



DEVELOPMENT APPLICATION

Development Permit – Reconfiguring a Lot

Residential Subdivision (33 Lots)

104 Cronin Road, Highfields

PLANNING REPORT

JULY 2026

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Contact Information

Precinct Urban Planning Pty Ltd
Trading as Precinct Urban Planning
ABN 81 639 546 688

Street Address: 14-16 Hill Street
TOOWOOMBA QLD 4350

Postal Address: PO Box 3038
TOOWOOMBA QLD 4350

Phone: 07 4632 2535

Document Information

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(33 Lots)

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Prepared By:
James Williams
Senior Planner

A handwritten signature in black ink, appearing to read "J Williams", is written over a thin horizontal line.

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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	104 Cronin Road, Highfields
Real Property Description	Lot 109 D349
Area of Site	41,030m ²
Road Frontage(s)	Cronin Road
Easements	Nil
Registered Owners	Tahmer Pty Ltd

PLANNING INSTRUMENTS

Regional Plan	South East Queensland and Darling Downs Regional Plans
Regional Plan Designation	Rural Living Area
Planning Scheme	Toowoomba Regional Planning Scheme 2012
Local Area Plan	Highfields, Meringandan, Meringandan West Local Plan Area
Zone	Rural Residential Zone
Zone Precinct	4,000m ² Precinct
Overlays	• Airport Environs Overlay • Bushfire Hazard Overlay • Environmental Significance Overlay • Flood Hazard Overlay • Water Resource Catchments Overlay
Vegetation	• Category X
Existing Use	Dwelling House
Current Approvals (as available on Development.i)	MCUC/2008/2357 – Domestic Outbuilding OW/2026/2447 - Earthworks

APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Permit
Development Type	Reconfiguring a Lot
Development Description	Subdivision (1 into 33 Lots)
Level of Assessment	Impact Assessable
Relevant Referral/Technical Agencies	Nil

PROPOSED DEVELOPMENT

Existing Number of Lots	1 residential lot
Proposed Number of Lots	33 residential lots + 3 new roads
Lot Sizes	Smallest: 571m ² Largest: 2,698m ²
Average Lot Size	989.79m ²
Lot Frontage	Smallest: 15.9m Largest: 55.1m
Vehicular Access	Lots 1-2 & 21-26: Cronin Rd Lots 4-9 & 32-33: New Road 1 Lots 10-15 & 29-31: New Road 2 Lots 16-20 & 27-28: New Road 3
Road Dimensions	Road Reserve: 18m Road Width: 7m Cul-de-sac: 10m radius Pedestrian Connection: 10m

APPLICANT DETAILS

Applicant	Tahmer Pty Ltd c/- Precinct Urban Planning PO Box 3038 TOOWOOMBA QLD 4350
Contact Person	James Williams Phone: 07 4632 2535 Mobile: 0481 127 412 Email: james@precinctplan.com.au
Our Reference	2024-600

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Reconfiguring a Lot for Subdivision (1 into 33 Lots) on land at 104 Cronin Road, Highfields, described as Lot 109 D349 (**the site**). The proposed development involves creating lots by subdividing another lot and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016* (**the Act**).

This town planning report addresses the merits of the development having regard to the provisions of the *Planning Act 2016* and the *Toowoomba Regional Planning Scheme 2012*. This planning report has been prepared on behalf of the applicant, Tahmer Pty Ltd.

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

2.0 SITE AND LOCALITY

2.1 SITE

The site is located at 104 Cronin Road, Highfields, described as Lot 109 D349 (**the site**). The site is located on the eastern fringe of Highfields and is approximately 2.6km east of the Highfields Town Centre and approximately 12km north of the Toowoomba CBD. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of rectangular configuration comprising a single title with a total site area of 41,030m². The site has sole frontage to Cronin Road. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN

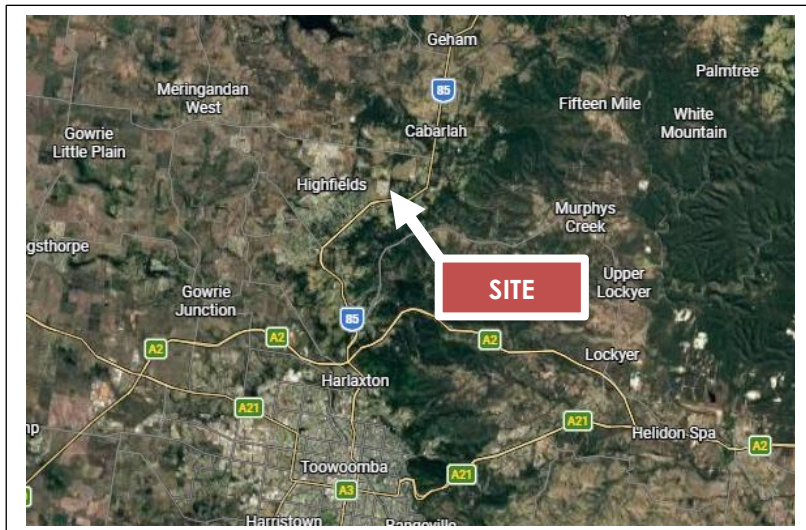
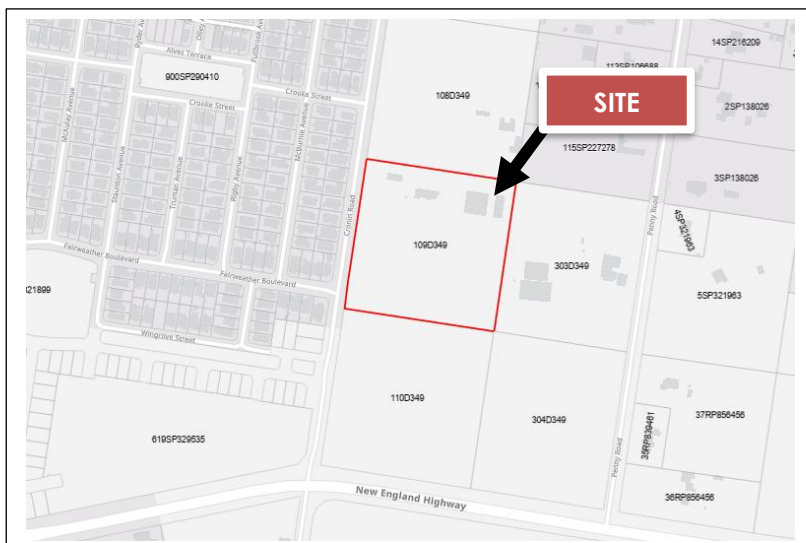


FIGURE 2 - CADASTRAL PLAN



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

FIGURE 3 - AERIAL IMAGERY



2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has sole frontage to Cronin Road which is a two-lane bitumen sealed carriageway with concrete kerb and channel. The road reserve also consists of on-street parking and pedestrian footpaths on the western side of the roadway and overhead electricity infrastructure on the eastern side. Cronin Road is identified as a "Local" road on Council's Road Hierarchy mapping.
- Lands in the locality drain in a westerly direction towards tributaries of Kelin Creek. Klein Creek is located approximately 1.7km west of the site and comprises the area's primary drainage feature.
- The site experiences a gradual decline in land elevation between the northern and southern boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the northern boundary at approximately 638.5m AHD, with the lowest point of the site located in the south-west corner at approximately 633.5m AHD. This translates to a fall in natural ground level of approximately 5m across the site.
- The site is clear of mature vegetation (refer to **Photograph 1**) and does not contain mapped areas of remnant vegetation or ecological significance.
- The site is not burdened by, nor does it benefit from any existing easements.

- The site is serviced by Council's reticulated water supply, sewerage and stormwater drainage infrastructure; refer to **Figure 4**. The site is also serviced by reticulated electricity and telecommunications supply networks.

FIGURE 4 - CONTOUR AND INFRASTRUCTURE MAPPING

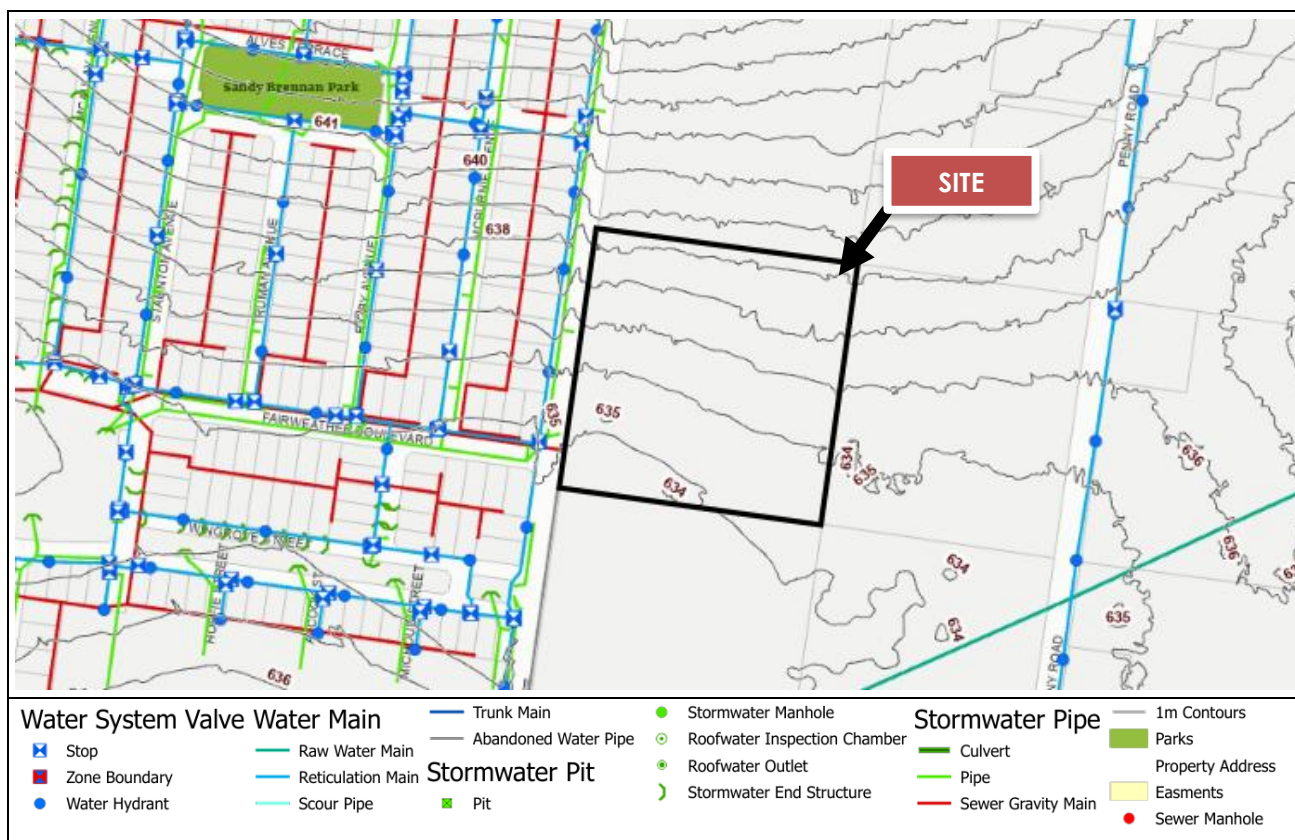


Figure 4 confirms that the site experiences a decline in land elevation between the northern and southern boundaries of the site. The figure also illustrates the locations of Council's reticulated water, sewerage and stormwater networks in relation to the site.

The features of the site are illustrated in **Photograph 1**.



PHOTOGRAPH 1 - View of the site from Cronin Road.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

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

2.3.2 ADJOINING PROPERTIES

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

- Land to the **north** of the site, located at 124 Cronin Road, comprises a rural residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 2 - View of the rural residential premises to the north of the site from Cronin Road.

- Land to the **east** of the site, located at 27 Penny Road, comprises a rural residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 3 - View of the rural residential premises to the east of the site from Penny Road.

- Land to the **south** of the site, located at 27 Penny Road is a vacant premises and does not contain any notable buildings or improvements.



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

- Land to the **west** of the site, located at 87-103 Cronin Road, comprises nine (9) residential premises of between 509 and 767m² in size, with each containing a Dwelling House and ancillary structures.



PHOTOGRAPH 5 - View of the residential premises to the west of the site from Cronin Road.

