



CHANGE APPLICATION (OTHER)

Development Permit – Material Change of Use

Googa Ridge Outdoor Education Facility

571 Nukku Road, Googa Creek

PLANNING REPORT

AUGUST 2026

TOOWOOMBA | IPSWICH

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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	571 Nukku Road, Googa Creek
Real Property Description	Lot 140 CA311533 and Lot 52 CSH217
Area of Site	128.32 hectares
Road Frontage(s)	Primary: Ness Wilson Road Secondary: Nukku Road and Douglas Road
Easements	Nil
Registered Owners	Lutheran Church of Australia Queensland District

PLANNING INSTRUMENTS

Regional Plan	Darling Downs Regional Plan
Regional Plan Designation	• Strategic Cropping Area • Priority Agricultural Area
Planning Scheme	Toowoomba Regional Planning Scheme 2012
Zone	Rural Zone
Zone Precinct	100 Hectare Precinct
Overlays	• Agricultural Land Overlay • Bushfire Hazard overlay • Environmental Significance Overlay • Flood Hazard Overlay • Landslide Hazard Overlay
Vegetation	• Category B Regulated Vegetation • Category C Regulated Vegetation • Regulated Vegetation Intersecting a Watercourse • Category X
Existing Use	Educational Establishment (Outdoor Education)
Current Approvals (as available on Development.i)	MCUI/2017/5802/B – Material Change of Use – Educational Establishment (Outdoor Education Facility)

APPLICATION OVERVIEW

Application	Change Application (Other)
Approval Sought	Development Permit
Development Type	Material Change of Use
Land Use Definition	Educational Establishment
Level of Assessment	Impact Assessable
Relevant Referral/Technical Agencies	Nil

PROPOSED DEVELOPMENT

Existing Approval	
Gross Floor Area	Stage 1: 866m ² Stage 2: 709m ² Total: 1,575m²
Building Footprint	Stage 1: 866m ² Stage 2: 1,543m ² Total: 2,409m²
Site Cover	Stage 1: 0.07% Stage 2: 0.13% Total: 0.2%
Building Setbacks	North (Ness Wilson Rd): 216m approx. North-East (Ness Wilson Rd): 192m approx. East (Douglas Rd): 308m approx. South: 755m approx. West (Nukku Rd): 638m approx.
Maximum Building Height	Metres: 9.8m (Chapel) Storeys: 1 storey (raised)
Vehicular Access	Ness Wilson Road via 2 crossovers (1 existing and 1 proposed)
Carparking	Stage 1: 12 carparks (incl. 1 PWD space) & 2 bus spaces Stage 2: 12 carparks (incl. 1 PWD space) Total: 24 carparks (incl. 1 PWD space) & 2 bus spaces
Student Numbers	85 students
Effluent Disposal (Subject to a separate Plumbing & Drainage and ERA Applications – Not part of this approval)	Stage 1: 10,000L/day STP & 5,000m ² LAA Stage 2: Nil Total: 10,000L/day STP & 5,000m² LAA

Proposed Development	
Gross Floor Area	Stage 1: 646m ² (-31m ²) Stage 2A: 665m ² (+665m ²) Stage 2B: 635m ² (-74m ²) Total: 1,748m² (+173m²)
Building Footprint	Stage 1: 975m ² (+109m ²) Stage 2A: 1,278m ² (+1,278m ²) Stage 2B: 969m ² (-574m ²) Total: 3,222m² (+813m²)
Site Cover	Stage 1: 0.08% Stage 2A: 0.12% Stage 2B: 0.09% Total: 0.26%
Building Setbacks	North (Ness Wilson Rd): 216m approx. (as existing) North-East (Ness Wilson Rd): 147m approx. East (Douglas Rd): 308m approx. (as existing) South: 755m approx. (as existing) West (Nukku Rd): 638m approx. (as existing)
Maximum Building Height	Metres: 9.8m (Chapel) Storeys: 1 storey (raised)
Vehicular Access	Ness Wilson Road via 1 existing crossover
Carparking	Stage 1: 14 carparks (incl. 1 PWD space) & 2 bus spaces Stage 2A: 10 carparks & 1 loading bay Stage 2B: Nil Total: 24 carparks (incl. 1 PWD space), 2 bus spaces & loading bay
Student Numbers	200 students
Effluent Disposal (Subject to a future Plumbing & Drainage Application & existing EA – Not part of this application).	Stage 1: 10,000L/day STP & 5,000m ² disposal area Stage 2A: 10,000L/day STP, 40,000L storage tank & 5,000m ² LAA Stage 2B: Nil Total: 20,000L/day STP, 40,000L storage tank & 10,000m² LAA

APPLICANT DETAILS

Applicant	Grace Lutheran College 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	2024-419

1.0 INTRODUCTION

This report has been prepared in support of a Change Application (Other) for a Development Permit for Material Change of Use for Educational Establishment on land at 571 Nukku Road, Googa Creek, described as Lot 140 CA311533 and Lot 52 CSH217 (**the site**). The proposed development involves a material increase in the intensity or scale of the use of the premises and accordingly comprises a Material Change of Use under Schedule 2 of the *Planning Act 2016* (**the Act**).

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

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

The site is currently utilised for an Outdoor Education Facility, containing building and structures associated with the site's operation and generally in accordance with Development Permit MCUI/2017/5802/B. 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 primary frontage to Ness Wilson Road and secondary frontages to Nukku Road and Douglas Road. All three (3) roads are identified as formed and Council maintained roads on Council's Road Register.
 - Ness Wilson Road consists of a two (2) way gravel carriageway with earthen drainage swales either side of the roadway. Ness Wilson Road is identified as a "Distributor" road on Council's Road Hierarchy mapping.
 - Nukku Road is a two-lane bitumen sealed carriageway with earthen drainage swales. Nukku Road is identified as a "Distributor" road on Council's Road Hierarchy mapping.
 - Douglas Road consists of a two (2) way gravel carriageway with earthen drainage swales either side of the roadway. Douglas Road is identified as a "Local" road on Council's Road Hierarchy mapping.
- Lands in the locality drain in a southerly direction towards Langton Gully and Googa Googa Creek. Googa Googa Creek is located approximately 1.6km south of the development site and comprises the area's primary drainage feature.
- The site experiences a significant decline in land elevation between the north-western corner and southern boundary of the site; refer to **Figure 4**. The highest point of the site is located in

the north-west corner, adjacent to the Nukku Road and Ness Wilson Road intersection, at approximately 556m AHD, with the lowest point of the site located adjacent to the southern boundary at approximately 457m AHD. This translates to a fall in natural ground level of approximately 99m across the site.

- The site is identified as containing Category C Regulated Vegetation, Category B Regulated Vegetation and Regulated Vegetation Intersecting a Watercourse. The southern portion of the site also contains a significant amount of mature vegetation which is not mapped as being environmentally significant. The development area, in the northern portion of the site, has previously been cleared of mature vegetation. Reference is made to **Figure 5** which illustrates the location of mapped remnant vegetation within the site.
- The site is not burdened by, nor does it benefit from any existing easements.
- The site is serviced by on-site water supply and effluent disposal infrastructure, reticulated electricity supply and wireless telecommunications networks.

