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URBAN PLANNING



VARIATION SCHEME DOCUMENT (VSD)

Preliminary Approval – Variation Request - s50 Planning Act 2016

GORMAN RESIDENTIAL PRECINCT VARIATION SCHEME

VOLUME 2 - VARIATION SCHEME DOCUMENT (Version 3)

17 June 2026

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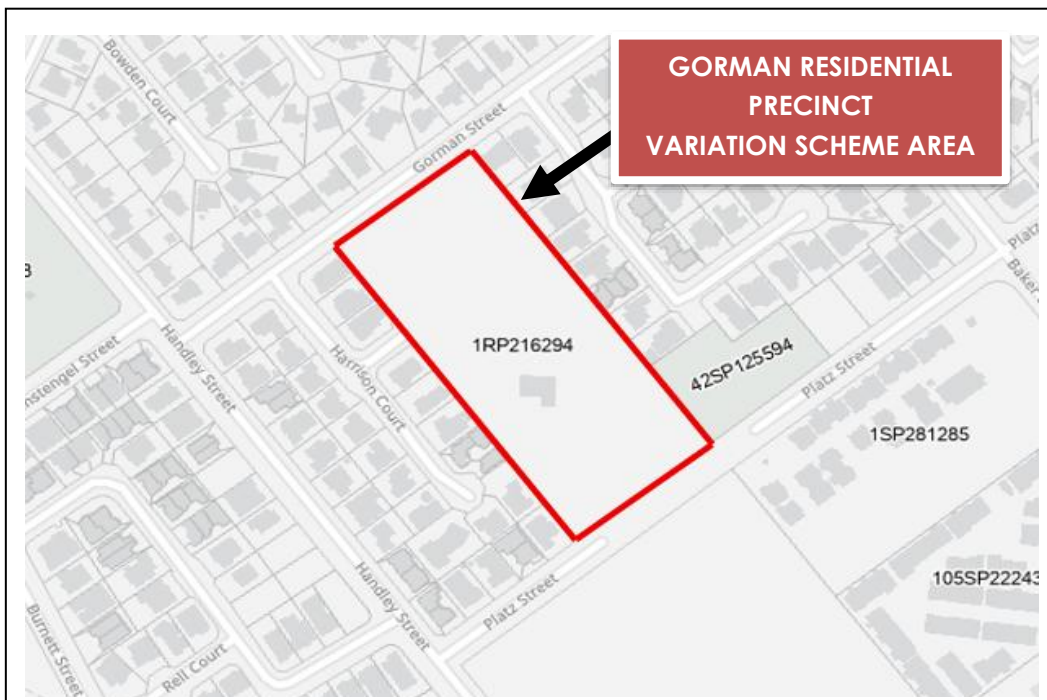
1.0 INTRODUCTION

- 1.1 The following document comprises the “Gorman Residential Precinct 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).
- 1.2 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

- 2.1 The Variation Scheme applies to the Gorman Residential Precinct Variation Scheme Area (VSA) being that land described as Lot 1 RP216294 located on land at 114 Gorman Street, Darling Heights. The Variation Scheme Area is identified on **Figure 1 – Gorman Residential Precinct Variation Scheme Area**. The VSA land is described as Lot 1 RP216294.

FIGURE 1 - GORMAN RESIDENTIAL PRECINCT VARIATION SCHEME AREA



- 2.2 To remove any doubt, if any inconsistency exists between the provisions of the Variation Scheme and the *Toowoomba Regional Planning Scheme 2012 (Version 28)*, the provisions of the Variation Scheme prevail.
- 2.3 The provisions of the *Toowoomba Regional Planning Scheme 2012 (Version 28)* prevail in the absence of an equivalent provision in the Variation Scheme.
- 2.4 In accordance with the intent of the *Planning Act 2016*, the assessment provisions applicable to the land under this Variation Scheme are fully self-contained within the Preliminary Approval issued. To remove any doubt, the extent to which the provisions of a future planning scheme conflict with the provisions of the Variation Scheme, the provisions of the Variation Scheme will prevail.
- 2.5 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 28)* and those assessment benchmarks and provisions will continue to apply despite any subsequent amendment to those assessment benchmarks and provisions, the planning scheme or any planning instrument.

3.0 PURPOSE

3.1 GENERAL

- 3.1.1 The Variation Scheme is associated with a development application for Preliminary Approval including a Variation Request pursuant to section 50(3) of the *Planning Act 2016*.
- 3.1.2 This Variation Scheme outlines a *Planning Act 2016* compliant assessment framework for the integrated planning and development of the Gorman Residential Precinct Variation Scheme Area (VSA).
- 3.1.3 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.