2.4 CURRENT DEVELOPMENT APPROVALS

The site currently benefits from the following Development Approvals:

- On 15 August 2008, Toowoomba Regional Council issued a Decision Notice for Development Permit MCUC/2008/2357 for Material Change of Use – Domestic Outbuilding. The proposed development involved the construction of a new shed in the north-east corner of the site.
- On 1 May 2026, Toowoomba Regional Council issued a Decision Notice for Development Permit OW/2026/2447 for Operational Work – Earthworks. The proposed development involved filling within the southern portion of the site.

3.2 ACCESS & CARPARKING

The proposed development will involve the construction of three (3) new roads, with a total road length of approximately 465m, to facilitate the proposed subdivision and provide lawful access to the proposed lots. Access to each of the proposed lots will be provided as follows:

- Lots 1-2 & 21-26: Cronin Road
- Lots 4-9 & 32-33: New Road 1
- Lots 10-15 & 29-31: New Road 2
- Lots 16-20 & 27-28: New Road 3

The proposed roads will have a road reserve width of 18m and a pavement width of 7m; reference is made to the Engineering Infrastructure Report, prepared by Kehoe Myers and attached at **Appendix F**. The proposed development will involve the construction of temporary cul-de-sacs at the end of Roads 1 and 2 which are sufficient to allow cars and small trucks to turn around. Given that these cul-de-sacs are temporary until the roads are extended into adjacent premises, it is considered that this solution is appropriate to minimise unnecessary impacts on lot boundaries. Bin pads will be provided adjacent to proposed Lots 7 and 13 to ensure refuse collection vehicles are not required to use the temporary cul-de-sacs.

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

3.3 LANDSCAPING

The proposed development will be provided with new street trees along all road frontages at a minimum rate of one (1) tree per 15m of frontage.

3.4 INFRASTRUCTURE AND SERVICING

All proposed residential lots will be connected to urban infrastructure networks, including reticulated water supply, stormwater drainage and sewerage networks, and electrical and telecommunications supply infrastructure. Extensions to existing infrastructure networks will be provided in accordance with the relevant requirements and considered as part of subsequent Operational Works applications. Reference is made to the Engineering Infrastructure Report, prepared by Kehoe Myers and attached at **Appendix F**.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

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

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

4.2 STATE PLANNING POLICY

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

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

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

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

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

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

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

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

4.2.1 STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

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

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

The Planning Scheme incorporates the following State interests:

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

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

1. Liveable Communities

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

Where these circumstances apply, the development:

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

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

2. Mining and Extractive Resources

These provisions relate to the following developments:

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

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

3. Water Quality

These provisions relate to the following matters of state interest:

- (1) Receiving waters - including development applications for:
 - (a) a material change of use for urban purposes that involves a land area of 2,500m² or greater that will result in:
 - (i) an impervious area greater than 25% of the net developable area; or
 - (ii) six or more dwellings; or
 - (b) reconfiguring a lot for urban purposes that involves a land area 2,500m² or greater and will result in six or more lots; or
 - (c) operational works for urban purposes that disturb 2,500m² or greater of land area.
- (2) For water supply buffer areas – a development application located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: (i) material change of use activities listed in Part E of the SPP, or (ii) reconfiguring a lot to create five or more additional lots where one or more lots are less than 16ha and any of the created lots rely on on-site wastewater treatment.

In this instance the proposed development involves a Reconfiguring a Lot on land with an area greater than 2,500m² and does involve the creation of six (6) or more lots intended for urban purposes. Notwithstanding this, the development is located in Highfields which is a population centre with less than 25,000 residents, and accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

4. Natural Hazards, Risk and Resilience

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

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

In this instance, the site is identified as being impacted by natural hazards. In particular, the site is impacted by Bushfire Prone Areas under the State Planning Policy mapping. The land to the north, adjacent to the site boundary is predominately clear and maintained, and the site itself is clear of mature vegetation. Accordingly, the applicant contends that the development is no longer subject to adverse bushfire risk and will not result in a significant risk to people or property as a result of bushfire hazards. Accordingly, the proposed development is not considered to adversely affect matters associated with this State interest.

5. Strategic Airports and Aviation Facilities

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

- (i) a material change of use of premises that will result in work encroaching into the operational airspace of a strategic airport, or on land within the light restriction zone, lighting area buffer or the wildlife hazard buffer zone of a strategic airport, ~~or~~ results in work encroaching into the building restricted area of an aviation facility; or
- (ii) a material change of use or reconfiguring a lot where any part of the land is within the 20ANEF contour or greater, or the public safety area of a strategic airport; or
- (iii) building work not associated with a material change of use that will result in work intruding into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility; or
- (iv) operational work not associated with a material change of use where any work or associated activity will intrude into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility.

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

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

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

4.3 STATE REFERRAL AGENCIES

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

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

TABLE 1 - REFERRAL TRIGGER ASSESSMENT

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally	No	An approval for an ERA is not sought.

Part	Application Involving	Applicable	Comment
	relevant activities		
Part 6	Fisheries	No	The proposed development is not associated with: • aquaculture; or • the removal, destruction or damage of marine plants; or • the constructing or raising of waterway barrier works; and • is not within a declared fish habitat area.
Part 7	Hazardous chemical facilities	No	The proposed development is not for a hazardous chemical facility.
Part 8	Heritage places	No	The proposed development is not associated with a locally listed place. In addition, the site is not associated with, nor does it adjoin a property on the Queensland heritage register.
Part 9	Infrastructure-related	No	The following relates to infrastructure-related referrals: • The proposed development does not exceed the thresholds identified at Schedule 20. • The site is not associated with a designated premises. • The site is not located within 25m of a State transport corridor. • The site is located adjacent to a local road that intersects with a State controlled road, however, is not within 100m of a State-controlled intersection. • The site is not identified as a future State-controlled road. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is not located within 100m of an electricity substation. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot for residential lots and involves the creation of new roads. The site is located within a Rural Residential Zone and accordingly, the development does not trigger assessment against the Walkable Neighbourhood provisions at

Part	Application Involving	Applicable	Comment
			Schedule 12A of the <i>Planning Regulation 2017</i> . Notwithstanding this, noting that the development involves the creation of low density residential lots, an assessment of the Walkable Neighbourhood provisions have been provided at Section 4.5 for completeness.
Part 15	SEQ Development area	No	The site is not located within an SEQ development area.
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	No	The site is located within the SEQ Rural Living Area. The development involves Reconfiguring a Lot and is not located within the Regional Landscape and Rural Production Area. Accordingly, the development is not identified as assessable or referable in this respect.
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.
Part 16A	Southport Spit	No	The site is not located in the Southport Spit.
Part 16B	SEQ Northern Inter-Urban Break	No	The site is not located within the identified SEQ Northern Inter-Urban Break area.
Part 17	Tidal works or work in a coastal management district	No	The proposed development does not involve tidal works or works within a coastal management district.
Part 18	Urban design	No	The proposed development does not involve an increase in GFA that is greater than 25,000m ² .
Part 19	Water-related development	No	The proposed development does not involve: - the taking or interfering of water; or - removing quarry material from a watercourse or lake; or - relates to a dam; or - the construction of a levee.
Part 20	Wetland protection area	No	The site is not identified as being within a wetland protection area.
Part 21	Wind farms	No	The proposed development does not involve a wind farm

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

4.4 STATE DEVELOPMENT ASSESSMENT PROVISIONS

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

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

4.5 WALKABLE NEIGHBOURHOODS

Schedule 12A of the *Planning Regulation 2017* provides assessment benchmarks for “particular reconfiguring a lot” development applications to promote walkability within new residential subdivisions. The aim of creating ‘walkable neighbourhoods’ is to encourage residents to become more active, by encouraging active transport through infrastructure and public realm enhancements including to footpaths, street trees and open space areas.

Schedule 12A identifies those developments to which the assessment benchmarks apply as follows:

“ (1) *This schedule applies to reconfiguring a lot if –*

- (a) *the reconfiguration is the subdivision of the lot into 2 or more lots (each a **created lot**); and*
- (b) *the lot being reconfigured is wholly or partly in a prescribed zone under a local instrument applying to the lot; and*
- (c) *no part of the lot being reconfigured is in either of the following zones under a local instrument applying to the lot –*
 - (i) *a rural residential zone stated in schedule 2;*
 - (ii) *a zone, other than a zone state in schedule 2, that is of substantially similar type to a zone mentioned in subparagraph (i); and*
- (d) *at least 1 lot is intended mainly for a residential purpose; and*
- (e) *the reconfiguration is associated with the construction or extension of a road.”*

Whilst the site is located entirely within the rural residential zone, given that the proposal involves the creation of low density residential lots, an assessment of the Assessment Benchmarks identified at Schedule 12A, Part 2 of the *Planning Regulation 2017* has been undertaken. The Assessment Benchmarks are taken to be performance-based criteria, with the Assessment Manager required to undertake a merits-based assessment. An assessment of these benchmarks is provided in **Table 2**.

TABLE 2 - WALKABLE NEIGHBOURHOODS ASSESSMENT BENCHMARKS

Assessment Benchmark	Compliance Summary
4 – Connectivity	
The reconfiguration provides connectivity for pedestrians by –	
(a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and	Complies. The proposed new roads are generally in a grid-like configuration that is responsive to the topography and other physical constraints. In order to minimise accesses to Cronin Road, proposed road 3 will terminate in a cul-de-sac as opposed to providing a through connection.
(b) ensuring that, to the extent topography and other physical constraints reasonable permit, any roads constructed or extended in association with the	Complies. The proposed development has been designed to ensure all three (3) new roads are provided with

Assessment Benchmark	Compliance Summary
reconfiguration, or footpaths provided in relation to the reconfiguration – (i) connect to roads and footpaths in the surrounding areas; or (ii) allow for connection to future roads and footpaths in surrounding areas.	pedestrian footpaths, with direct connections to the surrounding pedestrian network, on the opposite side of Cronin Road. Whilst proposed road 3 terminates in a cul-de-sac, a dedicated pedestrian connection has still be provided to connected with infrastructure on Cronin Road and Fairweather Boulevard.
5 – Maximum length of particular blocks	
(1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of – (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or (b) 250m	Complies. The proposed development has been designed with a maximum block length of 141m, which occurs along proposed road 1. Accordingly, the proposed block lengths do not exceed the maximum lengths under the Planning Scheme (200m) or item (b).
(2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.	Not Applicable. The proposed development does not create lots intended to be further subdivided. It is noted that the block lengths do not include adjacent land which can be subdivided further.
6 – Street trees	
The reconfiguration provides shade for comfortable walking by – (a) if a local assessment for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road – complying with the local assessment benchmark; or (b) otherwise – ensuring at least 1 tree is planted per 15m on each side of a new road.	Complies. The proposed development will make provision for street trees along Cronin Road, the three (3) proposed roads and the pedestrian connection at a minimum rate of 1 tree per 15m. Trees will be planted along both sides of the new roads, the western side of Cronin Road and one (1) side of the pedestrian footpath.
7 – Footpaths	
The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring – (a) for a new road used mainly for providing direct access to a created lot – a footpath is constructed – (i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road – on both sides of the road; or (ii) otherwise – on at least 1 side of the new road; or (b) for another new road – a footpath is constructed on both sides of the road.	Complies. The proposed roads are intended to provide direct access to the proposed lots and accordingly will be provided with footpaths along one (1) side of the road. Not Applicable. The development does not involve new or extended roads which provide for through traffic.

Assessment Benchmark	Compliance Summary
8 – Parks and other areas of open space	
(1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public. (2) In this section – park includes – (a) an existing park; and (b) a park, to be provided under a development approval, if the development of the park has started; and (c) land identified as a park in a local planning instrument; and (d) land identified in an LGIP for public park infrastructure.	Performance Solution. The proposed lots are all located within approximately 600m of Sandy Brennan Park, which is a local park located on Crooke Street. The site is also located within approximately 700m of the Highfields Sport & Recreation Park which is a regional park located on Cronin Road. Accordingly, given the proximity of the site to two (2) parks, one (1) of which is a regional level park is sufficient to cater for the needs of future residents.

The above assessment confirms the development complies with the assessment benchmarks for Walkable Neighbourhoods under Schedule 12A, Part 2 of the *Planning Regulation 2017*.

4.6 REGIONAL PLANS

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

4.6.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

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

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

- A sustainable growth pattern;
- More homes, faster – supply, diversity and affordability;
- More social and affordable homes;
- Well-designed communities;
- Integrating land use and infrastructure;
- New economic opportunities and jobs;
- A sufficient pipeline of industrial land;

- Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations;
- Regional approach to natural hazards; and
- Better biodiversity outcomes for growth areas.

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

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

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

Under the settlement pattern identified in *ShapingSEQ 2023*, the site has been included within the **Rural Living Area**.