FIGURE 4 - CONTOUR MAPPING

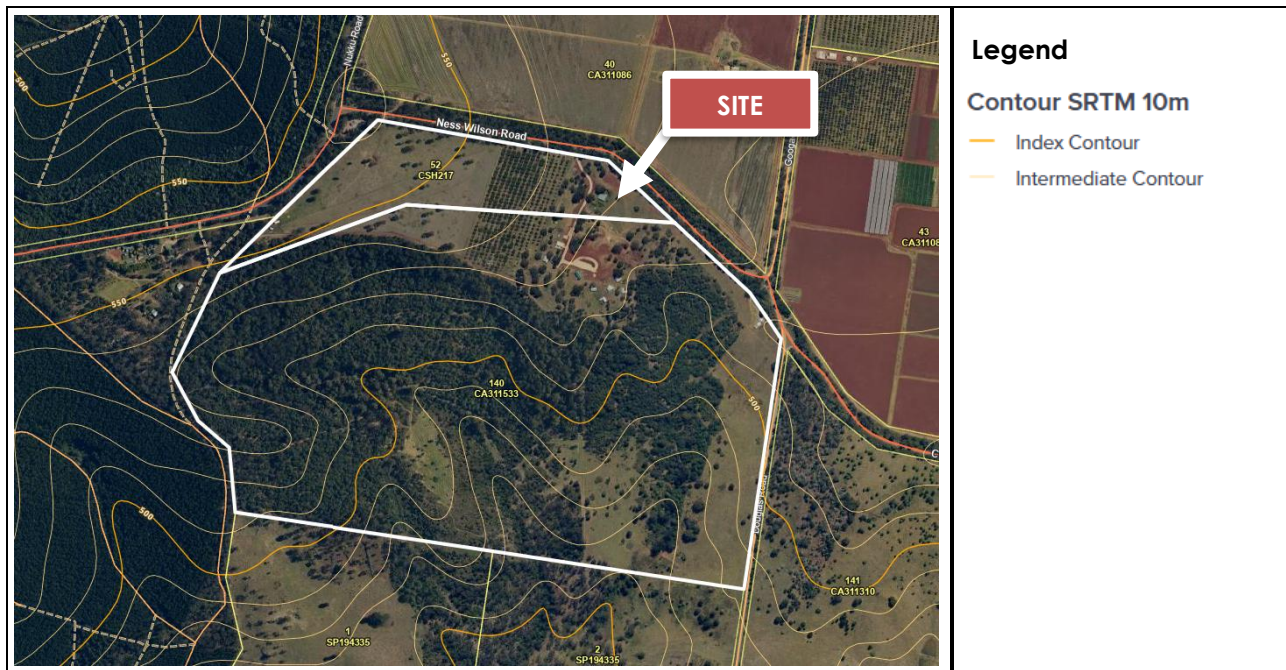


Figure 4 confirms that the site experiences a decline in land elevation between the north-west corner and southern boundary of the site.

FIGURE 5 - REMNANT VEGETATION MAPPING



The features of the site are illustrated in **Photographs 1-2** and **Figure 3**.



PHOTOGRAPH 1 - View of the site from Ness Wilson Road.



PHOTOGRAPH 2 - View of the site from Nukku Road.

2.3 SURROUNDING LAND USE

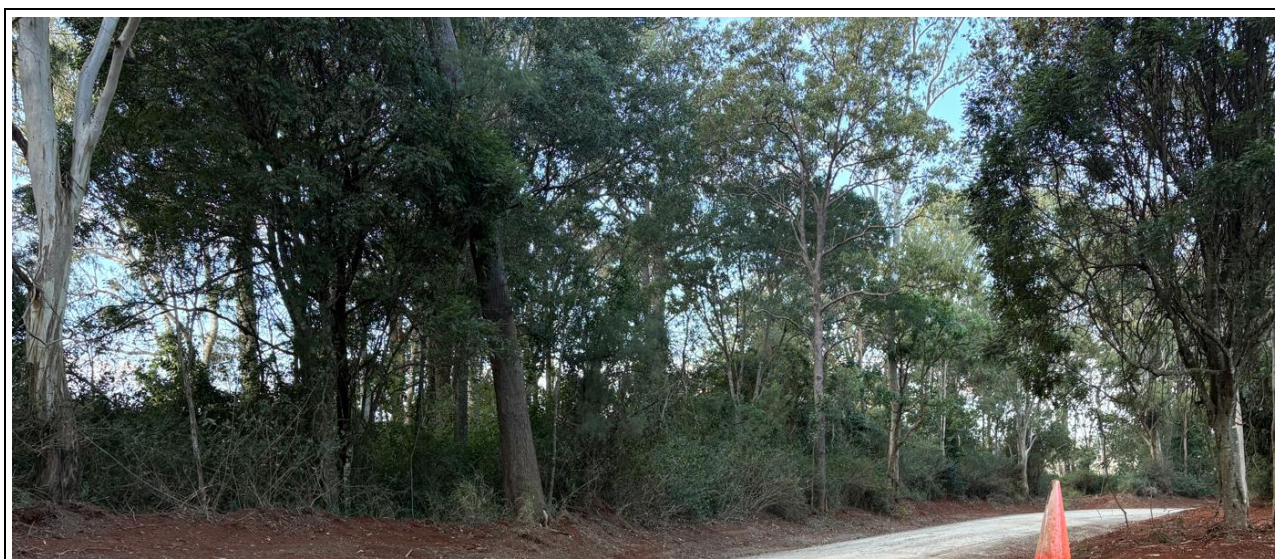
2.3.1 SURROUNDING LOCALITY

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

2.3.2 ADJOINING PROPERTIES

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

- Land to the **north** of the site, on the opposite side of Ness Wilson Road, comprises a rural premises utilised for cropping activities and contains a Dwelling House and ancillary structures.



PHOTOGRAPH 3 - View of the land to the north of the site from the access driveway to Ness Wilson Road.

- Land to the **west** and **north-west** of the site, located at 571 Nukku Road, forms part of the Googa State Forest. The northern portion of Lot 257 FTY1509 comprises the Googa Outdoor Education Centre.



PHOTOGRAPH 4 - View of the Googa Outdoor Education Centre to the west of the site from Nukku Road.



PHOTOGRAPH 5 - View of the Googa State Forest to the west of the site from Nukku Road.

- Land to the **north-east** of the site, located opposite Douglas Road, comprises a rural premises utilised for cropping activities.
- Land to the **east**, opposite Douglas Road, and to the **south** of the site, comprises three (3) rural premises, each utilised for grazing activities. Lot 1 SP194335 to the south also contains a Dwelling House and ancillary structures.



PHOTOGRAPH 6 - Aerial view of the land surrounding the site.

2.4 CURRENT DEVELOPMENT APPROVALS

The site currently benefits from the following Development Approvals:

- On 30 May 2025, Toowoomba Regional Council issued a Decision Notice for Development Permit MCUI/2017/5802/B, being a Change to a Development Approval for Material Change of Use – Educational Establishment. This change application sought to stage the development of the education centre and include temporary tent accommodation within Stage 1. It is noted that the proposed development continues on from this approval, retaining Stage 1, with changes proposed to the subsequent stages.
- On 28 September 2018, Toowoomba Regional Council issued a Decision Notice for Development Permit MCUI/2017/5802/A for a Change to a Development Approval for Material Change of Use – Educational Establishment. The change sought to amend the proposed carparking and access arrangements and the location, number and design of the accommodation buildings.
- On 13 March 2018, Toowoomba Regional Council issued a Decision Notice for Development Permit MCUI/2017/5802 for a Material Change of Use – Educational Establishment. The proposal sought approval for the establishment of an outdoor education centre on the site.

3.0 PROPOSAL

This Change Application (Other) seeks approval for a Development Permit for Material Change of Use – Educational Establishment (Outdoor Education Facility) on the site. The proposal involves a change to Development Permit MCUI/2017/5802/B and is associated with the Googa Ridge Outdoor Education Facility.

3.1 EXISTING APPROVAL

Development Permit MCUI/2017/5802/B involved the two (2) stage development of the Googa Ridge Outdoor Education Facility. The facility was proposed to cater for up to 85 students and teachers. Reference is made to the Decision Notice and Approved Plans attached at **Appendices C & D** respectively.

The staging of the development was proposed as follows:

Stage 1

- Refurbishment of existing Church Building to be utilised as communal hall and for emergency shelter (i.e. during wet weather).
- Conversion of an existing maintenance shed to be utilised for an emergency shelter (i.e. during wet weather) and will house washing machines for use by staff.
- Placement of two (2) ablution blocks on the site and construction of associated treatment tanks.
- Establishment of approximately eleven tent sites.
- Construction of one (1) carparking area consisting of eleven (11) parking spaces, including one (1) PWD space.
- Construction of new gravel driveways as required to facilitate the movement of vehicles within the site.

