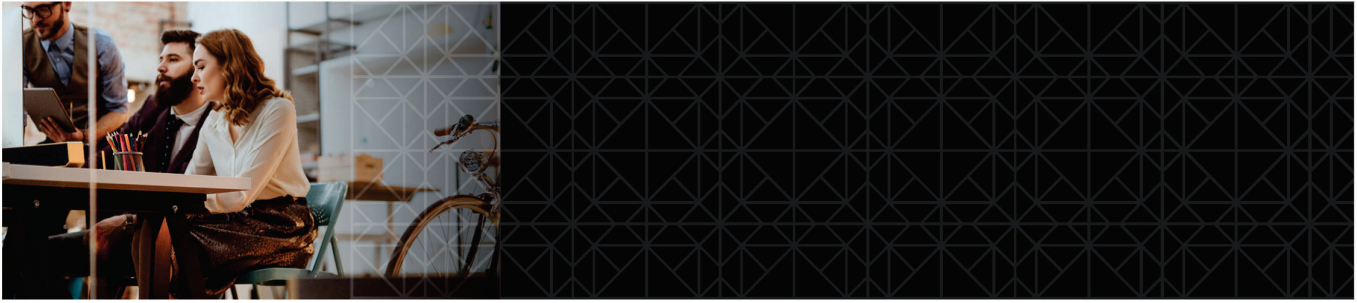
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
Land	Rate of land provision ha / 1000 people	District Urban – 1.0 ha			
		Local Urban – 0.7 ha			
Accessibility	Distance between urban residents and park edge	District Urban – 1000 m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



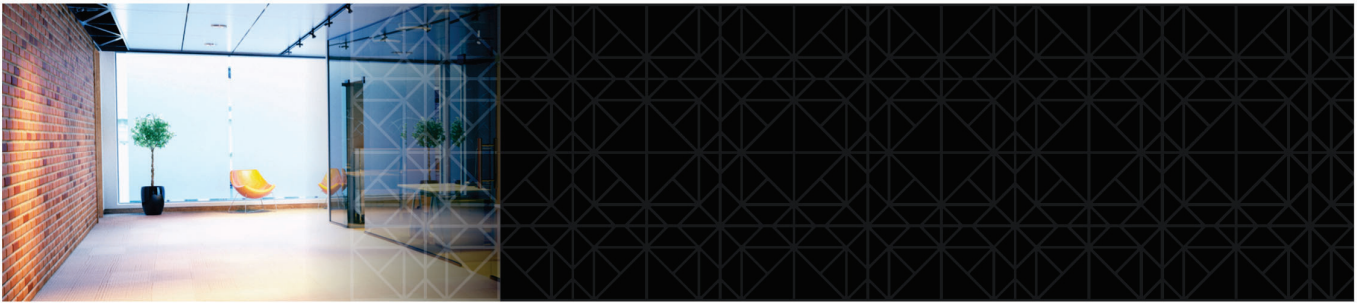
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
	Shape	Linear in nature, providing both activity nodes for active recreation and play at breakout points along the corridors (consistent with accessibility requirements of Local and District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



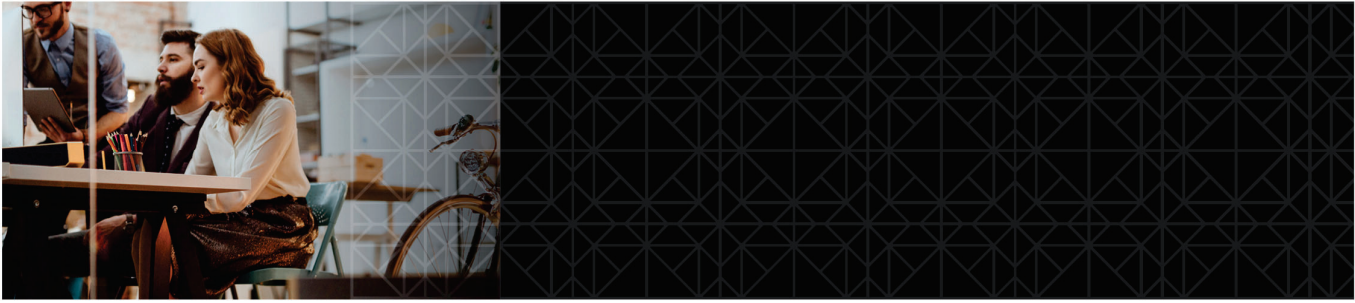
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
	Gradient	District and Local activity nodes: - Maximum grade of 1:30 for shared functionality and to accommodate varying levels of mobility			



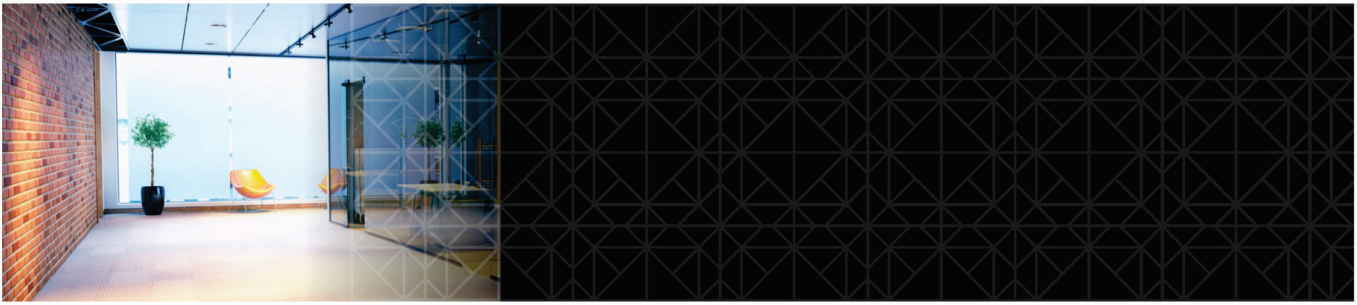
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		<p>Active Transport Corridor (with and without road frontage):</p> <ul style="list-style-type: none"> - Maximum grade of 1:14 (or where necessary due to the recognition of natural features,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