The Rural Living Area comprises land currently or intended to be used for rural residential development. The purpose of this area is to consolidate rural residential development in suitable locations which provide housing and lifestyle choice while minimise the impact on other values, functions and opportunities within the SEQ region.

The proposed development involves Residential Subdivision which is compatible with the surrounding locality and is in an area suitable for such purposes. Accordingly, the application complies with the provisions of *ShapingSEQ 2023*.

4.6.2 DARLING DOWNS REGIONAL PLAN

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

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

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

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

4.7 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.7.1 INTRODUCTION

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, an Impact Assessable Development Application must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the

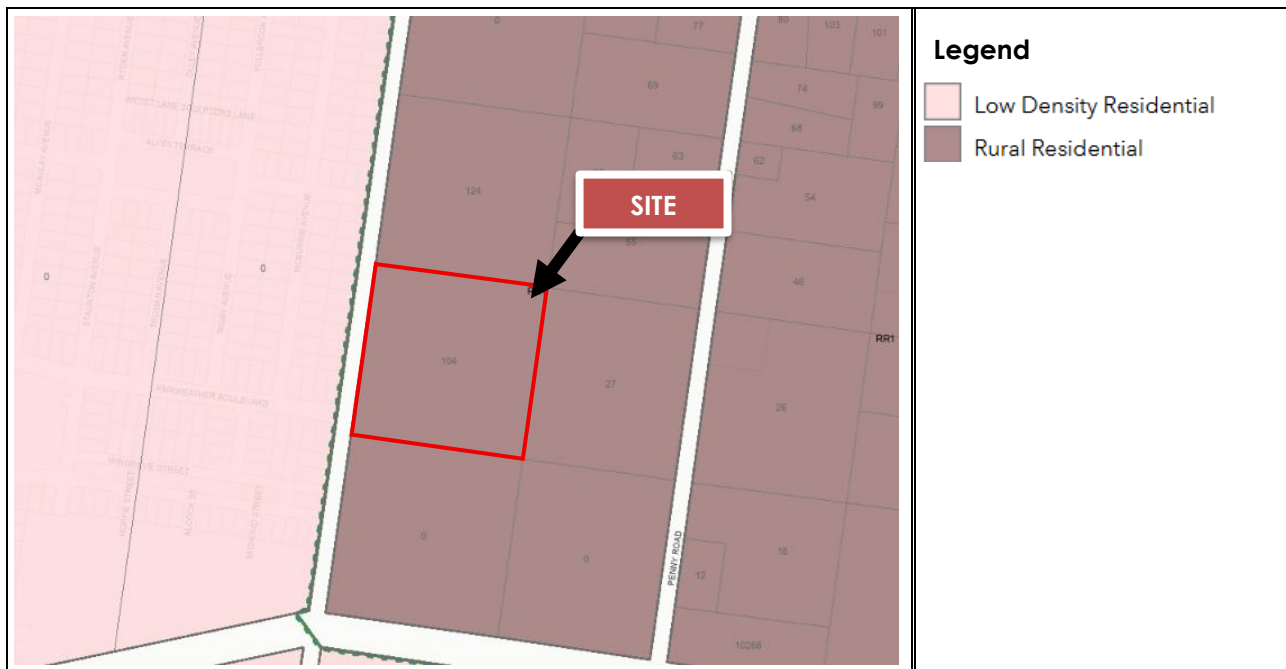
Toowoomba Regional Planning Scheme 2012. A summary of the assessment of the proposal against the provisions of this instrument is outlined below.

4.7.2 ZONING

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

The site is predominately located within the **Rural Residential Zone (4,000m² Precinct)**. The zoning of the site and surrounding locality is illustrated in **Figure 6**.

FIGURE 6 - ZONING MAPPING



Under the assessment table for Reconfiguring a Lot at section 5.6:1 of the *Toowoomba Regional Planning Scheme 2012*, a Subdivision within the Rural Residential Zone (4,000m² Precinct) is identified as **Impact Assessable** development, where involving the creation of lots less than the minimum lot size (i.e. 4,000m²). An assessment of the development against the Rural Zone is considered at sections 4.8.2 and 4.8.4.

4.7.3 HIGHFIELDS, MERINGANDAN, MERINGANDAN WEST LOCAL PLAN AREA

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

Under the assessment table for Local Plans at section 5.9:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for Reconfiguring a Lot does not change, however, does trigger assessment against the Highfields, Meringandan, Meringandan West Local Plan Code. An assessment of the development against this code is considered at section 4.8.3 and 4.8.4.

4.7.4 OVERLAY MAPPING

The Planning Scheme includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay maps also identify those lands subject to assessment against specific area codes. In this instance, the subject land is impacted the following five (5) overlays:

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

The applicability of these overlays is illustrated in **Figures 7-11**.

FIGURE 7 - AIRPORT ENVIRONS OVERLAY MAPPING



Figure 7 confirms that the site is impacted by the Airport Environs Overlay. In particular, the site is located within the 13km Wildlife Hazard Buffer Area of the Toowoomba Airport. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot does not change, however, does trigger assessment against the Airport Environs Overlay Code. An assessment of the proposed development against this code is considered at section 4.8.4.

FIGURE 8 - BUSHFIRE HAZARD OVERLAY MAPPING



Figure 8 confirms that the northern portion of the site is impacted by Medium Fire Risk under the Bushfire Hazard Overlay. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot does not change, however, does trigger assessment against the Bushfire Hazard Overlay Code. An assessment of the proposed development against this code is considered at section 4.8.4.

FIGURE 9 - ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING



Figure 9 confirms that the site is identified as containing Areas of Ecological Significance, Areas of Ecological Significance Buffer and Biodiversity Corridors under the Environmental Significance Overlay. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot does not change, however, does trigger assessment against the Environmental Significance Overlay Code. An assessment of the proposed development against this code is considered at section 4.8.4.

FIGURE 10 - FLOOD HAZARD OVERLAY MAPPING

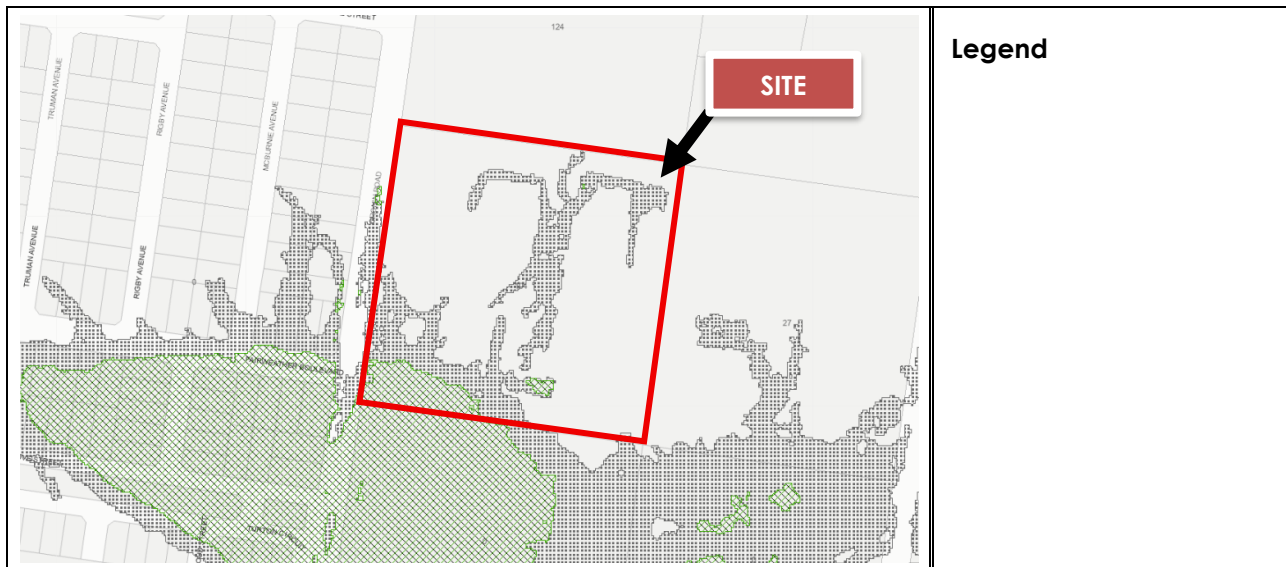


Figure 10 confirms that the site is impacted by the Flood Hazard Overlay. In particular, the site is identified as containing land within OFP1 – Overland Flow Path (Low) and the Vulnerable Uses Restriction Area. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot does not change, however does trigger assessment against the Flood Hazard Overlay Code. An assessment of the proposed development against this code is considered at section 4.8.4.

FIGURE 11 - WATER RESOURCE CATCHMENTS OVERLAY MAPPING



Figure 11 confirms that the site is located within a Water Resource Catchment Area. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot does not change, however, does trigger assessment against the Water Resource Catchments Overlay Code. An assessment of the proposed development against this code is considered at section 4.8.4.

4.8 ASSESSMENT BENCHMARKS

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

- Strategic Framework; refer to section 4.8.1
- Overall Outcomes – Rural Residential Zone (4,000m² Precinct); refer to section 4.8.2
- Overall Outcomes – Highfields, Meringandan, Meringandan West Local Plan Area; refer to section 4.8.3
- Applicable Codes; refer to section 4.8.4

4.8.1 STRATEGIC FRAMEWORK

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

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

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

4.8.2 OVERALL OUTCOMES – RURAL RESIDENTIAL ZONE

Section 6.6.7.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Rural Residential Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Rural Residential Zone as detailed in **Table 3**.

TABLE 3 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) the development of large residential lots with limited provision of infrastructure and services is facilitated within this zone only;	Performance Solution. The location of the site is such that it is not provided with limited provision of infrastructure and is instead serviced by all urban infrastructure networks. Accordingly, it is considered that the development of the site of a higher density than generally expected within the Rural Residential Zone is appropriate in order to ensure the efficient utilisation of utility services. The development will still involve the creation of larger lots, with an average lot size of approximately 989.79m² and a density of 8.05 dwellings/hectare which is almost half of the minimum density of the Low Density Residential Zone.

Overall Outcome	Response
(b) development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;	Complies. The proposed development has been designed to ensure it appropriately responds to the physical characteristics of the site where possible.
(c) development avoids areas of ecological significance;	Complies. The site has previously been cleared of mature vegetation and does not contain any areas of ecological significance.
(d) development is designed to incorporate sustainable practices including maximising energy efficiency and encouraging sustainable transport use;	Complies. The proposed development has been designed with consideration for sustainable practices. The proposed lots are of a suitable design and configuration to ensure future dwellings can appropriately incorporate sustainable practices where possible.
(e) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management of the development;	Not Applicable. The site does not contain any natural features which need to be retained, enhanced or buffered.
(f) development provides a high level of residential amenity;	Complies. The proposed development has been designed to ensure it can provide a high level of residential amenity through the use of street trees, pedestrian footpaths and larger lot sizes.
(g) non-residential uses may be appropriate where such uses meet the day to day convenience needs of the residential catchment in the zone or have a direct relationship and rely on the endemic characteristics of the land in which they are located. Non-residential uses are compatible with the semi-rural and low intensity residential character of the zone and are consistent with the following outcomes; i. non-residential uses are not located in areas with limited infrastructure and services necessary to meet the needs of the development; ii. low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised; iii. uses such as a shop, community use, health care services and veterinary services may be appropriate where the building form is of a scale consistent with the surrounding rural residential locality, and the use does not undermine the viability of other centres or services/facilities within the rural residential catchment of the use;	Not Applicable. The proposed lots are not intended to be utilised for non-residential uses.