3.2 PRECINCTS / AREAS

3.2.1 PRECINCT STRUCTURE

- 3.2.1.1 For the purposes of this Preliminary Approval including a Variation Request pursuant to section 50(3) of the *Planning Act 2016*, the provisions of the Emerging Community Zone applying to the Gorman Residential Precinct Variation Scheme Area (VSA) under the *Toowoomba Regional Planning Scheme 2012* are varied in accordance with this Variation Scheme.
- 3.2.1.2 The Variation Scheme Area is included wholly within the Low Medium Density Residential Precinct as illustrated in **Figure 2**. The provisions of this Variation Scheme Document (VSD) apply uniformly to the Variation Scheme Area.

FIGURE 2 - VARIATION PRECINCT CLASSIFICATION



- 3.2.1.3 The purpose of the variation scheme is to include the VSA in a single precinct, the Low-Medium Density Residential Precinct to establish a regulatory framework conveying variations in preferred land use intent, the assessment status of uses and other development, and the applicability or otherwise of assessment benchmarks (applicable codes).
- 3.2.1.4 These assessment provisions have been derived from the provisions of the Low-Medium Density Residential Zone of the *Toowoomba Regional Planning Scheme 2012* (version 28 commenced 28 November 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.

3.2.2 PLANNING INTENT AND OUTCOMES – GORMAN RESIDENTIAL PRECINCT VARIATION SCHEME AREA

- 3.2.2.1 The purpose and overall outcomes of the **Gorman Residential Precinct Variation Scheme Area** are as described in Section 6.2.2. – Low Medium Density Residential Zone Code of the *Toowoomba Regional Planning Scheme 2012* (version 28 commenced 28 November 2022) that are varied as follows:

The purpose of the code will be achieved through the following overall outcomes:

- (a) *Development provides a range and mix of residential dwelling choices including dwelling houses on standard sized and smaller lots, dual occupancies, multiple dwellings (including in the form of units, apartments and townhouses), residential care facilities, retirement facilities and short-term accommodation that are compatible with the intended scale and density of the Variation Scheme Area.*
- (b) *Development will contribute to raising the residential densities by maximising yields while also achieving a high level of residential amenity avoiding uses that introduce impacts such as traffic noise, dust, odour, lighting and other locally specific impacts;*
- (c) *Where the scale and density of development is greater than existing development within the immediate area, development is designed in a manner that enables the higher scale and density to be sensitively integrated into the existing urban landscape and streetscapes;*
- (d) *Development contributes to the creation of new communities by providing a mix of lot sizes that facilitates a range of residential choices achieving a density of between 15 and 60 dwellings per hectare;*
- (e) *A high quality streetscape and public open space network is provided that comprises connected public spaces and parks, and links to key community activities;*
- (f) *Short-term accommodation occurs only where on a road at the collector or local level in the road hierarchy, where all car parking needs can be met on site, and it does not detract from the residential amenity of the area;*
- (g) *Development provides a high level of residential amenity and development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;*

- (h) *The scale and density of development facilitate an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;*
- (i) *Development responds to the natural topography and environmental constraints of the including but not limited to topography, bushfire and flooding constraints;*
- (j) *Development is supported by necessary infrastructure including utility installations to support the needs of the local community.*

3.3 PARTIAL OR STAGED DEVELOPMENT

- 3.3.1 The Variation Scheme does not preclude the assessment of development proposals or development applications to develop the land in part or in stages.

4.0 ASSESSMENT TABLES

4.1 For the purposes of this Variation Scheme, the Assessment Categories relevant to making a Material Change of Use, is that identified under:

(a) Appendix A Table 1 – Low Medium Density Residential Precinct - Material Change of Use Assessment Table;

4.2 For the purposes of this Variation Scheme, the Assessment Categories for development other than a Material Change of Use are those identified under:

(a) Appendix B Table 1 – Low Medium Density Residential Precinct - Reconfiguring a Lot Assessment Table;

(b) Appendix B Table 2 – Low Medium Density Residential Precinct - Minimum Lot Sizes;

(c) Appendix B Table 3 – Low Medium Density Residential Precinct - Building Work Assessment Table; and

(d) Appendix B Table 4 – Low Medium Density Residential Precinct - Operational Work Assessment Table.

4.3 For the purposes of this Variation Scheme, the Assessment Categories relevant for Overlays are those identified under:

(e) Appendix C Table 1 – Low Medium Density Residential Precinct - Overlays Assessment Table.

5.0 ASSESSMENT BENCHMARKS

5.1 CODE APPLICABILITY

5.1.1 For the purposes of this Variation Scheme, the Assessment Benchmarks (Applicable Codes) relevant to making a development application are those identified in the tables included at **Appendix A, Appendix B** and **Appendix C**, separately listed under paragraphs 4.1– 4.3 above.