Stage 2

- Maintain Church and Shed buildings and carparking utilised as part of Stage 1.
- Maintain Stage 1 campsite, however tents will be removed and only set up as needed (refer to comments below).
- Removal of temporary ablution blocks.
- Refurbishment of existing dorm and administration buildings to achieve compliance with building requirements.
- Construction of new 'Super Dorm', food servery and new covered area and deck adjacent to the existing Admin Building.
- Construction of second carparking area to provide a total of 24 parking spaces, including one (1) PWD space, and two (2) bus set-down zones and one (1) SRV standing area.
- Construction of new gravel driveways and footpaths as illustrated on the Development Plans.

It was proposed that students would utilise Stage 1 temporary accommodation (i.e. tents) until Stage 2 was constructed and approved for occupancy. Once Stage 2 had commenced, the temporary facilities (i.e. ablutions buildings and tents) were intended to be removed. It is noted that it was still proposed that during Stage 2, the camping area may be utilised for students to practice outdoor survival and camping activities (including in tents), however this was not intended to be in addition to the permanent accommodation and was only proposed to be utilised by the students occupying the permanent accommodation for 1-2 nights of their overall stay.

3.2 PROPOSED DEVELOPMENT

The proposed change seeks to incorporate an additional stage of development (Stage 2A), reconfigure the proposed parking and access arrangements and increase the total student numbers to 200 students at any one time.

3.2.1 SUMMARY OF PROPOSED CHANGES

Stage 1 of the development is currently being completed in accordance with Development Permit MCUI/2017/5802/B, and accordingly, the development does not involve any changes to Stage 1.

The previously approved Stage 2 will be split into two (2) sub-stages (Stages 2A and 2B) and will increase in scale. The proposed staging of Stage 2 will be as follows:

Stage 2A

- Maintain all Stage 1 components, including the chapel, shed, tents and amenities buildings.
- Construction of the following buildings and structures:
 - Guest toilets
 - 2 x covered multi-purpose spaces
 - Kitchen/survey
 - Student services
 - Fridge/Freezer (cold rooms)
 - Equity Dorm
 - Super Dorms A & B
- Construction of parking spaces 15-24 adjacent to the primary access driveway.
- Extension of the existing fire trail to ensure it connects to the primary access driveway.
- Construction of the Stage 2 effluent disposal area

Stage 2B

- Maintain all Stage 1 and 2A buildings and structures.
- Refurbishment of existing dorms (4 buildings) and administration building to achieve compliance with building requirements.
- Construction of two (2) new amenities buildings (1 x male and 1 x female)
- Construction of a deck adjoining the chapel.

The proposed change seeks to retain all 'temporary' infrastructure (tents and amenities buildings) previously approved as Stage 1 and will be utilised as part of the ongoing operations of the site. As a result, the total number of students which can be accommodated on the site will increase from 85 to 200.

Further details regarding the development proposed as part of this application is provided below.

3.2.2 SITE COMPOSITION AND LAYOUT

The proposed change involves an increase in the total gross floor area (**GFA**) across the site by approximately 173m² and an increase in the total building footprint of approximately m². A breakdown of the approved and proposed GFA and building footprint for the development is provided in **Table 1**. Overall, the proposal will result in a total GFA of approximately 1,946m² and a total building footprint of approximately 3,222m² which translates to a site cover of approximately 0.26%.

It is noted that the calculations of GFA and building footprint on the plans do not include the existing cottage and high house which have a GFA and building footprint of approximately 81m² and 117m² respectively.

TABLE 1 - GROSS FLOOR AREA & BUILDING FOOTPRINT

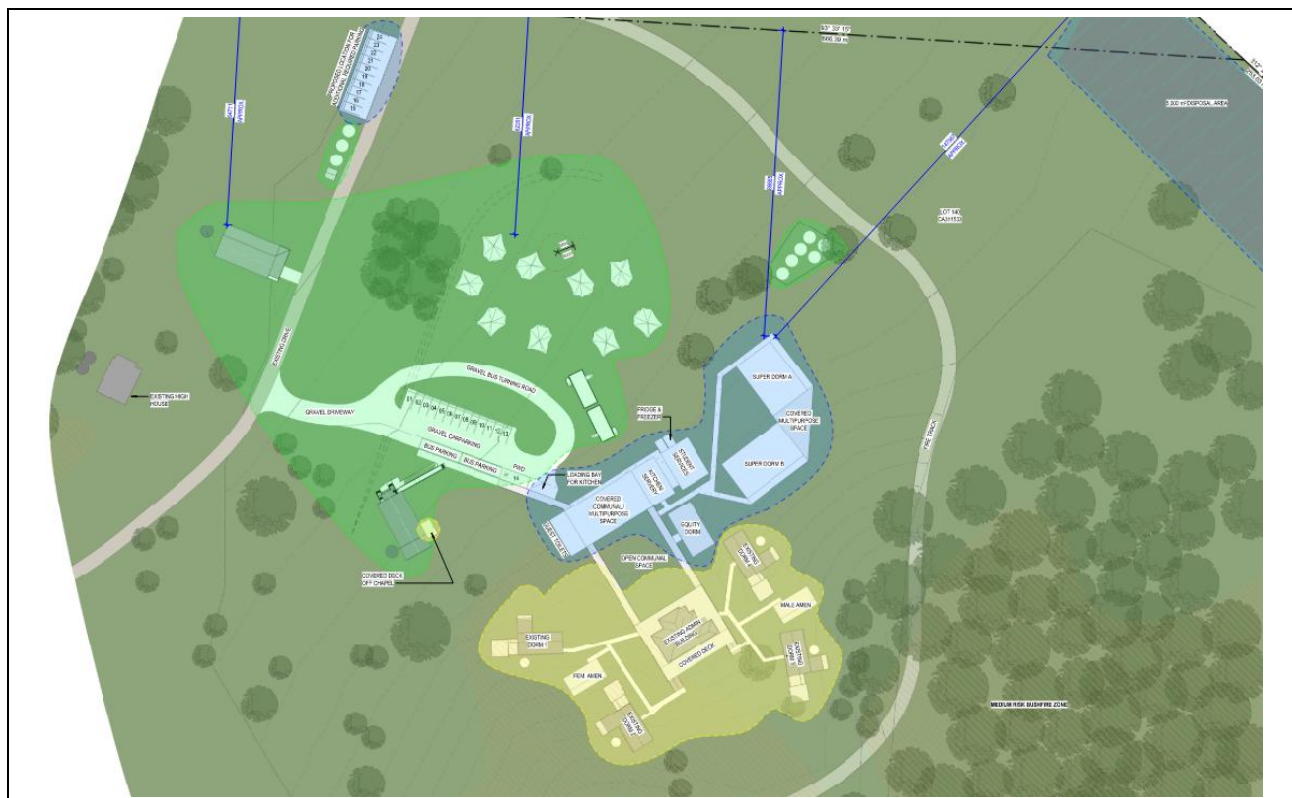
Stage	Existing GFA	Proposed GFA	Difference	Approved Building Footprint	Proposed Building Footprint	Difference
1	866m²	646m²	- 31m²	866m² (0.07%)	975m² (0.08%)	+109m²
2A	-	665m²	+ 665m²	-	1,278m² (0.12%)	+ 1,278m²
2B	709m²	635m²	- 74m²	1,543m² (0.13%)	969m² (0.09%)	- 574m²
Total	1,575m²	1,748m²	+ 173m²	2,409m² (0.20%)	3,222m² (0.26%)	+ 813m²

The proposed site layout and juxtaposition of internal use components will be generally in accordance with the Proposed Masterplan, Drawing No. A05-06, Revision G, prepared by Aspect Architects and Project Managers, dated 24 July 2026. The Masterplan is attached as **Appendix E**, and an excerpt of the plan is reproduced in **Figure 6**.