Overall Outcome	Response
iv. low intensity rural activities are appropriate where they do not adversely impact on the amenity of the surrounding locality and are consistent with the intended character of the zone; and v. adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;	
(h) development has access to development infrastructure including utility installations and essential services.	Complies. All proposed residential lots will be connected to urban infrastructure networks, including reticulated water supply, stormwater drainage and sewerage networks, and electrical and telecommunications supply infrastructure. Extensions to existing infrastructure networks will be provided in accordance with the relevant requirements and considered as part of subsequent Operational Works applications. Reference is made to the Engineering Infrastructure Report, prepared by Kehoe Myers and attached at Appendix F.
4,000m² Precinct	
(a) provide for a very low density residential character located accessible and near to urban areas; and	Complies. The proposed development involves a range of lot sizes, with an average lot size of approximately 989.79m² and a residential density of approximately 8.05 dwellings per hectare. The proposed density is almost half of the minimum density (15 dwellings/hectare) sought for the Low Density Residential Zone, ensuring a very low residential density. Accordingly, the proposed development is considered to be appropriate in this instance.
(b) facilitate lots with a minimum lot size of 4,000m².	Performance Solution. Land to the west of the site is located within the Low-Medium Density Residential Zone under the Avenues of Highfields Preliminary Approval Document, with land to the south located within the Urban Footprint, intended for urban residential development. Land to the north and west are located within the Rural Residential Zone. The proposed development seeks to provide a transition between higher density residential land to the west to the lower density, rural residential land to the east. The proposal therefore involves smaller lots adjacent to Cronin Road, with larger lots in excess of 1,000m² within the eastern portion of the site. Accordingly, despite the development providing lots less than 4,000m², this is consistent with development in the surrounding area and assists

Overall Outcome	Response
	in providing a suitable transition, while allowing for the efficient use of adjacent infrastructure networks.
1 Hectare Precinct	
(a) provide for a semi-rural living environment, where development is subservient to and integrates with the natural or rural landscape; and	Not Applicable. The site is not located within the 1 Hectare Precinct.
(b) facilitate lots with a minimum lot size of 1 hectare.	
2 Hectare Precinct	
(a) provide for a generally rural amenity and character;	Not Applicable. The site is not located within the 2 Hectare Precinct.
(b) facilitate lots with a minimum lot size of 2 hectares; and	Not Applicable. The site is not located within the 2 Hectare Precinct.
(c) facilitate cropping and animal husbandry activities.	Not Applicable. The site is not located within the 2 Hectare Precinct.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Rural Residential Zone.

4.8.3 HIGHFIELDS, MERINGANDAN, MERINGANDAN WEST LOCAL PLAN

Section 7.2.1.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the intent for development within the Highfields, Meringandan, Meringandan West Local Plan Area through the collective identified of a series of overall outcomes. The proposed development generally complies with the intent of the Local Plan as detailed in **Table 4**.

TABLE 4 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
Highfields	
(a) an inter-urban break ensures that Highfields remains a physically discrete settlement from Toowoomba City;	Not Applicable. The site is located on the north-east side of Highfields.
(b) development reinforces a local character for Highfields that is unique from the character of Toowoomba City and surrounding townships. Established areas of Highfields are characterised by predominantly low density housing. Newer neighbourhoods in northern Highfields will increasingly comprise greater housing diversity and at higher densities. Neighbourhoods are focussed around a town centre comprising development of greater density and mix of uses than surrounding areas, and established within a variety of urban layouts;	Complies. The proposed development has been designed to provide larger lots, with an average lot size of approximately 989.79m ² which are reflective of the Highfields character while also ensuring compatibility with the immediate locality. The development is within a newer neighbourhood and provides greater housing diversity which achieves a suitable density for the locality.

Overall Outcome	Response
(c) development consolidates the Highfields town centre as the focal point of the Highfields District;	Not Applicable. The site is not located within proximity to the town centre and the development does not impact on the function of the centre.
(d) development of the Highfields town centre is well planned, vibrant, active and integrated with surrounding neighbourhoods;	Not Applicable. The site is not located within proximity to the town centre and the development does not impact on the function of the centre.
(e) substantial additional retail development is provided in the Highfields town centre and not at Highfields Plaza;	Not Applicable. The development does not involve non-residential development.
(f) residential expansion predominantly occurs to the north and north-west of the Highfields town centre;	Complies. The proposed development does not inhibit the potential for the north and north-western portions of Highfields to accommodate the majority of residential growth.
(g) residential developments are formed as part of neighbourhoods or create new neighbourhoods with identifiable and vibrant centres;	Complies. The proposed development has been designed to ensure it assists in creating a neighbourhood with the existing residential development to the west and allows for an appropriate transition to larger lots to the east. Being larger lots, the site is appropriately located further from nearby centres allowing this land to be developed for higher densities.
(h) housing of a higher density than other residential areas are encouraged within a walkable catchment of centres, generally a five minute walk or 400 - 500 metres;	Not Applicable. The development involves a very low residential density.
(i) development is predominantly located on the western side of the New England Highway to avoid fragmentation. New commercial and retail development is concentrated in the Highfields town centre or identified centres that service local catchment needs. Tourist related activities that do not adversely affect residential amenity or undermine the centres policy may be considered where adjacent to existing non-residential uses;	Complies. The site is located on the western side of the New England Highway. The development does not involve non-residential uses.
(j) an integrated public transport system provides convenient connections throughout Highfields with good, efficient connections to Toowoomba City, Oakey and other key destinations in the Region. Development provides efficient and convenient access to public transport stops;	Not Applicable. The proposed development itself does not propose public transport services or infrastructure. The development does provide pedestrian footpaths which will link with existing school bus routes along Cronin Road.
(k) the major road network for Highfields is based on the key corridors of New England Highway, Highfields Road, Woolmer Road, Cawdor Road and Meringandan Road.	Not Applicable. The proposed development is not located along a key corridor.

Overall Outcome	Response
(l) the minor road network distributes local traffic and provides good connections to reinforce the higher level function of New England Highway, Highfields Road, Woolmer Drive, Cawdor Road and Meringandan Road;	Complies. The proposed development involves the creation of local roads which will direct traffic to Cronin Road and then to either the New England Highway to the south or Meringandan Road to the north.
(m) future road links proposed in the local plan code will improve internal connectivity and complement the existing road network, and establish a road link to the west of Toowoomba; and	Not Applicable. The site is not located within an area identified for providing future road connections under the local plan code.
(n) development within the Cooby Creek Reservoir catchment does not have an adverse impact on the quantity or quality of inflows.	Complies. The proposed development will not have an adverse impact on stormwater quality or quantity. Reference is made to the Stormwater Management Plan attached at Appendix E.
Meringandan	
(a) development occurs within the existing township zone to reinforce the desire for this community to remain distinct and physically separate from Highfields;	Not Applicable. The site is not located within Meringandan.
(b) the identified Meringandan township extension area (Emerging Community Zone) conserves land that may be suitable for urban development in the future, most likely beyond the life of the planning scheme. The timing of future development within this area is dependent on availability of infrastructure and demand;	Not Applicable. The site is not located within Meringandan.
(c) a local centre provides for local retail, commercial and community needs, and incorporates community and open spaces;	Not Applicable. The site is not located within Meringandan.
(d) development strengthens Meringandan township by recognising the local centre as the central part of this community; and	Not Applicable. The site is not located within Meringandan.
(e) public realm improvements to connecting streets and provision of entry statements further strengthen the character and identity of Meringandan township.	Not Applicable. The site is not located within Meringandan.
Meringandan West	
(a) Meringandan West is a physically separate rural residential community;	Not Applicable. The site is not located within Meringandan West.
(b) development is consistent with the existing community character and urban form; and	Not Applicable. The site is not located within Meringandan West.
(c) a small local centre provides for local convenience needs and serves as a focal point for the community.	Not Applicable. The site is not located within Meringandan West.

Overall Outcome	Response
Highfields Town Centre	
(1) The Highfields town centre, which encompasses the Highfields Town Centre Core Precinct, Highfields Town Centre Frame Precinct and Medium Density Residential Precinct, provides the focal point for the Highfields, Meringandan and Meringandan West, and comprises a diverse range of facilities and services including higher level retail, business, mixed use, residential, tourism and entertainment, educational, cultural, government and community facilities.	Not Applicable. The site is not located within the Highfields Town Centre.
(2) The form of development in the Highfields town centre focuses on the establishment of a 'Main Street' with 'sleeved' anchor stores provided in key locations, active street frontages along key streets, and a 'Town Square' which will function as a key civic node for Highfields.	Not Applicable. The site is not located within the Highfields Town Centre.
(3) Highfields Town Centre Core Precinct provides a focus for the primary retailing, commercial, administrative, and civic-based activities for the Highfields town centre. (a) The Precinct is protected and consolidated as a major centre and the preferred dominant centre for Highfields. Development is arranged and undertaken to give emphasis to the establishment of the 'Town Square' and 'Main Street' elements as primary focal points and community gathering places. (b) A range of specialty retail, office, dining, residential and other land uses that generate significant numbers of pedestrian movements and other activities are established in this Precinct. (c) Land uses that require high levels of exposure to vehicular traffic and easily accessible and highly visible on-site parking areas are not established in this Precinct. (d) There is a priority for pedestrian movement and a preference for the establishment of premises that generate a vibrant and active street-front at ground floor level, and with premises designed and orientated to address the street. (e) Strong pedestrian linkages from building to building are facilitated by the provision of continuous active frontages along pedestrian routes with ample shade and street furnishings provided in appropriate locations along these routes. (f) Buildings are generally, but not exclusively, limited to 4 storeys in height with a 2 storey	Not Applicable. The site is not located within the Highfields Town Centre.

Overall Outcome	Response
podium level to maintain a traditional town centre scale for pedestrians. Opportunities for higher buildings and higher podium levels are possible along the 'Main Street' and on intersections with the 'Main Street', where the design of the building warrants meritorious consideration. (g) Roof lines and building form are articulated and incorporate appropriate architectural elements and features such as colonnades, recesses, shade awnings and glass window shop fronts at ground level to provide visual interest to pedestrians. Entries are at grade or ramped to allow for equitable access. (h) Mixed use development encourages activation of street life and a safe public environment. Accommodation premises or components thereof are only provided above ground and first floor levels. (i) Entertainment and other non-residential uses that do not require a ground floor shop front presence are also placed behind premises providing an active street frontage, or above ground level. (j) Ceiling heights for ground and first floor levels are of a height to allow commercial, retail or other preferred non-residential land use activities that have a pedestrian orientated purpose to establish.	
(4) Highfields Town Centre Frame Precinct provides complementary support facilities and services to the Highfields Town Centre Core Precinct including retail, commercial and civic services and facilities. (a) Land uses that require high levels of exposure to vehicular traffic and easily accessible and highly visible on-site parking areas are established in this Precinct. (b) The predominant uses are retail showrooms and service industries. Other commercial, community and indoor recreation uses may also be acceptable. New buildings are designed for equitable access and are robust in form and ceiling heights to allow ease of adaptation for a wide range of uses especially showroom types of development. Residential uses are not established within this Precinct. (c) Development in the Highfields Town Centre Frame Precinct protects the role and function of the Highfields Town Centre Core Precinct in the retail hierarchy. Anchor stores including department stores, discount department	Not Applicable. The site is not located within the Highfields Town Centre.

Overall Outcome	Response
stores, discount variety stores and supermarkets are not established within the Highfields Town Centre Frame Precinct. Retail uses complement rather than detract from those established in the Highfields Town Centre Core Precinct.	
(5) Medium Density Residential Precinct provides for a range of medium density residential forms of development close to the facilities and services in the Highfields Town Centre Core Precinct. Detached and other forms of housing at densities of below 15 dwellings per hectare are not established in the Precinct so that the land supply, residential capacity and infrastructure for Highfields district are optimised. (a) This Precinct is located on land that has good access to the Highfields Town Centre Core Precinct, transport services, recreation facilities and employment opportunities. (b) Non-residential development within this precinct is restricted to the ground floor level.	Not Applicable. The site is not located within the Highfields Town Centre.
Meringandan Township Expansion Area	
(1) The township expansion area is consistent with the existing Meringandan community character and urban form. Highfields and Meringandan are physically separate due to the natural landform and features of the locality, this maintains the distinct identity of each of these communities;	Not Applicable. The site is not located within the Meringandan Township Expansion Area.
(2) Future development strengthens and consolidates the existing Meringandan community;	Not Applicable. The site is not located within the Meringandan Township Expansion Area.
(3) This area contains primarily residential development and is supported by commercial and community activities.	Not Applicable. The site is not located within the Meringandan Township Expansion Area.