5.1.2 Unless otherwise stated, the 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 November 2022).

5.1.3 The purpose and overall outcomes for the Low Medium Density Precinct under the Variation Scheme prevail and replace those that would otherwise apply under a Zone Code referenced as an applicable assessment benchmark identified in this Variation Scheme.

5.1.4 The Gorman Residential Development Code prevails over all other assessment benchmarks to the extent of any inconsistency or omission.

5.2 GORMAN RESIDENTIAL DEVELOPMENT CODE

5.2.1 The provisions of the Gorman Residential Development Code are detailed in table 1 as follows:

Table 1: Gorman Residential Development Code – requirements for accepted development and assessment benchmarks for assessable development.

GORMAN RESIDENTIAL DEVELOPMENT CODE	
Performance Outcome	Acceptable Outcomes
Siting and Setbacks	
<p>PO₁ Front building setbacks provide for a varied building line and articulated building facade adjacent to the primary street frontage.</p>	<p>AO₁ Front setbacks comply with Figure A</p> <p>Figure A</p> <p>AO₂ Garages are setback a minimum of 1m from the front building façade.</p> <p>AO₃ Garage setbacks are sufficient to ensure that a car parked in the driveway can be fully contained within the boundaries of the site.</p> <p>AO₄ The width of a garage door does not exceed 40% of the length of the building frontage.</p> <p>AO₅ Translucent elements such as porches and verandahs are used to articulate and soften the visual perception of the façade.</p>
<p>PO₂ Built-to-boundary walls comply with QDC¹ requirements and do not detract from a uniform and spacious streetscape</p>	<p>AO₄ Built-to-boundary walls are only established where they comply with the QDC and standard building regulations.</p>

¹ Queensland Development Code

GORMAN RESIDENTIAL DEVELOPMENT CODE

Performance Outcome	Acceptable Outcomes
	AO ₅ Built-to-boundary walls are not located on a common boundary between two adjoining allotments.
	AO ₆ Buildings are setback a minimum of one (1) metre from a rear boundary
Building Height	
PO ₃ Building height contributes to varied building scale and a low to medium-rise built form character.	AO ₇ Building height does not exceed three (3) storeys or 13m.
Building Site Coverage	
PO ₄ Buildings are designed and sited to optimise the efficient utilisation of the site while maintaining a high standard of residential amenity.	AO ₈ Building site cover does not exceed 60% AO ₉ Impervious areas of the site do not exceed 70% of the site area AO ₁₀ A minimum private open space area of 9m ² with a minimum dimension of 3 x 3 metres is provided for each dwelling AO ₁₁ Built to boundary walls on side boundaries have: (a) A maximum height of 3m; and (b) A maximum length of 10m.
Building Density	
PO ₅ Building density contributes to a mix of densities and housing styles that facilitate the efficient use of land	AO ₁₂ Building density ranges between fifteen (15) and sixty (60) dwellings per hectare.

6.0 DEFINITIONS

- 6.1 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 November 2022)

APPENDIX A – MATERIAL CHANGE OF USE ASSESSMENT TABLE

Table 1: Low Medium Density Residential Precinct – MCU Assessment Table

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 Gorman Residential 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 Gorman Residential Development Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Child Care Centre	Code assessment	
	If located on a Distributor Road.	Low-Medium Density Residential Zone Code Gorman Residential Development Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services 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, 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 Gorman Residential Development Code

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

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>Gorman Residential Development 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>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>Gorman Residential Development Code</p> <p>Low-Medium Density Residential Zone Code</p> <p>Gorman Residential Development 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>State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

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, excluding Sales Office and located on a Distributor Road; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code Gorman Residential 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 Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives
Dual Occupancy	Accepted development subject to requirements	
	If: (i) the site is a designated dual occupancy lot; (ii) the site has an area of at least 600m ² ; (iii) the site is not a hatchet lot; and (iv) the building height does not exceed 8.5m;	Medium Density Residential Code Gorman Residential Development Code Transport, Access and Parking Code
	Code assessment	
	If: (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.	Low Medium Density Residential Zone Code Gorman Residential Development 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 (July 2017) - Appendix 2 – Stormwater management design objectives

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House	Accepted development	
	If: (i) the area of the site is 450m ² or more; and (ii) the site is not a hatchet lot.	
	Accepted development subject to requirements If not meeting the description listed in the categories of development and assessment column for accepted development.	Low Medium Density Residential Zone Code Gorman Residential Development Code Small Lot Housing Design Code If the site has an area less than 450m ² . Medium Density Residential Code If the site is a Hatchet Lot with an area of 300m ² or greater.
	Code assessment	
	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.	Low medium Density Residential Zone Code Gorman Residential Development 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 an area of 300m² or greater.
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