Building setback to site boundaries will correspond with the following:

- North (Ness Wilson Road): 216m approx. (as existing)
- North-East (Ness Wilson Road): 147m approx.
- East (Douglas Road): 308m approx. (as existing)
- South: 755m approx. (as existing)
- West (Nukku Road): 638m approx. (as existing)

FIGURE 6 - PROPOSED SITE PLAN



3.2.3 BUILT FORM AND CHARACTER

The built-form and character of the development will be characterised by a consistent architectural theme to ensure visual compatibility and continuity is achieved. The development has been purposefully designed to be of contemporary design compatible with typical outdoor education and rural tourism facilities.

Building materials of the additional buildings (Stage 2A) will include horizontal weatherboard cladding, aluminium windows and doors and sheet metal roofing. Plant and equipment will be screened by vertical wooden or powder coated aluminium panels.

The proposed buildings will be of a raised single storey construction with a maximum building height of 5.7m from natural ground level. It is noted that the maximum building height for the development will be the Chapel with a height of approximately 9.8m above ground level.

The scale and appearance of development is to be generally in accordance with Elevation Plans, Drawing Nos. A25-01 to A25-13, prepared by Aspect Architects and Project Managers and attached at **Appendix F-H**.

3.2.4 ACCESS & CARPARKING

Primary vehicle access to the development will be provided via the existing driveway and crossover to Ness Wilson Road. It is noted that the second crossover, previously approved, is no longer required and accordingly is not proposed to be constructed. Reference is made to the Traffic Impact Assessment, Version 5, prepared by Harrison Infrastructure Group, dated 16 July 2026 and attached at **Appendix I**.

The proposed development will provide 24 carparking spaces, across Stages 1 and 2A, 2 bus spaces and 1 loading bay. Stage 1 will provide 14 carparking spaces (2 additional to the previous approval), including 1 PWD space, and 2 bus spaces. Stage 2A will provide 10 carparking spaces and 1 loading bay. The proposed change sought to relocate 10 parking spaces from the main development area to along the existing driveway. The purpose behind this change and the reduction to a single access, is to reduce the amount of traffic within proximity to use areas to improve student safety.

Appropriate provision for the access and manoeuvring of service vehicles has been made to ensure vehicle ingress and egress can occur in a forward gear.

3.2.5 INFRASTRUCTURE AND SERVICING

The proposed development will be connected to on-site water supply and effluent disposal infrastructure. Additionally, the development will be connected to reticulated electricity supply and wireless telecommunications networks.

Due to the increase in student numbers, the proposed change will involve the establishment of an additional 10,000L of sewerage treatment per day and an additional 5,000m² effluent disposal area. As a result, the development will involve 20,000L of sewerage treatment per day, 40,000L wet weather storage tank and two (2) 5,000m² disposal areas, equating to a total area of 10,000m². It is noted that the proposed effluent disposal system will be subject to a future plumbing and drainage application. The site currently benefits from Environmental Authority P-EA-100892992 which permits wastewater generation of up to 20,000L/day, which is sufficient to cater for Stage 1 and Stage 2A infrastructure and will not require any amendments. Reference is made to the Wastewater Letter, prepared by Taylor Environmental, dated 3 May 2026 and attached at **Appendix J**.

3.3 CHANGES TO CONDITIONS

In order to facilitate the proposed changes (detailed in section 3.2), several conditions of Development Permit MCUI/2017/5802/B will need to be amended. The proposed changes to these conditions are outlined below, including reasoning for the changes.

3.3.1 APPROVED USE

Existing Condition

1. This Development Approval is for a material change of use for Educational Establishment (Outdoor Education Facility) in two (2) stages as follows:

1.1 Stage 1 comprises:

- (a) Two (2) x Emergency Shelters comprising a total Gross Floor Area (GFA) of 297.9m²
- (b) High house comprising a GFA of 116.4m²
- (c) Two ablution blocks comprising a GFA of 51m² each
- (d) Nine (9) Permanent Tent Sites
- (e) Cottage comprising a GFA of 80.2m²
- (f) Bus setdown, carparking areas and all car parking spaces in accordance with Conditions 40 and 41;
- (g) All internal access ways to Stage 1 area;
- (h) Water storage, treatment, wet weather storage and balance tanks.

1.2 Stage 2 comprises:

- (a) Admin Building comprising a GFA of 146.6m²
- (b) Food Store comprising a GFA of 70m²
- (c) Cypress Dorm comprising a GFA of 98.8m²
- (d) Bullock Dorm comprising a GFA of 98.3m²
- (e) Durah Dorm comprising a GFA of 97.5m²
- (f) Acacia Dorm comprising a GFA of 109m²
- (g) Female amenities comprising a GFA of 19.7m²
- (h) Male amenities comprising a GFA of 19.6m²
- (i) Equitable Access building comprising a GFA of 48.8m²
- (j) Carparking areas and all car parking spaces in accordance with Conditions 40 and 41;
- (k) All internal access ways to Stage 2 area.

Reason for Change

Condition 1 is proposed to be amended in order to reflect the updated staging, additional buildings and confirmed gross floor areas as illustrated on the development plans, prepared by Aspect Architects and Project Managers and attached at **Appendices E-G**.

Proposed Condition

1. This Development Approval is for a material change of use for Educational Establishment (Outdoor Education Facility) in ~~two (2)~~ **three (3)** stages as follows:

1.1 Stage 1 comprises:

- (a) ~~Two (2) x Emergency Shelters comprising a total Gross Floor Area (GFA) of 297.9m²~~
Chapel comprising a GFA of 133m²
- (b) **Shed comprising a GFA of 102m²**
- (~~b~~c) High house comprising a GFA of 116.4m²
- (~~c~~d) ~~Two x~~ **Ablution blocks comprising a total GFA of 51m² each 60m²**
- (~~d~~e) Nine (9) Permanent Tent Sites

- (ef) Cottage comprising a GFA of 80.2m²
- (fg) Bus setdown, carparking areas and all car parking spaces in accordance with Conditions 40 and 41;
- (gh) All internal access ways to Stage 1 area;
- (hi) Water storage, treatment, wet weather storage and balance tanks.

1.2 Stage 2A comprises:

- (a) Guest Toilets comprising a GFA of 43m²
- (b) Covered Communal Spaces
- (c) Kitchen/Servery comprising a GFA of 86m²
- (d) Student Services comprising a GFA of 116m²
- (e) Equity Dorm comprising a GFA 59m²
- (f) Super Dorm A comprising a GFA of 168m²
- (g) Super Dorm B comprising a GFA of 193m²
- (h) Male amenities comprising a GFA of 19.6m²
- (i) Covered Multipurpose Spaces
- (j) Carparking areas and all car parking spaces in accordance with Conditions 40 and 41;
- (k) All internal access ways to Stage 2A area;
- (l) Water storage, treatment, wet weather storage and balance tanks.

1.23 Stage 2B comprises:

- (a) Admin Building comprising a GFA of ~~146.6m²~~ **150m²**
- (b) ~~Food Store comprising a GFA of 70m²~~
- (c) Cypress Dorm (**Dorm 2**) comprising a GFA of ~~98.8m²~~ **97m²**
- (d) Bullock Dorm (**Dorm 3**) comprising a GFA of ~~98.3m²~~ **98m²**
- (e) Durah Dorm (**Dorm 4**) comprising a GFA of ~~97.5m²~~ **98m²**
- (f) Acacia Dorm (**Dorm 1**) comprising a GFA of ~~109m²~~ **100m²**
- (g) Female amenities comprising a GFA of ~~19.7m²~~ **46m²**
- (h) Male amenities comprising a GFA of ~~19.6m²~~ **46m²**
- (i) ~~Equitable Access building comprising a GFA of 48.8m²~~
- (j) **Chapel Covered Deck**
- (j) ~~Carparking areas and all car parking spaces in accordance with Conditions 40 and 41;~~
- (k) All internal access ways to Stage 2B area.