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

4.8.4 APPLICABLE CODES

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

TABLE 5 - APPLICABLE CODES

Zone Code
Rural Residential Zone Code An assessment of the proposed development against the Overall Outcomes of the Rural Zone is provided at section 4.8.2, while an assessment against the Assessment Benchmarks is provided at Appendix B. These assessments confirm that the proposed development generally complies with the intent and outcomes sought for development within this zone.
Local Plan Codes
Highfields, Meringandan, Meringandan West Local Plan Code An assessment of the proposed development against the Overall Outcomes of the Highfields, Meringandan, Meringandan West Local Plan Code is provided at section 4.8.3, while an assessment against the Assessment Benchmarks is provided at Appendix B. These assessments confirm that the proposed development generally complies with the intent and outcomes sought for development within this area.
Overlay Codes
Airport Environs Overlay Code The site is located within the 13km Wildlife Hazard Buffer Area of the Toowoomba Airport. The proposed development involves Reconfiguring a Lot for the creation of residential lots intended for future Dwelling Houses. The nature of the development will not result in the attraction of birds or wildlife and therefore will not impact on the operations of the Toowoomba Airport. On this basis the applicant contends that a detailed assessment of the development against this code is not pertinent to the assessment of this application. Bushfire Hazard Overlay Code The site and land to the north (in proximity to the site boundary) is predominately clear of mature vegetation, with undergrowth vegetation already suitably managed, and therefore, the applicant contends that the development is no longer subject to an adverse bushfire risk. The proposed lots are also of a suitable size and configuration to ensure the houses can be located predominately outside of mapped bushfire hazard areas. The development also involves an extension of Council's water supply network, including the provision of fire hydrants which can be utilised in the event of a fire. On this basis, the applicant contends that the proposed development will not result in an adverse risk to people or property as a result of bushfire hazards. Accordingly, a detailed assessment of the development against this code is not considered pertinent to the assessment of this application. Environmental Significance Overlay Code The site and land to the north (in proximity to the site boundary) is predominately clear of mature vegetation and accordingly, the proposed development will not impact on areas of ecological significance. It is also noted that the Ecological Corridor in the south-east corner also does not contain any mature vegetation and is not required to maintain biodiversity connections through the area. On this basis the applicant contends that a detailed assessment of the development against this code is not pertinent to the assessment of this application. Flood Hazard Overlay Code The site is identified as containing an Overland Flow Path (Low) under the Flood Hazard Overlay. Based on the overlay mapping, the flow path is identified as originating within the site and flowing towards a larger flow path to the south. Accordingly, all stormwater and overland flow generated from within the site and adjacent properties will be appropriately captured and managed in accordance with the

Stormwater Management Plan, attached at **Appendix E**, to ensure it does not result in adverse impacts on new residential premises.

Additionally, the site is identified as containing land within a Vulnerable Uses Restriction Area. The development involves a residential subdivision, with lots intended for Dwelling Houses which are not identified as vulnerable uses.

On the above basis, the applicant contends that the proposed development will not result in an adverse impact on the safety of people or property as a result of flood hazard. Accordingly, a detailed assessment of the development against this code is not considered pertinent to the assessment of this application.

- **Water Resource Catchments Overlay Code**

The proposed development has been designed to ensure that stormwater generated by the development and future dwellings is appropriately captured and managed in accordance with the Stormwater Management Plan, attached at **Appendix E**. This will ensure that the development does not result in adverse impacts on water quality of water resource catchments. The development also does not propose on-site effluent disposal or intensive animal or horticulture activities. On this basis the applicant contends that a detailed assessment of the development against this code is not pertinent to the assessment of this application.

Development Codes

- **Reconfiguring a Lot Code**

An assessment of the proposed development against the Assessment Benchmarks of the Reconfiguring a Lot Code is provided at **Appendix B**. This assessment confirms that the proposed development generally complies with the outcomes sought by this code.

5.0 ASSESSMENT OF PLANNING MERITS

5.1 LEGISLATIVE CONTEXT

Section 45 of the *Planning Act 2016* states as follows:

- (5) *An impact assessment is an assessment that—*
- (a) must be carried out—*
 - (i) against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

In addition to the preceding assessment of the proposed Reconfiguring a Lot for Subdivision (1 into 33 Lots) relative to applicable assessment benchmarks, we contend that, to the extent the proposal may be considered to be inconsistent with the Planning Scheme, there are "other relevant matters" that justify the planning merits of the proposed development and accordingly warrant its approval subject to the imposition of reasonable and relevant conditions. These matters are detailed in section 5.2.

5.2 PLANNING MERITS

The applicant contends there are a number of "other relevant matters" which confirm and/or reaffirm the planning merits of the proposal. These are as follows:

1. THE DEVELOPMENT IS IN AN APPROPRIATE AREA TO FACILITATE THE LOGICAL EXPANSION OF RESIDENTIAL LAND.

The site is located within a residential area, between low-medium density residential development to the west and rural residential development to the east. The proposed development involves the logical expansion of residential land within a residential zone. The site is located along Cronin Road which is, in practicality, a higher order road (despite the "Local" designation of Council's Road Hierarchy mapping) that provides direction connection between the New England Highway and Meringandan Road. Cronin Road is also afforded a signalised intersection with the New England Highway and acts as one of the main connections to the Highfields Sports Park. The site is also located on the opposite side of Cronin Road from the Avenues of Highfields which is a Low-Medium density residential development which has provided existing urban infrastructure available for connection by the development. Accordingly, the applicant contends that the development facilitates the logical expansion of residential land in proximity to suitable infrastructure and existing residential developments.

2. THE SITE IS CURRENTLY SERVICED BY ALL URBAN INFRASTRUCTURE NETWORKS, WHICH IS UNCOMMON FOR LAND WITHIN THE RURAL RESIDENTIAL ZONE, AND THEREFORE ALLOWS FOR THE EFFICIENT USE OF THESE NETWORKS.

The Overall Outcomes of the Rural Residential Zone identify that land within this zone is intended for very low density residential with limited services. The site is currently serviced by all urban utility networks and therefore, the site is considered to be more suited to the Low Density Residential Zone. The proposed development also allows for existing urban infrastructure networks to be utilised by a greater number of properties in order to maximise their efficiency. Development undertaken strictly in accordance with the Rural Residential Zone would result in larger lots which do not require or warrant connection to Council's infrastructure network and therefore would result in a reduced efficiency of Council's infrastructure.

3. THE DEVELOPMENT PROVIDES A TRANSITION BETWEEN LOW-MEDIUM DENSITY RESIDENTIAL LAND TO THE WEST AND RURAL RESIDENTIAL LAND TO THE WEST.

The proposed development provides smaller lots of around 600m² in size adjacent to Cronin Road, where existing development to the west has characterised the area for Low-Medium Density Residential Development. The proposal then involves increased lot sizes around 1,000m² adjacent to the eastern boundary of the site, where larger lots are likely to be facilitated in the future due the rural residential zoning. This is considered to provide a suitable transition between the two (2) distinct residential densities and zonings and ensures that the residential amenities of both areas are appropriately considered.

4. THE DEVELOPMENT IS WITHIN COMMUNITY EXPECTATIONS FOR THE AREA.

The western side of Cronin Road is currently being developed for the Avenues of Highfields which includes a range of lot sizes as small as 450m². Accordingly, when travelling along Cronin Road, the streetscape and expectation is of a low/low-medium density residential character. The proposed development seeks to provide a mix of housing lots which reflects the existing low density residential character along Cronin Road, whilst considering the very low density envisaged within the Rural Residential Zone.

5. THE DEVELOPMENT SEEKS TO PROVIDE A MIX OF LOW TO VERY LOW DENSITY RESIDENTIAL LOTS WHICH PROVIDE FOR HOUSING CHOICE AND CATER FOR THE CURRENT DEMAND FOR HOUSING WITH HIGHFIELDS AND THE TOOWOOMBA REGION.

The proposed development provides a mix of lot sizes, ranging from 571m² to 2,698m² in order to provide a range of housing choice within this development. The majority of lots within the estate are around 1,000m² in size. The lots of this size are not generally provided as the residential density is significantly less than the minimum density expected within the Low Density Residential Zone and are smaller than the minimum lot size in the Rural Residential Zone. Accordingly, the proposal assists in providing a greater housing choice within the Highfields area by providing a predominate lot size not afforded within other developments or zones around Highfields.

6.0 TECHNICAL ASSESSMENTS

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

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

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

7.0 CONSULTATION

7.1 STATUTORY NOTIFICATION

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

7.2 PRE-LODGEEMENT MEETINGS

The proposed development was the subject of formal pre-lodgement discussions the following assessing authorities.

Toowoomba Regional Council

The proposed development was the subject of a pre-lodgement meeting with Council. The outcomes of this meeting have been taken into consideration in the design of the development and preparation of this development application.

8.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot for Subdivision (1 into 33 Lots) on land at 104 Cronin Road, Highfields. The assessment that has been undertaken has demonstrated the following:

- The proposed development seeks to create 33 residential lots within a residential zone and area.
- The proposed development is of a very low residential density which is compatible with existing residential development in the area and provides a suitable transition between low-medium density residential development to the west and larger rural residential premises to the east.
- The development assists in maximising the use of existing infrastructure networks within proximity to the site.
- The proposed development is consistent with the existing low density residential character of the surrounding area, provides a logical and well planned extension of residential development in the area and can be sufficiently serviced.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.8).
- The technical assessments supporting the application (as detailed in section 5.0) demonstrate that the proposed development will not have an adverse impact on the surrounding locality.

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

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

APPENDIX A - STRATEGIC FRAMEWORK

Toowoomba Regional Planning Scheme 2012

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes	Yes	The proposed development involves a residential subdivision in an area suitable for such purposes. The development responds to a growing demand for residential allotments and a mix of housing styles in Highfields and will not compromise the amenity of surrounding land uses. The proposal will result in the establishment of a new residential community that is highly accessible to surrounding community and recreation uses and provides a logical extension of urban infrastructure networks to service the development. The development reinforces Highfields as a primary growth area and also assists in providing a transition between low-medium residential and rural residential to maintain the residential amenity within both areas. The proposed lots also assist in providing an alternate housing choice within Highfields by providing predominately 1,000m ² lot sizes which are generally not provided within other developments and zones.
3.3.2 Element – network of towns	Yes	The proposed development will assist in the transition of Highfields from low density dominated by large residential and rural residential uses to a higher density urban character, while appropriately considering the rural residential zoning of the site and surrounding premises. The development has been designed to provide sufficient pedestrian connections to maintain the walkability of the area and allow for suitable connections to nearby parks and community spaces. The proposal also facilitates the logical and efficient expansion of Council's infrastructure networks.
3.3.3 Element – compact urban form	Yes	The development has been designed to facilitate the creation of a compact urban community that provides for pedestrian connectivity to surrounding community and recreation uses. The proposed lot configuration ensures the development can positively contribute towards accommodating the population growth of Highfields, while maintaining the character of the area. Refer also to the response to 3.3.1.
3.3.4 Element – suburban neighbourhoods	Yes	The development has been designed to provide lots which are intended to accommodate single Dwelling Houses that are on larger blocks. The development has been designed to provide an appropriate transition from low-medium density residential to the west and rural residential to the east in order to maintain the residential character within both areas.
3.3.5 Element – urban neighbourhoods	No	
3.3.6 Element – centres of activity	No	

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3.7 Element – central business district (CBD)	No	
3.3.8 Element – sustainable urban development	Yes	The development has been designed to respect sustainable urban development principles.
3.3.9 Element – rural landscape	No	
3.3.10 Element – natural places	No	
3.3.11 Element – development constraints	Yes	Development constraints are identified within the overlay maps of the planning scheme and have been addressed in the response to applicable overlay codes where appropriate.
3.3.12 Element – incompatible land uses	No	
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes	No	The site does not contain areas of environmental significance and is not considered to adversely impact environmentally significant areas in the surrounding locality. The development involves the creation of residential lots and accordingly will not result in adverse impacts on the surrounding environment or nearby sensitive receptors.
3.4.2 Element - protect ecosystems with biodiversity values	No	
3.4.3 Element – waterways, wetlands and aquifers	No	
3.4.4 Element - air quality	No	
3.4.5 Element – climate change	No	
3.4.6 Element – environmental offsets	No	
3.5 COMMUNITY IDENTITY AND DIVERSITY		
3.5.1 Strategic Outcomes	Yes	The proposed development involves a residential subdivision in an area suitable for such purposes. The development responds to a growing demand for residential allotments and a mix of housing styles in Highfields and will not compromise the amenity of surrounding land uses. The proposal will result in the establishment of a new residential community that is highly accessible to surrounding community and recreation uses and provides a logical extension of urban infrastructure networks to service the development. The development reinforces