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Gorman Residential Development Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services 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
Food and Drink Outlet	Code assessment	
		Low Medium Density Residential Zone Code Gorman Residential Development 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 (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 State Planning Policy (July 2017)

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		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 Gorman Residential Development 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 Gorman Residential Development Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives	
Multiple Dwelling	Accepted development subject to requirements	
	If: (i) the building height does not exceed two (2) storeys or 8.5m; and (ii) not located on a hatchet lot.	Low-Medium Density Residential Zone Code Gorman Residential Development Code
	Code assessment	
If: (i) the building height does not exceed four (4) storeys or 17m; and (ii) not located on a hatchet lot.	Low-Medium Density Residential Zone Code Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives	

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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 Gorman Residential Development Code
Park	Accepted development	
Relocatable Home Park	Code assessment	
		Low-Medium Density Residential Zone Code Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives
Residential Care Facility	Code assessment	
		Low-Medium Density Residential Zone Code Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Retirement Facility	Code assessment	
		Low-Medium Density Residential Zone Code Gorman Residential Development 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 (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 Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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-Medium Density Residential Zone Code Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

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

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

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	
	<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>Telecommunications Facility Code Gorman Residential Development Code</p>
Code assessment		
<ul style="list-style-type: none"> (i) If: <ul style="list-style-type: none"> (a) the site contains one existing Telecommunications Facility, and (b) no more than one additional Telecommunications Facility is proposed, and (c) one of the following applies: <ul style="list-style-type: none"> i) where the existing Telecommunications Facility has a height greater than 10m, the new Telecommunications Facility does not have a height that is greater than the existing Telecommunications Facility; or ii) where the existing Telecommunications Facility has a height no more than 10m, the new Telecommunications Facility has a height no more than 10m; <p>OR</p> <ul style="list-style-type: none"> (ii) If meeting the description listed in the categories of development and 	<p>Low-Medium Density Residential Zone Code Gorman Residential Development 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 (July 2017) Appendix 2 – Stormwater management design objectives</p>	

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	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.	
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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	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 (as varied by the VSD) Gorman Residential 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 Gorman Residential Development Code

APPENDIX A – GORMAN RESIDENTIAL VSD - MCU ASSESSMENT TABLE

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-Medium Density Residential Zone Code</p> <p>Gorman Residential Development Code</p> <p>Centre Activities 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>State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</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 (as varied by the VSD)</p> <p>Gorman Residential Development Code</p>

APPENDIX B – OTHER DEVELOPMENT ASSESSMENT TABLES

APPENDIX B – GORMAN RESIDENTIAL VSD – OTHER DEVELOPMENT ASSESSMENT TABLE

Table 1 – Reconfiguring a Lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low Medium Density Residential Precinct	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 as identified in Appendix B, Table 2. 	Reconfiguring a Lot Code Gorman Residential 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 as identified in Appendix B, Table 2.; or (ii) creating an easement giving access to a lot from a constructed road. 	Reconfiguring a Lot Code Gorman Residential Development Code	
	Impact assessment	
	If for a volumetric subdivision.	The Planning Scheme
Low Medium Density Residential Precinct	Code assessment	
Any other reconfiguring a lot not listed in this table.		Reconfiguring a Lot Code Gorman Residential Development Code.

Table 2 - Minimum Allotment Sizes

Precinct	Minimum Allotment Size
Low Medium Density Residential Precinct	300m ²

APPENDIX B – GORMAN RESIDENTIAL VSD – OTHER DEVELOPMENT ASSESSMENT TABLE

Table 3 – Building Work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low Medium Density Residential Precinct	Accepted development subject to requirements	
	All other Building Work (not associated with a development permit for a Material Change of Use).	Low Medium Density Residential Zone Code Gorman Residential Development Code
	Code assessment	
	If: not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or 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 Gorman Residential Development Code
	Excavating and Filling (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: (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'	
	Undertaking roadworks on a Local Government road (except driveway crossovers) if: (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.	Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'

APPENDIX B – GORMAN RESIDENTIAL VSD – OTHER DEVELOPMENT ASSESSMENT TABLE

Zone	Categories of development and assessment	benchmarks for assessable development and requirements for accepted development
	All other Operational Work if: <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. 	Works and Services Code 'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'
Accepted development		
Excavating or filling that materially affects premises or their use, other than excavating or filling associated with reconfiguring a lot, if: <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. 		
Any other operational work not listed in this table		

APPENDIX C – OVERLAY ASSESSMENT TABLE

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 Overlay		
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
Environmental Significance Overlay		
All assessable development	No Change	Environmental Significance Overlay Code