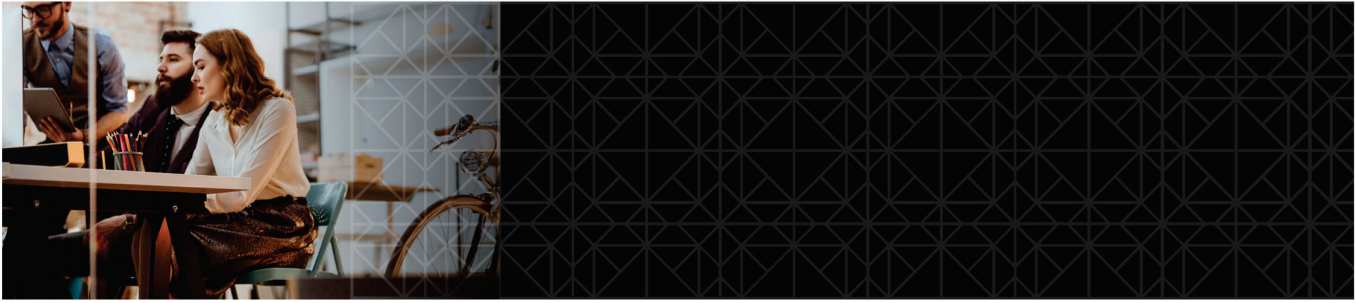
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
Embellishments	Recreation activity area	<p>Located in activity nodes or at other appropriate spaces along the active transport corridor when the activity meets the intent of the function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



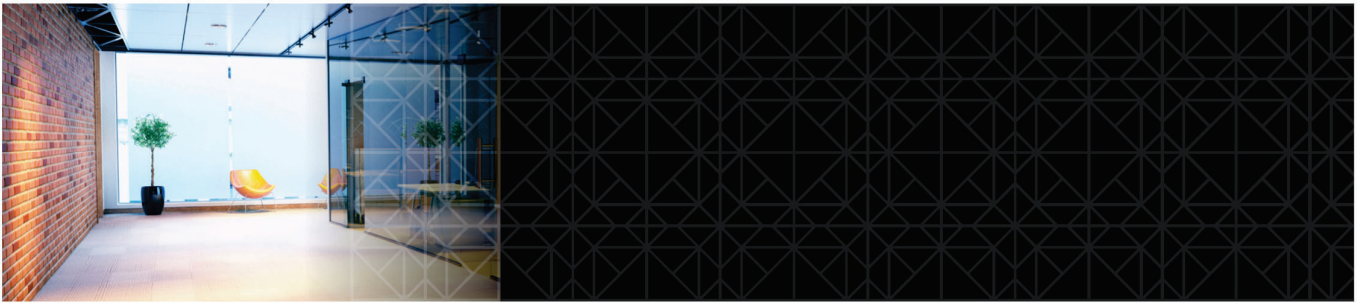
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
		Lockgate at each vehicle access point at nodes	2 lockgates	1 lockgate	Nil



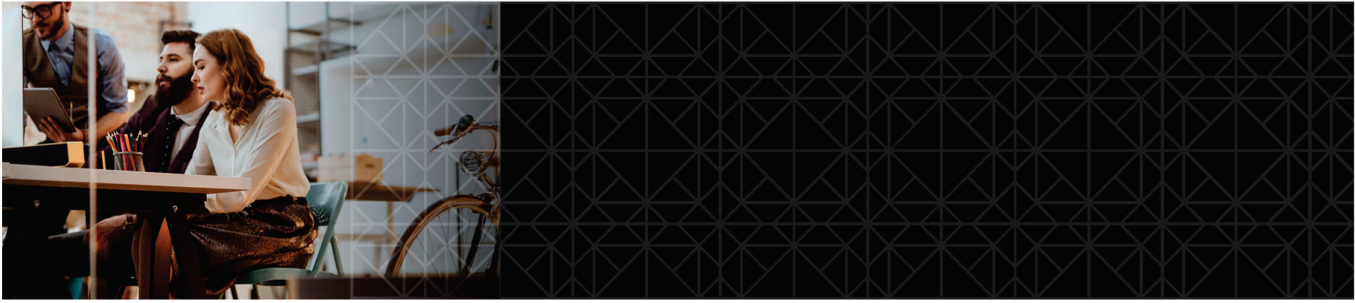
Standard Type	Description	Standard	Quantity		
			District activity node	Local activity node	Active Transport Corridor
	Vehicular and pedestrian Movement	Focus on off-road car parking with off-road carparking only at district activity nodes and where formal carparking can be provided with no impact on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



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



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



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