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
		Highfields as a primary growth area and also assists in providing a transition between low-medium residential and rural residential to maintain the residential amenity within both areas. The proposed lots also assist in providing an alternate housing choice within Highfields by providing predominately 1,000m ² lot sizes which are generally not provided within other developments and zones.
3.5.2 Element – rural community identity	No	
3.5.3 Element – Toowoomba City identity	No	
3.5.4 Element – urban design	No	
3.5.5 Element – community facilities and services	No	
3.5.6 Element – sport and recreation	Yes	The development makes provision for active transport and connections to parks/open space throughout the locality.
3.5.7 Element – urban parks and public places	Yes	Refer to the response to 3.5.6.
3.5.8 Element – housing diversity and affordability	Yes	The site is located within a serviced area and accordingly, smaller lots are considered appropriate to allow for the efficient use and extension of urban infrastructure networks in proximity to the site. The proposed development provides smaller lots of around 600m² in size adjacent to Cronin Road, where existing development to the west has characterised the area for Low-Medium Density Residential Development. The proposal then involves increased lot sizes around 1,000m² adjacent to the eastern boundary of the site, where larger lots are likely to be facilitated in the future due the rural residential zoning. The majority of lots within the estate are around 1,000m² in size. The lots of this size are not generally provided as the residential density is significantly less than the minimum density expected within the Low Density Residential Zone and are smaller than the minimum lot size in the Rural Residential Zone. Accordingly, the proposal assists in providing a greater housing choice within the Highfields area by providing a predominate lot size not afforded within other developments or zones around Highfields. Additionally, the development provides a transition in lot sizes from low-medium density residential land to the west to larger rural residential land to the east. The development also involves a residential density of approximately 8.05 dwellings per hectare, which is almost half of the minimum density required in the Low Density Residential Zone, ensuring that the development is of a very low residential character and density.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.5.9 Element – cultural diversity and heritage	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes	Yes	The proposed development has been designed to incorporate appropriate stormwater management practices to ensure it does not impact on the region's water resources. Reference is made to the Stormwater Management Plan attached at Appendix E .
3.6.2 Element – scenic amenity	No	
3.6.3 Element – water resources	Yes	Refer to the response to 3.6.1.
3.6.4 Element – sustainable production	No	
3.6.5 Element – natural economic resources	No	
3.6.6 Element – stock routes	No	
3.7 ACCESS AND MOBILITY		
3.7.1 Strategic Outcomes	Yes	The proposal will result in the establishment of a new residential community that is highly accessible to surrounding community and recreation uses and provides a logical extension of urban infrastructure to service the development. The site is located in proximity to existing local and regional level parks which appropriately service the needs of the community. Reference is made to the Engineering Infrastructure Report attached at Appendix F .
3.7.2 Element – integrated transport system	Yes	Refer to the response to 3.7.1.
3.7.3 Element – active transport	Yes	Refer to the response to 3.7.1.
3.7.4 Element – public transport	Yes	Refer to the response to 3.7.1.
3.7.5 Element – road network	Yes	Refer to the response to 3.7.1.
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes	Yes	The proposed development will be serviced by necessary urban infrastructure including reticulated water, sewer, telecommunications and electricity supply networks. The proposed development also allows for existing urban infrastructure networks to be utilised by a greater

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
		number of properties in order to maximise their efficiency. Reference is made to the Engineering Infrastructure Report attached at Appendix F .
3.8.2 Element – coordinated infrastructure planning and delivery	Yes	Refer to the response to 3.8.1.
3.8.3 Element – integrating water management and infrastructure	Yes	Refer to the response to 3.8.1.
3.8.4 Element – waste water management infrastructure and services	Yes	Refer to the response to 3.8.1.
3.8.5 Element – utility infrastructure and services	Yes	Refer to the response to 3.8.1.
3.8.6 Element – waste management and recycling	Yes	Refer to the response to 3.8.1.
3.9 ECONOMIC DEVELOPMENT		
3.9.1 Strategic Outcomes	Yes	The proposal will result in the establishment of a new residential community that is highly accessible to surrounding community and recreation uses and provides a logical extension of existing residential land and urban infrastructure to service the development.
3.9.2 Element - economic growth	No	
3.9.3 Element – activity centres and employment	No	
3.9.4 Element – creative & knowledge-based industries	No	
3.9.5 Element – tourism	No	

APPENDIX B - ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Animal husbandry and cropping uses		
PO ₁ Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO _{1.1} Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback 50m from any dwelling on surrounding land.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve Animal Husbandry or Cropping uses.
PO ₂ Development does not adversely impact on the amenity and character of the locality, having regard to the scale and visibility of buildings and structures.	AO _{2.1} Building height does not exceed two (2) storeys or 8.5m in height above natural ground level.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve Animal Husbandry or Cropping uses.
PO ₃ Development does not adversely impact on the amenity and character of the locality, having regard to odour and other emissions.	AO _{3.1} Cropping does not involve chemical spraying unless a 40m vegetated buffer is provided between crops and adjoining land.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve Animal Husbandry or Cropping uses.
Dwelling House		
PO ₄ Dwellings have safe, all weather road access.	AO _{4.1} A formed access road is provided to the dwelling.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a new use of premises. Notwithstanding this, the proposed development has been designed to ensure all lots have direct access to a formed road.
PO ₅ An adequate, safe and reliable supply of potable and general use water is provided.	AO _{5.1} The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres where not connected to a reticulated water supply.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a new use of premises. Each lot will be connected to Council's reticulated water supply infrastructure.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₆ Wastewater generated on site is treated and disposed of in a sustainable manner.	AO _{6.1} Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a new use of premises. Each lot will be connected to Council's reticulated wastewater infrastructure.
PO ₇ The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO _{7.1} The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO _{7.2} The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a new use of premises. Notwithstanding this, the site is appropriately separate from exiting intensive animal industry and extractive industry uses.
Caretaker's accommodation		
PO ₈ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO _{8.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum area of 8m ² with minimum dimensions of 2.4m.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a Caretaker's Accommodation.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.	
Non-residential Uses – Scale of where involving an existing building		
PO ₉ The non-residential use is of a scale and intensity that: (a) is compatible with the character of the streetscape and the residential appearance of the locality; and (b) does not undermine the viability of other centres or services/facilities.	AO _{9.1} The use: (a) carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25m ² ; (c) is a single tenancy only; and (d) does not involve outdoor dining.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.
Non-residential Uses – Noise Amenity		
PO ₁₀ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{10.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.
PO ₁₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{11.1} Where involving a shop or food and drink outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm. AO _{11.2} Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.
Non-residential Uses – Privacy and Screening		
PO ₁₂ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{12.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{12.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	all boundaries shared with an adjoining residential use. AO_{12.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	
PO ₁₃ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{13.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.
Non-residential Uses – Outdoor Lighting		
PO ₁₄ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO_{14.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO_{14.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.
Non-residential Uses – Impact on Road Network		
PO ₁₅ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{15.1} Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes		Acceptable outcomes	Compliance summary
Building Work (not associated with a Material Change of Use)			
PO ₁₆	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{16.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building works.
PO ₁₇	Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{17.1} No reduction of previously approved landscaping areas is to occur.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building works.
PO ₁₈	Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{18.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building works.
PO ₁₉	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{19.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{19.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building works.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Uses			
PO ₁	The zone accommodates very low density forms of housing and other small-scale uses that service the day to day needs of local residents.	AO_{1.1} Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) child care centre; (c) community residence; (d) cropping; (e) dwelling house; (f) emergency services; (g) health care services; (h) home based business; (i) major electricity infrastructure; (j) roadside stall; (k) rural works' accommodation; (l) shop; (m) substation; (n) veterinary services; and (o) recreation activities where for small scale outdoor sport and recreation uses. AO_{1.2} Uses which are inconsistent with the intent of the zone include: (a) business activities (other than those listed in AO_{1.1}); (b) rural activities (other than animal husbandry, cropping and roadside stalls); (c) entertainment activities; (d) industry activities; and (e) recreation activities (other than small scale outdoor sport and recreation).	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a new use of premises. Notwithstanding this, the proposed lots are intended for future Dwelling Houses which are consistent with the intent of the zone.

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Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
PO ₂	Non-residential uses: (a) provide for the day to day needs of the immediate rural residential community and do not undermine the viability of nearby centres; (b) have access to all necessary infrastructure and services; (c) are of a nature that is compatible with the semi-rural and low intensity residential character of the zone; (d) are in buildings of a scale that is consistent with the surrounding rural residential area; and (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential land use.
Site Layout			
PO ₃	The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and	No acceptable outcome is nominated.	Complies. The proposed development has been designed to ensure it appropriately responds to the physical characteristics of the site and surrounding locality.

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Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
(f) there is adequate buffering, screening or separation to adjoining development.			
Amenity			
PO ₄	Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.	Complies. The proposed development has been designed to ensure it maintains a high level of residential amenity where possible.
Stables			
PO ₅	Stables do not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	AO _{5.1} No horse is stabled closer than 15m to a residential building on an adjoining lot. AO _{5.2} Wastes are collected and disposed of daily. AO _{5.3} All food/waste holding areas and receptacles are contained and covered.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve stables.
Precincts			
PO ₆	Development in the 4,000m ² precinct: (a) does not require the creation of lots smaller than 4,000m ² ; and (b) maintains a very low density residential character.	No acceptable outcome is nominated.	Performance Solution. Reference is made to the assessment of the development against the Strategic Framework at Appendix A and the Overall Outcomes of the Rural Zone Code at Section 4.8.2. The site is located within a serviced area and accordingly, smaller lots are considered to allow for the efficient use and extension of urban infrastructure networks in proximity to the site. Additionally, the development provides a transition in lot sizes from low-medium density residential land to the west to larger rural residential land to the east. The development also involves a residential density of approximately 8.05

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
			dwellingings per hectare, which is almost half of the minimum density required in the Low Density Residential Zone, ensuring that the development is of a very low residential character and density. Despite the non-compliance of the development with the minimum lot size, the development is considered to comply with the overall planning intent of the Planning Scheme and zone.
PO ₇	Development in the 1 ha precinct: (a) does not require the creation of lots smaller than 1 ha; (b) maintains the semi-rural character; and (c) is subservient to and integrates with the natural or rural landscape.	No acceptable outcome is nominated.	Not Applicable. The site is not located within the 1 hectare precinct.
PO ₈	No acceptable outcome is nominated.	No acceptable outcome is nominated.	Not Applicable.
PO ₉	Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	Complies. Each lot will be connected to Council's reticulated wastewater infrastructure.