3.3.2 APPROVED PLANS

Existing Condition

6. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

Plan No: CD0-03 Revision D

Description: Detail Site Plan, prepared by Elia Architecture and dated 29/08/2018

Amendments: As marked up in red by Council

Plan No: A05-01, Revision 4

Description: Proposed Masterplan, prepared by Aspect and dated 13 May 2025

Amendments: As marked up in red by Council

Plan No: C20-01, Revision B

Description: Chapel – Ground Level Plan, prepared by Aspect Architects & Project Managers and dated 21 February 2025

Amendments: Nil

Plan No: C25-01, Revision B
 Description: Chapel – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 February 2025
 Amendments: Nil

Plan No: D20-01, Revision B
 Description: Shed – Ground Level Plan, prepared by Aspect Architects & Project Managers and dated 21 January 2025
 Amendments: Nil

Plan No: D25-01, Revision B
 Description: Shed – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 January 2025
 Amendments: Nil

Plan No: B20-02, Revision 2
 Description: Shed – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 January 2025
 Amendments: Nil

Plan No: CD1-01 Revision F
 Description: Admin Floor Plan, prepared by Elia Architecture and dated 27/08/2018
 Amendments: Nil

Plan No: CD1-01.2 Revision E
 Description: Admin Elevations + Sections, prepared by Elia Architecture and dated 27/08/2018
 Amendments: Nil

Plan No: SD100-01A
 Description: Cypress Dorm Reloc, prepared by Elia Architecture and dated 11/05/2018
 Amendments: Nil

Plan No: SD100-02A
 Description: Bullock Dorm Reloc, prepared by Elia Architecture and dated 10/05/2018
 Amendments: Nil

Plan No: SD100-03A
 Description: Durah Dorm Reloc New Cookhouse, prepared by Elia Architecture and dated 11/05/2018
 Amendments: Nil

Plan No: SD100-04A
 Description: Acacia Dorm Reloc New Cookhouse, prepared by Elia Architecture and dated 11/05/2018
 Amendments: Nil

Plan No: SD100-05
 Description: Typical Amenities Bldg Plan & Elevations, prepared by Elia Architecture and dated 24/07/2017
 Amendments: Nil

Plan No: SD100-06 Revision A
 Description: Equitable Access Unit, prepared by Elia Architecture dated 21/05/2018
 Amendments: Nil

Plan No: 16609.02 Amt. 1
 Description: Removal Building – Durah Dorm Floor Plan, prepared by S Reddan and dated 15/01/2017
 Amendments: Nil

Plan No: 16609.03 Amt. 1
 Description: Removal Building – Durah Dorm Elevations, prepared by S Reddan and dated 15/01/2017
 Amendments: Nil

Plan No: 16009.02 Amt. 1
 Description: Removal Building – Cottage Floor Plan, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 16009.03 Amt. 1
 Description: Removal Building – Cottage Elevations, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 16009.02 Amt. 1
 Description: Removal Building – High House Floor Plan, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 16009.03 Amt. 1
 Description: Removal Building – High House Elevations, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 02
 Description: Floor Plan, undated
 Amendments: Nil

Plan No: 03
 Description: Elevations, undated
 Amendments: Nil

Reason for Change

Condition 6 is proposed to be amended in order to reflect the updated development plans, prepared by Aspect Architects and Project Managers and attached at **Appendices E-H**. It is also recommended that the condition be split into 3 sub-conditions, aligning with the proposed staging, given the significant number of plans.

Proposed Condition

6. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

Plan No: ~~CD0-03 Revision D~~ **A05-08, Revision C**
 Description: ~~Detail Site Plan~~ **Site Locality Plan Stage 2**, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~29/08/2018~~ **24 July 2026**
 Amendments: ~~As marked up in red by Council~~ **Nil**

Plan No: ~~A05-01~~ **06**, Revision **4 G**
 Description: Proposed Masterplan **Stage 2**, prepared by Aspect **Architects & Project Managers** and dated ~~13 May 2025~~ **24 July 2026**
 Amendments: ~~As marked up in red by Council~~ **Nil**

6.1 Stage 1

Plan No: C20-01, Revision B
 Description: Chapel – Ground Level Plan, prepared by Aspect Architects & Project Managers and dated 21 February 2025
 Amendments: Nil

Plan No: C25-01, Revision B
 Description: Chapel – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 February 2025
 Amendments: Nil

Plan No: D20-01, Revision B
 Description: Shed – Ground Level Plan, prepared by Aspect Architects & Project Managers and dated 21 January 2025
 Amendments: Nil

Plan No: D25-01, Revision B
 Description: Shed – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 January 2025
 Amendments: Nil

Plan No: B20-02, Revision 2
 Description: Shed – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 January 2025
 Amendments: Nil

Plan No: 16009.02 Amt. 1
 Description: Removal Building – Cottage Floor Plan, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 16009.03 Amt. 1
 Description: Removal Building – Cottage Elevations, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 16009.02 Amt. 1
 Description: Removal Building – High House Floor Plan, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: 16009.03 Amt. 1
 Description: Removal Building – High House Elevations, prepared by S Reddan and dated 25/01/2017
 Amendments: Nil

Plan No: A103, Revision A
Description: Amenities Buildings – Floor Plan, prepared by Pegasus Modular Design & Construct and dated June 2025
Amendments: Nil

Plan No: A104, Revision A
Description: Amenities Buildings – Front & Rear Elevations, prepared by Pegasus Modular Design & Construct and dated June 2025
Amendments: Nil

Plan No: A105, Revision A
Description: Amenities Buildings – Side Elevations, prepared by Pegasus Modular Design & Construct and dated June 2025
Amendments: Nil

6.2 Stage 2A

Plan No: A10-06, Revision D
Description: Equity Dorm – Floor Plan, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A25-06, Revision C
Description: Equity Dorm – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A10-07, Revision E
Description: Super Dorm A – Floor Plan, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A25-07, Revision C
Description: Super Dorm A – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A10-08, Revision E
Description: Super Dorm B – Floor Plan, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A25-08, Revision C
Description: Super Dorm B – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A10-09, Revision G
Description: Servery – Floor Plan, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A25-09, Revision C
Description: Servery – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A10-10, Revision E
Description: Guest Toilets – Floor Plan, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A25-10, Revision C
Description: Guest Toilets – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A10-13, Revision D
Description: Student Services – Floor Plan, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: A25-13, Revision D
Description: Student Services – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

6.3 Stage 2B

Plan No: CD1-01 Revision F
Description: Admin – Floor Plan, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~27/08/2018~~ **24 July 2026**
Amendments: Nil

Plan No: CD1-01.2 Revision E
Description: Admin – Elevations ~~+ Sections~~, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~27/08/2018~~ **24 July 2026**
Amendments: Nil

Plan No: ~~SD100-01A~~ **A10-01, Revision D**
Description: ~~Cypress Dorm Reloc~~ **Dorm 1 – Floor Plan**, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~11/05/2018~~ **24 July 2026**
Amendments: Nil

Plan No: A25-01, Revision C
Description: Dorm 1 – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: ~~SD100-02A~~ **A10-02, Revision D**
Description: ~~Bullock Dorm Reloc~~ **Dorm 2 – Floor Plan**, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~10/05/2018~~ **24 July 2026**
Amendments: Nil

Plan No: A25-02, Revision C
Description: Dorm 2 – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: ~~SD100-03A~~ **A10-03, Revision D**
Description: ~~Durah Dorm Reloc New Cookhouse~~ **Dorm 3 – Floor Plan**, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~11/05/2018~~ **24 July 2026**
Amendments: Nil

Plan No: A25-03, Revision C
Description: Dorm31 – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: ~~SD100-04A~~ **A10-04, Revision C**
Description: ~~Acacia Dorm Reloc New Cookhouse~~ **Dorm 4 – Floor Plan**, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~11/05/2018~~ **24 July 2026**
Amendments: Nil

Plan No: A25-04, Revision C
Description: Dorm 4 – Elevations, prepared by Aspect Architects & Project Managers and dated 24 July 2026
Amendments: Nil

Plan No: **SD100-05 A10-11, Revision E**
 Description: ~~Typical Amenities Bldg Plan & Elevations~~ **Amenities – Floor Plan**, prepared by ~~Elia Architecture~~ **Aspect Architects & Project Managers** and dated ~~24/07/2017~~ **24 July 2026**