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₈ An interconnected street network focuses on local centres and has strong links between local centres and the Highfields Town Centre.  Figure 1: Diagram of the neighbourhood unit which is based on a 400m radius, five-minute walk to local centre. Source: Liveable Neighbourhoods – a Western Australian Government sustainable cities initiative	No acceptable outcome is nominated.	Not Applicable. The site is not located within the Low-Medium Density Residential Zone.
Structure and Built Form – Where in the Highfields Town Centre		
PO₉ Developments that include higher density residential development are located within a convenient and accessible walking distance from the Highfields Town Centre Core Precinct, except where the residential component would conflict with the efficient operation of vehicle-oriented uses such as community facilities, bulky	AO_{9.1} Residential development within the Highfields Town Centre (excluding the Highfields Town Centre Frame Precinct) achieves densities of up to 40 dwellings units per hectare (nett). AO_{9.2} Residential development does not occur in the Highfields Town Centre Frame Precinct.	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
goods retailing and service industries in the Highfields Town Centre Frame Precinct.		
PO ₁₀ Development is of a density, scale and form that accentuates the dominance of the Highfields town centre.	AO_{10.1} Development has a maximum height of: (a) Four (4) storeys in the Highfields Town Centre Core Precinct; (b) Three (3) storeys in the Highfields Town Centre Frame Precinct; and (c) Four (4) storeys in the Highfields Medium Density Residential Precinct. AO_{10.2} Development has a maximum density of 40 dwellings per hectare (nett) in the Highfields Medium Density Residential Precinct.	Not Applicable. The site is not located within the Highfields Town Centre.
PO ₁₁ Development in the Highfields town centre supports the creation of 'main street' environments generating pedestrian activity and facilitating active pedestrian focussed street frontages.	AO_{11.1} For sites in the Highfields Town Centre Core Precinct: (a) residential accommodation is limited to the floors above the first two (2) levels of a building; and (b) commercial and retail premises are provided in shopfront tenancies at ground level or in upper floors. AO_{11.2} For sites in the Highfields Town Centre Medium Density Residential Precinct non-residential uses occur in shopfront tenancies at ground level only and are associated with residential accommodation at levels above the ground floor.	Not Applicable. The site is not located within the Highfields Town Centre.
PO₁₂ Development is designed to accommodate a mix of activities that: (a) can be interchanged between tenancies without substantial design alterations; (b) are mutually compatible;	AO_{12.1} Buildings have floor to ceiling heights generally in accordance with the following: (a) ground level: 3.3m minimum to allow for commercial and/or retail uses; and (b) all other floors: 3m minimum.	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) allow for a range of densities and housing types; and (d) provide for the daily convenience needs of customers.		
PO₁₃ Buildings are designed to: (a) achieve distinction between various elements and levels; (b) relate to the human scale, particularly at interfaces to public streets and communal/semi-public spaces; and (c) screen carparking, service areas, building plant and other components and activities that have the potential to adversely impact on amenity.	AO_{13.1} Buildings over two (2) storeys have distinct street level and upper level elements with distinctions between elements achieved through varied setbacks and/or variations in building materials, colours, and textures at the threshold between the elements. AO_{13.2} Development in the Highfields Town Centre Core Precinct fronting a 'Main Street' are built to the front boundary at street level and set back at upper level. AO_{13.3} Development in the Highfields Town Centre Core Precinct integrates car parking areas within or beneath buildings so that carparking areas are screened from view from pedestrian thoroughfares. AO_{13.4} Development in the Highfields Town Centre Frame Precinct integrates carparking areas and structures so that: (a) car parking areas are located within, behind or beneath buildings so that they are screened from view from pedestrian thoroughfares; and (b) carparking areas are consolidated and accessed from shared driveways. AO_{13.5} Services, structures and mechanical plant (including individual air conditioning equipment for dwelling units) are visually integrated into the	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	design and finish of the building or effectively screened from view. AO_{13.6} Roofs include pitches, gables, skillions or other articulated styles, and include other articulated features such as parapets, where in the Highfields Town Centre Core Precinct and Highfields Town Centre Frame Precinct.	
PO₁₄ Ground storeys with frontages to public open spaces incorporate open and active uses that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants).	AO_{14.1} Development in locations identified as having 'Active Frontages' on Figure 2d – Highfields Town Centre Precinct - Pedestrian/Cyclist Network, incorporate one or more of the following uses at ground floor level: (a) community use; (b) educational establishment; (c) food and drink outlet; (d) health care services; (e) service industry; (f) shop; (g) showroom; and (h) veterinary services. AO_{14.2} Entrances to buildings address the street or public space to which the building has frontage. AO_{14.3} Where buildings are located on a corner site, the main entrance faces the principal street or the corner. AO_{14.4} Clear windows are provided at ground storey and grille or translucent security screens (where provided) are used rather than solid shutters, screens or roller-doors. AO_{14.5} Buildings which front a street or public open space incorporate shops or food and drink outlets.	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₁₅ Patterns of lots, urban spaces, buildings and uses: (a) facilitate convenient pedestrian and vehicular access; (b) provide clear, safe and convenient connections to existing streets, public transport routes and paths for pedestrians and cyclists; (c) provide for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces; (d) maintain visual links to important views or key features of the Highfields town centre (indicated as placemaking features on Figure 2a – Highfields Town Centre Precinct - Key Features); and (e) provide for buildings facing streets and public open spaces that have their entries visible, clearly recognisable and accessible from the street or public space.	No acceptable outcome is nominated.	Not Applicable. The site is not located within the Highfields Town Centre.
Major Design Features – Where in the Highfields Town Centre		
PO₁₆ The 'Town Square' is: (a) the pre-eminent civic space and community focal point for the Highfields District. It is generally located central to the Highfields Town Centre Core Precinct and fronting part of O'Brien Road (the 'Main Street');	AO_{16.1} The area of the Town Square is at least 7,500m² with a frontage of at least 80m to the 'Main Street'. Refer to Figure 2b – Highfields Town Centre Precinct - Key Features for indicative location of the 'Town Square'. AO_{16.2} The land required for the Town Square is surveyed and transferred to Council as part of the first development approval for any	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
(b) an urban open space that provides an appropriate balance of urban outdoor spaces and green space areas within the Highfields Town Centre Core Precinct. It is flanked by buildings with uses such as restaurants and cafes and positioned between the anchor stores and associated commercial tenancies located on either side of the 'Main Street'; (c) a functional public space provided with landscape treatments and passive recreational opportunities such as street furniture, shade trees, ground covers, shade structures, water features and other physical embellishments. It is available for managed use by the community for social functions, informal gatherings and other passive usage of the civic space. In this regard, the area for the 'Town Square' is dedicated to Council for public ownership; and (d) convenient pedestrian and cycle access connections enable movement of people to and from the 'Town Square' and 'Main Street', to other parts of the Highfields Town Centre Core Precinct and beyond.	assessable development (material change of use or reconfiguring a lot) that includes the land identified as containing the Town Square on Figure 2b – Highfields Town Centre Precinct - Key Features.	
PO₁₇ The 'Main Street' is the main retail, business and entertainment spine of the Local Plan area. It comprises a diverse mix of business activities to service the higher order retail and commercial needs of the community, with significant developments provided in appropriate locations so as not to be visually dominant and	AO_{17.1} Buildings fronting the 'Main Street' have articulated and textured façades. The design incorporates a low proportion of solid massing and an open appearance by using two or more elements such as: (a) colonnades; (b) awnings;	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
to reinforce the intent and function of the Highfields Town Centre Core Precinct.	(c) balconies; (d) eaves; (e) recesses; and/or (f) windows. AO_{17.2} Blank, unarticulated walls longer than 10m are not provided on the 'Main Street'. Articulation of frontages can be achieved through the use of: (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in the treatment and patterning of windows, sun protection devices, or other elements of a façade; (c) elements of a finer scale than the main structural framing; and (d) murals or artworks.	
PO ₁₈ The 'Main Street' is a shared, low vehicle speed street for pedestrians, cyclists and vehicles. It has generous footpath widths, a high standard of soft and hard landscape treatments. Footpaths are covered by street tree canopies and building awnings providing shade for pedestrians. A vibrant and active street-front is displayed.	AO_{18.1} Development that fronts the 'Main Street', located as shown on Figure 2b – Highfields Town Centre Precinct - Key Features, is constructed to Council development standards including: (a) 30m wide ultimate road reserve; (b) single carriageway lane in each direction; (c) 5m road reserve dedication (per fronting lot); (d) 5m wide paved footpath; (e) 2m on road cycle lanes in each direction; (f) minimum 3m width, over footpath awning; (g) kerbside perpendicular or angled parking; (h) street tree plantings in footpath and/or parking spaces; (i) street furniture; (j) low speed environment;	Not Applicable. The site is not located within the Highfields Town Centre.

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₂₄ Street furniture is provided and meets the needs of likely users and contributes to the desired character and landscaping theme of the centre and includes, but is not limited to, seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting.	AO_{24.1} Development in the Highfields Town Centre Core Precinct incorporates the provision of street furniture and landscape works where the scale of the development exceeds: (a) for mixed use development including residential uses: 25 dwellings/hectare (nett); (b) for Shops and Shopping Centres, over 1,000m² GFA; (c) offices over 500m² GFA; (d) short-term accommodation over 1,000m² GFA. AO_{24.2} Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape. AO_{24.3} Incorporation of street furniture and landscape works is provided in accordance with a streetscape planting design manual, relevant planning scheme policy or in the absence of these as per an agreement between the Council and the developer of the land use for the reasonable provision of streetscape works that enable the intent of the Precinct to be achieved. AO_{24.4} Bicycle parking facilities are provided in accordance with the Austroads Guide to Traffic Management – Part 11: Parking (Section 7.8.5), and are designed to meet AS 2890.3-1993.	Not Applicable. The site is not located within the Highfields Town Centre.
PO ₂₅ Street trees and landscaping treatment contribute to the character, amenity, utility and safety of public and semi-public thoroughfares	AO _{25.1} Street trees are provided along footpaths, in public open spaces and in carparks, consistent with the requirements of the Landscaping Code.	Not Applicable. The site is not located within the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
and spaces. Premises are attractively landscaped to fulfil the function, location, use and setting relevant to the premises. Landscaping is integrated with the built form to create focal points in appropriate locations.	AO_{25.2} Lighting is located consistent with the Works Code. AO_{25.3} Soft landscaping (vegetation, planting and the like) and hard landscaping (paving, retaining walls and the like) is provided on premises, in the following forms: (a) trees, low planting and hard landscaping are provided along street frontages or access ways, for a minimum width of 3m; (b) shade trees are provided in car parks at a rate of one (1) tree per six (6) spaces; (c) a landscaped buffer strip is provided between the business and commercial use and any adjacent residential uses at ground level, which: (i) has a minimum width of 3m; (ii) is planted with a variety of screening trees and shrubs (species selected appropriate to the task and scale of development to be screened from view); and (iii) incorporates solid fencing or walls of at least 1.8m in height where acoustic attenuation is required; (d) roof-top planting is to soften the appearance of buildings and provide visual amenity, especially for residential mixed use buildings; and (e) planting is integrated with the design of any multi-level car parking structures. AO_{25.4} For mixed use development incorporating residential uses and/or office uses, the provision	

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

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

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{28.2} Loading and service bays are located at the rear of the premises or where appropriate below ground level and accessed by streets that are not identified in Figure 2d– Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	
Residential Amenity		
PO ₂₉ Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO_{29.1} Development is to ensure that: (a) Habitable rooms or private open space of a dwelling are separated by at least 9m; or (b) Outlook from windows, balconies, and terraces is screened where a direct view is available into a habitable room or private open space of a dwelling; or (c) Windows have translucent glazing or sill heights of at least 1.7m where within 9m of a habitable room or private open space of a dwelling. AO_{29.2} Where screening is used, it: (a) is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (b) is permanent and fixed, and designed to blend in with the development.	Complies. The proposed development has been designed to ensure lots are of a sufficient size to ensure future dwellings can be appropriately designed in order to achieve a good residential outcome and maintain privacy for residents.
PO ₃₀ Mixed use development incorporating residential uses provides reasonable standards of identity, privacy and security for residents and their visitors.	AO_{30.1} Pedestrian entries are prominent when viewed from the street, are clearly defined, signposted, and well lit for safety. AO_{30.2} Entries to the residential component of a mixed use development are clearly separated from non-residential entrances.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new buildings or structures.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO_{30.3} Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and separate from non-residential building users. AO_{30.4} Development fronting streets, open space areas and dwellings: (a) provides vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) locates site service facilities and refuse storage/collection areas away from residential dwelling units, and away from the frontage to a public street or park in a manner that would result in bins being directly visible from those public spaces; (c) limits service vehicle loading/unloading to between 7:00 am and 6:00 pm; and (d) designs and locates ventilation and mechanical plant that does not direct noise and odours toward nearby dwelling units.	
PO₃₁ Development that includes a residential component is provided with private open space which: (a) facilitates active use by residents; (b) has adequate privacy; (c) has access to direct sunlight; and (d) has convenient access from a main living area.	AO_{31.1} Landscape design allows for shading and sunlight to communal areas, privacy buffers between dwelling units and assists in providing microclimatic control. AO_{31.2} A minimum of 20% of the site is provided as landscape and recreation spaces each with a minimum dimension of 3m. AO_{31.3} Development includes a screened area within or outside of the building envelope for storing refuse bins.	Not Applicable. The proposed development is for Reconfiguring a Lot. Any future residential development will incorporate appropriate landscaping at that stage.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁ The lots resulting from the rearrangement of boundaries does not contribute to: (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO _{1.1} No additional lots are created by the rearrangement of boundaries. AO _{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.	Not Applicable. The proposed development does not involve a Boundary Realignment.
PO ₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	AO _{2.1} All lots resulting from rearrangement of boundaries: (a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; (b) do not require additional infrastructure connections or augmentation of existing connections; (c) except where in the Rural Zone, have sealed vehicle crossovers; (d) have stormwater drainage for lots 4000m ² or less: (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.	Not Applicable. The proposed development does not involve a Boundary Realignment.
PO ₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	AO _{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve a Boundary Realignment.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Lot Sizes and Design		
PO₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to: (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. Editors note: i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. ii. A building envelope may demonstrate suitability to accommodate future development.	AO_{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4. AO_{4.2} Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for: (a) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations; (b) private open space and recreation areas; (c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.	Performance Solution. The proposed lots have been designed to ensure they provide sufficient area, frontage and dimensions, and road access in order to facilitate their future development for Dwelling Houses. Not Applicable. The site is not located within the Low-Medium Density Residential Zone.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Master Planning		
PO₁ Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development: (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks.	AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.	Not Applicable. The scale of the development is such that the proposal does not include a Master Plan for the surrounding area. Notwithstanding this, the development has been designed to provide road connections to the east and south in order to facilitate their future logical development.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by: (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area.	Where included in a local plan: AO_{2.1} Neighbourhood design and lot layout is consistent with the requirements of any local plan. All other circumstances: No acceptable outcome provided.	Complies. Refer to the assessment against the Highfields, Meringandan, Meringandan West Local Plan Code above.
PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by: (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas;	<i>In partial fulfilment of the performance outcome:</i> AO_{3.1} A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	Not Applicable. The proposed development does not involve the creation of lots less than 450m². The proposed development has been designed to ensure it appropriately responds to the physical characteristics of the site and surrounding locality.

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Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(b) minimum depth of 30m. AO _{4.3} Street blocks fronting local streets do not exceed 100m in length.	
PO ₅ Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO _{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Not Applicable. The site is not suspected of being contaminated.
PO ₆ The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres.	No acceptable solution is nominated.	Complies. The proposed development has been designed to ensure it appropriately integrates with the surrounding locality. The proposed new roads provide connections to the east and south to facilitate the orderly and logical development of the surrounding land in the future. The development also provides suitable pedestrian footpaths which connect to the surrounding pedestrian network.
PO ₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;	No acceptable solution is nominated.	Complies. The proposed development has been designed to ensure that the new roads allow for the creation of a high-quality residential streetscape through the incorporation of street trees, footpaths and larger lots. The proposed lots are also of a suitable design to ensure that future Dwelling Houses can be designed and provide suitable landscaping in order to further contribute to the residential amenity of the streetscape.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting.		
PO ₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	Not Applicable. The proposed development is not intended to cater for non-residential development. Accordingly, the proposed lots have been designed to cater for future residential development.
PO ₉ Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types:	AO _{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and	Not Applicable. The site is not located within the Low-Medium Density Residential Zone or Emerging Community Zone.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses. (b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots contribute significantly to diversity within a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors. (c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m. (d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot.	(b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.	
PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.	AO_{10.1} Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	Not Applicable. The site is not located within the Low-Medium Density Residential Zone.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₁ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.	No acceptable outcome is nominated.	Not Applicable. The site is not located within a centre zone.
Lot Sizes and Design		
PO ₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO _{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable. The site is not located within the Emerging Community Zone.
PO ₁₃ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO _{13.1} Lots have a minimum area as shown in Table 9.4.5:4.	Not Applicable. The site is not located within the Rural Zone.
Movement network design		
PO ₁₄ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate;	AO _{14.1} The street and road network is consistent with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. The proposed new roads have been designed and located to ensure they comply with the relevant engineering requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F .

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.		
PO ₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO _{15.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. The proposed new roads have been designed and located to ensure they comply with the relevant engineering requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F .
PO ₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	Complies. The proposed roads have been designed to ensure they do not operate as through routes. A pedestrian connection is provided in the south-west corner which can allow for pedestrians and cyclists to move through the site.
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. The proposed new intersection and pedestrian crossings have been designed and located to ensure they comply with the relevant engineering requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F .
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 –	Complies. The proposed new roads and Cronin Road are local roads and therefore residential vehicle access to the new lots are considered appropriate in this instance.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<i>Engineering Standards – Roads and Drainage Infrastructure.</i>	Any future crossovers can be designed and constructed in accordance with the relevant engineering requirements.
PO ₁₉ On-road car parking is provided according to projected needs taking into account: (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.	AO _{19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.	Complies. The proposed new roads are of a suitable design which will facilitate on-street parking. Existing on-street parking is also already provided along the western side of Cronin Road.
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure.</i>	Complies. The proposed development has been designed to ensure the efficient and cost-effective provision and maintenance of infrastructure.
PO ₂₁ Rear lanes are designed to: (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed	AO _{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure.</i>	Not Applicable. The proposed development does not involve rear lanes.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas.		
PO₂₂ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.	AO_{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	Performance Solution. The proposed new roads are considered to be of a lower order than Cronin Road. Any future public transport services should be located along Cronin Road. On this basis, the development has been designed to provide sufficient pedestrian connections between the site and Cronin Road to provide connections in the event of these future services.
Road design		
PO₂₃ The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	AO_{23.1} Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. The proposed new roads have been designed and located to ensure they comply with the relevant engineering requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Pedestrian and cyclist facilities		
PO₂₄ A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.	AO_{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{24.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i>.	Complies. The proposed development has been designed to incorporate appropriate footpaths for pedestrians and cyclists. The proposed footpaths will be designed and constructed in accordance with the relevant engineering requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F.
PO₂₅ The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	No acceptable outcome is nominated.	Complies. The proposed pedestrian footpaths have been located to ensure they allow for the provision of street trees, do not compromise the operation of or access to other infrastructure, and considered CPTED principles.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.	AO _{26.1} Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> and <i>Austrroads Guide to Road Design Part 4: Intersections and Crossings: General</i> .	Complies. The proposed new intersection and pedestrian crossings have been designed and located to ensure they comply with the relevant engineering requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F .
Public transport		
PO ₂₇ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	No acceptable outcome is nominated.	Complies. The proposed development does not hamper the future extension of public transport routes along Cronin Road. The development provides suitable pedestrian connections to Cronin Road to provide access to these services in the future if they occur.
PO ₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO _{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	Not Applicable. The site located within the Rural Residential Zone.
PO ₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	Not Applicable. The site is not located within proximity to existing or potential public transport stations. The proposed development does not hamper the future extension of public transport routes along Cronin Road. The development provides suitable pedestrian connections to Cronin Road to provide access to these services in the future if they occur.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Open Space Network		
PO₃₀ Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which:	AO_{30.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.	Not Applicable. The site is noted identified as being required to provide a future trunk park under the Local Government Infrastructure Plan.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values.		
PO₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	AO_{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme. AO_{31.1} The public park meets the standards identified in Table 9.4.5:3.	Not Applicable. The site is noted identified as being required to provide a future trunk park under the Local Government Infrastructure Plan.
PO₃₂ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping;	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the creation of park. The proposed lots are all located within approximately 600m of Sandy Brennan Park, which is a local park located on Crooke Street. The site is also located within approximately 700m of the Highfields Sport & Recreation Park which is a regional park located on Cronin Road. Accordingly, given the proximity of the

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.		site to two (2) parks, one (1) of which is a regional level park is sufficient to cater for the needs of future residents.
Amenity		
PO ₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.	No acceptable outcome is nominated.	Not Applicable. The site is not located in proximity to incompatible uses.
PO ₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve lots intended for industrial or commercial purposes.
PO ₃₅ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{35.1} Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: (a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and	Not Applicable. The site is not located in proximity to industrial zoned land.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met through the use of measures such as: (i) landscaping and open space; (ii) setbacks; (iii) the orientation of lots away from the industrial area; (iv) barriers, mounds and fencing; and/or (v) screening.	
Safety and security		
PO₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO_{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.	Complies. The proposed development has been designed to incorporate CPTED principles where possible.
Natural values		
PO₃₇ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO_{37.1} Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following:	Complies. The proposed lots will be connected to Council's reticulated water supply network in accordance with the relevant requirements. Reference is made to the Engineering Infrastructure Report attached at Appendix F.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings.	
PO ₃₈ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	Not Applicable. The site does not contain areas of ecological significance.
PO ₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated.	Not Applicable. The site does not contain waterways, wetlands, habitat areas or ecological corridors.
Climatic response		
PO ₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<i>In partial compliance with the performance outcome:</i> AO _{40.1} Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. AO _{40.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	Complies. The proposed lots have been designed to ensure that future Dwelling Houses can be suitably designed to incorporate climate responsive design features.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Services		
PO ₄₁ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure.	No acceptable outcome is nominated.	Complies. The proposed lots will be connected to all urban infrastructure networks in an efficient and sustainable manner. Reference is made to the Engineering Infrastructure Report attached at Appendix F .
Noise Impacts		
PO ₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO _{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB <i>L_{A10}(18hr)</i> . AO _{42.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	Not Applicable. The site is not located near a regional arterial, sub-arterial or distributor road.
PO ₄₃ Noise attenuation measures: (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and	No acceptable outcome is nominated.	Not Applicable. The proposed development does not require or propose noise attenuation measures.

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Performance outcomes	Acceptable outcomes	Compliance summary
(c) are designed to discourage crime and anti-social behaviour, having regard to: (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance.		
Air Quality		
PO ₄₄ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.	No acceptable outcome is nominated.	Complies. The site is not located in proximity to any existing land uses or land zoned in such a way which would facilitate air quality impacts on the proposed residential lots.
Additional requirements for volumetric subdivision		
PO ₄₅ The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a volumetric subdivision.
Hatchet Lots		
PO ₄₆ Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and	AO _{46.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	Not Applicable. The proposed development does not involve Hatchet Lots.

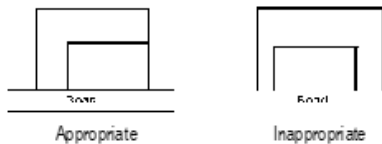
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Performance outcomes	Acceptable outcomes	Compliance summary
400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs); (d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and (e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).		
PO₄₇ The location and configuration of the access strip/easement and main body does not compromise: (a) the streetscape qualities of the area; (b) the residential amenity of the area; or (c) the Street System.	AO_{47.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below. Figure 1  AO_{47.2} The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below.	Not Applicable. The proposed development does not involve Hatchet Lots.

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Performance outcomes	Acceptable outcomes	Compliance summary
	Figure 2  Appropriate Inappropriate	
PO₄₈ The configuration of hatchet lots maintain the ability of existing buildings and structures to – (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) not adversely impact on the amenity and privacy of residents on adjoining lots.	AO_{48.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.	Not Applicable. The proposed development does not involve Hatchet Lots.
PO₄₉ The access strip/easement: (a) has a minimum width of 6 metres for its full length; (b) is located on the southern or western side of the lot; (c) has a maximum length of 30 metres; (d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below).	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve Hatchet Lots.

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Performance outcomes	Acceptable outcomes	Compliance summary
Figure 3 One driveway within 6m of access strip One driveway with 6m of access strip Two driveways within 6m of access street		
PO₅₀ Stormwater is discharged from the site to a lawful point of discharge, as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control. Note: Land over which Council has tenure or control does not include Council's open space network.	AO_{50.1} The site: (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.	Not Applicable. The proposed development does not involve Hatchet Lots.

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Performance outcomes	Acceptable outcomes	Compliance summary
Reconfigurations creating lots less than 450m² in area in a residential zone		
PO₅₁ Lot reconfigurations creating lots less than 450m² and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development. Note: <i>Orderly</i> neatly and methodically arranged. <i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour. <i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole <i>Timely</i> done or occurring at a favourable or useful time.	AO_{51.1} Lot reconfigurations creating lots less than 450m² incorporate an Approved Plan of Development prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following: (a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths; (b) land slope and major infrastructure items; (c) primary and secondary street frontages (if necessary); (d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations); (f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m²: (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and	Not Applicable. The proposed development does not involve lots less than 450m² in size.

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Performance outcomes	Acceptable outcomes	Compliance summary										
	(iii) driveway crossovers											
PO ₅₂ The lots are located on a road that is appropriate to accommodate small lots.	AO _{52.1} Small lots are located in accordance with the following table: <table><tr><th>Proposed lot width</th><th>Vehicle Access Location</th></tr><tr><td>Lot width <10m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 10 – 12.4m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 12.5 – 14.9m</td><td>Laneway, Local, collector or distributor roads only</td></tr><tr><td>Lot width >15m</td><td>Laneway, Local, collector, distributor or sub-arterial roads only</td></tr></table> Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	Not Applicable. The proposed development does not involve lots less than 450m ² in size.
Proposed lot width	Vehicle Access Location											
Lot width <10m	Laneway, Local or collector roads only											
Lot width 10 – 12.4m	Laneway, Local or collector roads only											
Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only											
Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only											
PO ₅₃ Small lots are located so as to minimise the need to cut and fill the land.	AO _{53.1} Small lots are located on land with a pre-development gradient of less than 10%;	Not Applicable. The proposed development does not involve lots less than 450m ² in size.										
PO ₅₄ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO _{54.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	Not Applicable. The proposed development does not involve lots less than 450m ² in size.										
Reconfigurations facilitating Dual Occupancy development												
PO ₅₅ Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone	AO _{55.1} Lot reconfigurations designate lots for Dual Occupancy development;	Not Applicable. The proposed lots are not intended for Dual Occupancies.										

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Performance outcomes	Acceptable outcomes	Compliance summary
and Township Zone facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy becoming the dominant form of housing within a street.	AO_{55.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development. AO_{55.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development. AO_{55.4} Hatchet lots are not designated as Dual Occupancy lots. See Figure 4  Each red line in this figure is an example of the extent of a street block. No more than 20 percent of properties within the street block are designated for dual occupancy development.	

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Performance outcomes	Acceptable outcomes	Compliance summary
	Figure 4	
PO ₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.	AO _{56.1} Lots designated for Dual Occupancy development: (a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low Density Residential Zone, Emerging Community Zone or Township Zone; and (c) are rectilinear in shape; and (d) have a frontage that is consistent with the minimum frontage required for the applicable zone.	Not Applicable. The proposed lots are not intended for Dual Occupancies.