Amendments: Nil

Plan No: A25-11, Revision C
Description: Amenities – Elevations, prepared by **Aspect Architects & Project Managers** and dated **24 July 2026**

Amendments: Nil

~~Plan No: SD100-06 Revision A~~

~~Description: Equitable Access Unit, prepared by Elia Architecture dated 21/05/2018~~

~~Amendments: Nil~~

~~Plan No: 16609.02 Amt. 1~~

~~Description: Removal Building – Durah Dorm Floor Plan, prepared by S Reddan and dated 15/01/2017~~

~~Amendments: Nil~~

~~Plan No: 16609.03 Amt. 1~~

~~Description: Removal Building – Durah Dorm Elevations, prepared by S Reddan and dated 15/01/2017~~

~~Amendments: Nil~~

~~Plan No: 16009.02 Amt. 1~~

~~Description: Removal Building – Cottage Floor Plan, prepared by S Reddan and dated 25/01/2017~~

~~Amendments: Nil~~

~~Plan No: 16009.03 Amt. 1~~

~~Description: Removal Building – Cottage Elevations, prepared by S Reddan and dated 25/01/2017~~

~~Amendments: Nil~~

~~Plan No: 16009.02 Amt. 1~~

~~Description: Removal Building – High House Floor Plan, prepared by S Reddan and dated 25/01/2017~~

~~Amendments: Nil~~

~~Plan No: 16009.03 Amt. 1~~

~~Description: Removal Building – High House Elevations, prepared by S Reddan and dated 25/01/2017~~

~~Amendments: Nil~~

~~Plan No: 02~~

~~Description: Floor Plan, undated~~

~~Amendments: Nil~~

~~Plan No: 03~~

~~Description: Elevations, undated~~

~~Amendments: Nil~~

3.3.3 COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

Existing Condition

8. Prepare and submit the following plans and documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:
 - 8.1 Plan showing the details and extent of trees to be removed at the intersection of Nukku Road and Ness Wilson Road (if tree removal is required comply with sight distances).
 - 8.2 Detailed Elevations for the two ablution blocks (Stage 1) identified on the Approved Plans listed within this development approval. Elevations must include details of proposed finishes and building heights. Building height must not exceed 10.5m above natural ground level. The Elevations must receive endorsement by Council prior to issue of the first Development Permit for Building Work for new buildings.

Reason for Change

Condition 8 is proposed to be removed on the following basis:

- The proposed development has been revised to ensure that the development can utilise existing access arrangements to avoid the need to clear trees along Ness Wilson Road. Additionally, tree clearing is not required in proximity to the intersection of Nukku Road and Ness Wilson Road in order to achieve the required sight distances. Reference is made to the Traffic Impact Assessment, prepared by Harrison Infrastructure Group and attached at **Appendix I**. Given that tree clearing in the road reserve is no longer required, this condition can be removed.
- Elevation plans for the ablution blocks within Stage 1 have been submitted to Council and are attached to this report at **Appendix F**. Accordingly, these plans can be assessed and listed as Approved Plans and therefore no additional plans are required to be lodged for endorsement.

Proposed Condition

- ~~8. Prepare and submit the following plans and documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:~~
 - ~~8.1 Plan showing the details and extent of trees to be removed at the intersection of Nukku Road and Ness Wilson Road (if tree removal is required comply with sight distances).~~
 - ~~8.2 Detailed Elevations for the two ablution blocks (Stage 1) identified on the Approved Plans listed within this development approval. Elevations must include details of proposed finishes and building heights. Building height must not exceed 10.5m above natural ground level. The Elevations must receive endorsement by Council prior to issue of the first Development Permit for Building Work for new buildings.~~

3.3.4 STAGED DEVELOPMENT

Existing Condition

- 8C. The development must be carried out in accordance with those conditions applicable to one or more of the stages of development as follows:
 - 8C.1 Conditions Applicable to Stage 1 of development:
 - 28, 40.1
 - 8C.2 Conditions Applicable to Stage 2 of development:
 - 28A, 30, 40.2
 - 8C.3 Conditions Applicable to all Stages of development:

All other conditions of this Development Approval

Reason for Change

Condition 8C is proposed to be amended in order to reflect the updated staging of the development. The referenced conditions are also proposed to be updated to ensure that conditions required to be undertaken prior to the commencement of the previously approved Stage 2 is undertaken prior to the proposed Stage 2A.

Proposed Condition

8C. *The development must be carried out in accordance with those conditions applicable to one or more of the stages of development as follows:*

8C.1 *Conditions Applicable to Stage 1 of development:*

28, 40.1

8C.2 *Conditions Applicable to Stage 2A of development:*

28A, 30, 40.2

8C.34 *Conditions Applicable to all Stages of development:*

All other conditions of this Development Approval

3.3.5 TELECOMMUNICATION

Existing Condition

28A. *Prior to the commencement of Stage 2, install telecommunications infrastructure to service the development which complies with the following:*

28A.1 *The requirements of the Telecommunications Act 1997 (Cth);*

28A.2 *For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and*

28A.3 *For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.*

...

30. *Prior to the commencement of Stage 2, provide to Council written evidence from all relevant service providers that the telecommunications infrastructure is installed in accordance with the conditions of this Development Approval and all applicable legislation at the time of construction.*

Reason for Change

Conditions 28A and 30 are proposed to be amended in order to reflect the updated staging of the development. The proposed change is to ensure that tasks required to be undertaken prior to the commencement of the previously approved Stage 2 are undertaken prior to the proposed Stage 2A.

Proposed Condition

28A. *Prior to the commencement of Stage 2A, install telecommunications infrastructure to service the development which complies with the following:*

28A.1 *The requirements of the Telecommunications Act 1997 (Cth);*

28A.2 *For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and*

28A.3 For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.

...

30. Prior to the commencement of Stage 2A, provide to Council written evidence from all relevant service providers that the telecommunications infrastructure is installed in accordance with the conditions of this Development Approval and all applicable legislation at the time of construction.

3.3.6 REMOVAL OF UNNECESSARY VEHICLE ACCESS

Existing Condition

38. Remove the existing redundant vehicle access in Ness Wilson Road adjacent to the subject land. The works must include, but are not limited to the following:
- 38.1 Removal of the existing vehicle access and reinstatement of verge to match the existing verge profile.

Reason for Change

The proposed development seeks to retain and utilise the existing driveway and crossover to Ness Wilson Road as the primary access. The development no longer proposed the new eastern access indicated on the Approved Plans attached at **Appendix D**. Accordingly, the applicant contends that Condition 38 is no longer relevant and should be removed.

Proposed Condition

- ~~38. Remove the existing redundant vehicle access in Ness Wilson Road adjacent to the subject land. The works must include, but are not limited to the following:~~
- ~~38.1 Removal of the existing vehicle access and reinstatement of verge to match the existing verge profile.~~

3.3.7 INTERSECTION WORKS

Existing Condition

39. Where necessary, remove trees (to the minimum extent possible) at the intersection of Ness Wilson Road and Nukku Road and at the entrance of the development on Ness Wilson Rd to achieve appropriate sight distance as detailed within the Traffic Impact Statement prepared by Harrison Infrastructure Group dated 23 February 2018. Please provide to Council a plan for endorsement indicating the proposed areas of clearing prior to the commencement of works.

Reason for Change

As detailed in the Traffic Impact Assessment, prepared by Harrison Infrastructure Group and attached at **Appendix I**, it has been confirmed that there are no longer any upgrade requirements to the intersection of Nukku Road and Ness Wilson Road. Additionally, it has been confirmed that the existing driveway and crossover to Ness Wilson Road is appropriate to service the proposed development. Accordingly, tree clearing works are no longer required in order to facilitate upgrades or new access arrangements. As a result, Condition 39 can be removed.

Proposed Condition

39. ~~Where necessary, remove trees (to the minimum extent possible) at the intersection of Ness Wilson Road and Nukku Road and at the entrance of the development on Ness Wilson Rd to achieve appropriate sight distance as detailed within the Traffic Impact Statement prepared by Harrison Infrastructure Group dated 23 February 2018. Please provide to Council a plan for endorsement indicating the proposed areas of clearing prior to the commencement of works.~~

3.3.8 ON-SITE CAR PARKING, SERVICE BAYS AND MANOEUVRING

Existing Condition

40. The premises must be provided with car parking spaces and service bays as follows:
- 40.1 Stage 1: A minimum of thirteen (13) on-site car parking spaces inclusive of one (1) PWD space, 2 bus parking bays, together with standing and manoeuvring for a Small Rigid Vehicle; and
 - 40.2 Stage 2: A minimum of twenty-four (24) on-site car parking space inclusive of one (1) PWD car parking space, 2 bus parking bays, together with standing and manoeuvring for a Small Rigid Vehicle.

Reason for Change

Condition 40 is proposed to be amended in order to reflect the updated staging of the development and to better confirm the works required as part of each stage.

Proposed Condition

40. The premises must be provided with **a total of 24** car parking spaces, **2 bus parking bays** and **1** service bays, **staged** as follows:
- 40.1 Stage 1: **Provide a** A minimum of ~~thirteen (13)~~ **fourteen (14)** on-site car parking spaces inclusive of one (1) PWD space, 2 bus parking bays, together with standing and manoeuvring for a Small Rigid Vehicle; and
 - 40.2 Stage 2A: **Provide a** A minimum of ~~twenty-four (24)~~ **ten (10) additional** on-site car parking space inclusive of one (1) PWD car parking space, ~~2 bus parking bays,~~ **and a dedicated service bay for** ~~together with standing and manoeuvring for~~ a Small Rigid Vehicle.

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.

Section 78 of the *Planning Act 2016* (the Act) allows a person to request a change to a development approval. A “minor change” is defined under Schedule 2 of the Act as follows:

minor change means a change that-

- (b) for a development approval-
 - (i) would not result in substantially different development; and
 - (ii) if a development application for the development, including the change, were made when the change application is made would not cause-
 - (A) the inclusion of prohibited development in the application; or
 - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or
 - (C) referral to extra referral agencies, other than to the chief executive; or
 - (D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or
 - (E) public notification if public notification was not required for the development application.

This instance, the proposed changes sought cause the development to require public notification where it was not required for the original development application.

On this basis, it is considered the assessment manager must consider the proposed change to Development Permit MCUI/2017/5802/B, dated 3 June 2025, as an ‘other change’ in accordance with the relevant provisions of the *Planning Act 2016*.

The legislative requirements for the assessment of a Change Application for an “Other Change” as outlined in section 82 of the *Planning Act 2016* and are reproduced as follows:

82 Assessing and deciding application for other changes

- (1) This section applies to a change application, other than for a minor change to a development approval.
- (2) For administering the change application, and assessing and deciding the change application in the context of the development approval, part 2, division 2 and part 3, other than sections 51, 63 and 64(8)(c), and the development assessment rules, apply –
 - (a) as if –
 - (i) the responsible entity were the assessment manager; and
 - (ii) the change application were the original development application, with the changes included, but was made when the change application was made; and
 - (b) with necessary changes

....

- (4) To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval –
- (c) the assessment benchmarks;
 - (d) any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);
 - (e) any matters the assessment must have regard to under section 45(3) or (5);
 - (f) any other relevant matters under section 45(5)(b).

The explanatory notes to Section 82 further clarifies the legislative position on Change Applications (Other Change) as follows:

“Clause 82 applies for change applications, other than for minor changes, and requires the responsible entity to administer the change application, and assess and decide the application in the context of the development approval, under the arrangements in the Bill for administering, assessing and deciding development applications as if –

- *the responsible entity was the assessment manager; and*
- *the change application were a development application including the change, but made when the change application was made; and*
- *with other necessary changes*

If, when the change application is made, public notification would be required for the original development application including the change, the change application will be publicly notified and submissions may be made. However, public notification is not required if the change is for a change other than a minor change, only because additional referral agencies or referral agency assessments are needed (in other words, the development the subject of the approval would not be substantially different as a result of the change). This is because any referral agency arrangements in relation to the original development application were not subject to public notification.

The intent of the reference to assessing and deciding the change application “in the context of the development approval” is that the proposed change should not be considered in isolation. Neither however is the entirety of the development including the change re-assessed. Instead, it is intended the change be assessed with reference to the context of the development approval already existing for the development.

For example, if there is a development approval for a 10 storey building, and an applicant seeks to change the approval to add a further 2 storeys, the additional 2 storeys is intended to be assessed in the context of a 10 storey building, against the assessment benchmarks relevant to a 12 storey building in that locality.

To this end, the clause clarifies that only the matters for assessment (assessment benchmarks, matters to which regard must be had and the like) that are relevant to assessing the change in the context of the original approval are relevant for the assessment of the change application.

For example, if a development approves development for several different purposes (such as a shopping centre, cinema and service station), and the change application seeks only to change the development for the purpose of the cinema, it is unlikely that the assessment benchmarks relevant to the other purposes would be relevant in assessing the change application.”

The explanatory notes clarify that the whole of the application is not to be re-assessed, rather, it is the proposed changes that are to be assessed in the context of the whole of the development. In this case the changes relate to approved use areas being the inclusion of a shed as an additional reception/function area.

The Change Application (Other Change) is to be assessed against the *Toowoomba Regional Planning Scheme 2012*, but only in the context of the existing approval. Assessment against the *Toowoomba Regional Planning Scheme 2012* indicates that the Change Application is subject to impact assessment in accordance with section 45(5) of the *Planning Act 2016*.

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 Change Application (Other), 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.

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.

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 Change Application (Other) on land with an area greater than 2,500m², however, does not involve the creation of six (6) or more dwellings/lots intended for urban purposes. Accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

4. Natural Hazards, Risk and Resilience

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

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

In this instance, the site is identified as being impacted by natural hazards. In particular, the site is impacted by Bushfire Prone Areas under the State Planning Policy mapping¹. The proposed development will be undertaken in accordance with the Bushfire Management Plan previously submitted and assessed as part of Development Application MCUI/2017/5802. The development has been designed to ensure it implements the asset protection zones, bushfire trails and management practices recommended under this report and contained within the existing conditions of approval.

It is noted that the development does not result in any buildings closer to hazardous vegetation than was previously considered as part of the original Bushfire Management Plan. In this respect, the new buildings (stage 2A) are located approximately 15m further away from hazardous vegetation than the existing buildings (Stage 2B) previously considered.

On the above basis, the applicant contends that the proposed change will not result in an increased risk to the safety of people or property and therefore will not adversely affect matters associated with this State interest.

¹ Flood Hazard provisions have been incorporated into the *Toowoomba Regional Planning Scheme 2012*, and accordingly are not relevant to the assessment of the State Planning Policy.

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 referrable. 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 2 - 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	Application Involving	Applicable	Comment
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally relevant activities	No	An approval for an ERA is not sought.
Part 6	Fisheries	No	The proposed development is not associated with: • 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 is for an <u>Outdoor Education Facility</u> and does not involve any of the education facilities listed under Schedule 20. Accordingly, despite involving an increase of more than 100 students, does trigger referral in respect of 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 not located adjacent to a local road that intersects with a State controlled road. • The site is not identified as a future State-controlled road. • The site is not located within 100m of an electricity substation. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.

Part	Application Involving	Applicable	Comment
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot under the Land Title Act.
Part 15	SEQ Development area	No	The site is not located within an SEQ development area.
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	No	The site is not located within the SEQ regional landscape and rural production area or the SEQ rural living area.
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.
Part 16A	Southport Spit	No	The site is not located in the Southport Spit.
Part 16B	SEQ Northern Inter-Urban Break	No	The site is not located within the identified SEQ Northern Inter-Urban Break area.
Part 17	Tidal works or work in a coastal management district	No	The proposed development does not involve tidal works or works within a coastal management district.
Part 18	Urban design	No	The proposed development does not involve an increase in GFA that is greater than 25,000m ² .
Part 19	Water-related development	No	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 REGIONAL PLAN

The site is located within the Toowoomba Regional Council Local Government Area, outside of the Toowoomba Urban Extent, and therefore the provisions of the Darling Downs Regional Plan apply in accordance with the provisions of the *Planning Regulation 2017*. An assessment of the development against the regional plan provisions is provided below.

4.5.1 DARLING DOWNS REGIONAL PLAN

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

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

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

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

The proposal involves an Outdoor Education Facility in an area suitable for such purposes. The development has been designed to ensure it only occupies a small portion of the site and allows for the majority of the site to be utilised for agricultural pursuits concurrently to the operation of the proposed facility. Accordingly, the development will not compromise the outcomes sought under the provisions of the Darling Downs Regional Plan.

4.6 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.6.1 INTRODUCTION

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, an Impact Assessable Change Application (Other) must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the *Toowoomba Regional Planning Scheme 2012*. A summary of the assessment of the proposal against the provisions of this instrument is outlined below.

4.6.2 DEFINITIONS

Under the provisions of the *Toowoomba Regional Planning Scheme 2012*, the proposed use is defined as **Educational Establishment**. The relevant use definition is as follows:

Educational establishment means the use of premises for –

- (a) training and instruction to impart knowledge and develop skills; or
- (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

4.6.3 ZONING

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

The site is predominately located within the **Rural Zone (100 Hectare Precinct)**. The zoning of the site and surrounding locality is illustrated in **Figure 7**.

FIGURE 7 - ZONING MAPPING



Under the assessment tables applicable to the Rural Zone (100 Hectare Precinct) at section 5.5:19 of the Planning Scheme, a Material Change of Use for an Educational Establishment is identified as **Impact Assessable** development.

4.6.4 OVERLAY MAPPING

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

- Agricultural Land Overlay;
- Bushfire Hazard Overlay;
- Environmental Significance Overlay;
- Flood Hazard Overlay; and
- Landslide Hazard Overlay.

The applicability of these overlays is illustrated in **Figures 8-13**.

FIGURE 8 - AGRICULTURAL LAND OVERLAY MAPPING



Figure 8 confirms that the site contains land identified as Good Quality Agricultural Land under the Agricultural Land Overlay. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for assessable development does not change, however does trigger assessment against the Agricultural Land Overlay Code. An assessment of the development against this code is considered at section 4.7.3.

FIGURE 9 - BUSHFIRE HAZARD OVERLAY MAPPING

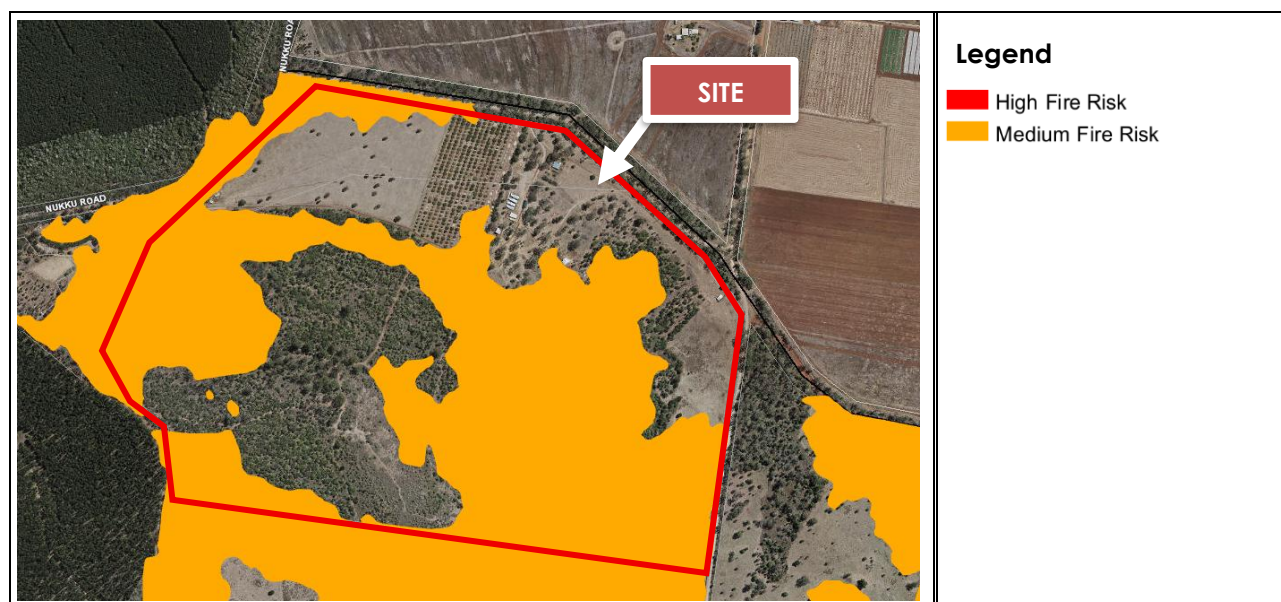


Figure 9 confirms that the site is impacted by Medium Bushfire Hazard under the Bushfire Hazard Overlay.

FIGURE 10 - EXTRACT OF SITE PLAN WITH BUSHFIRE HAZARD OVERLAY MAPPING

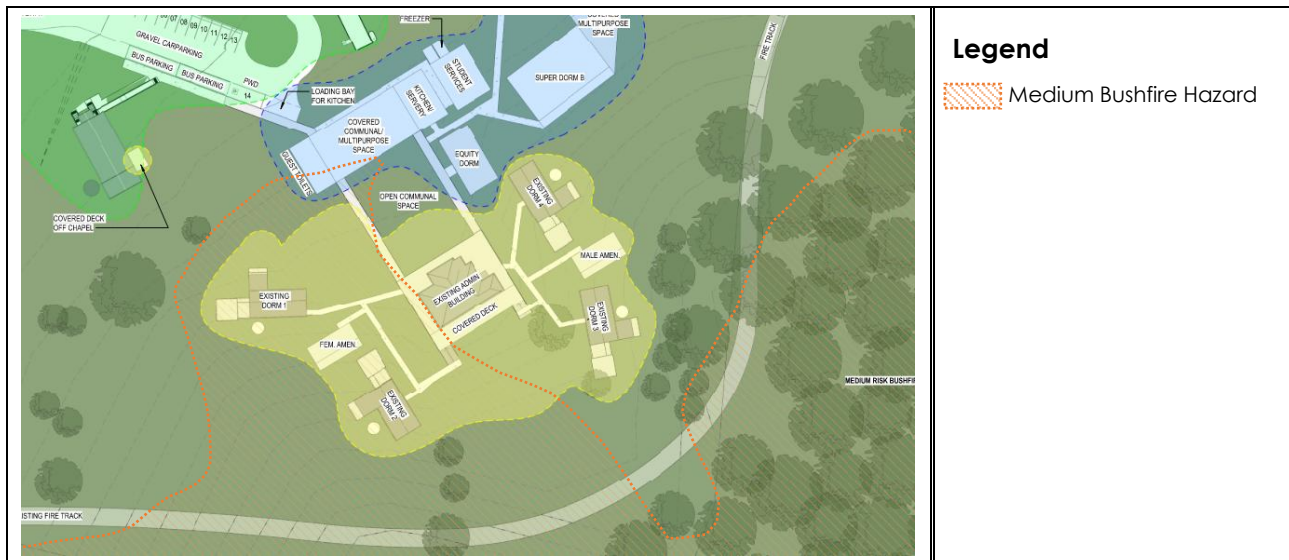


Figure 10 confirms that Stages 2A and 2B are impacted by Bushfire Hazard. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Material Change of Use – Educational Establishment, where outside of the Principal and Major Centre Zones, does not change, however triggers assessment against the Bushfire Hazard Overlay Code. An assessment of the development against this code is considered at section 4.7.3.

FIGURE 11 - ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING

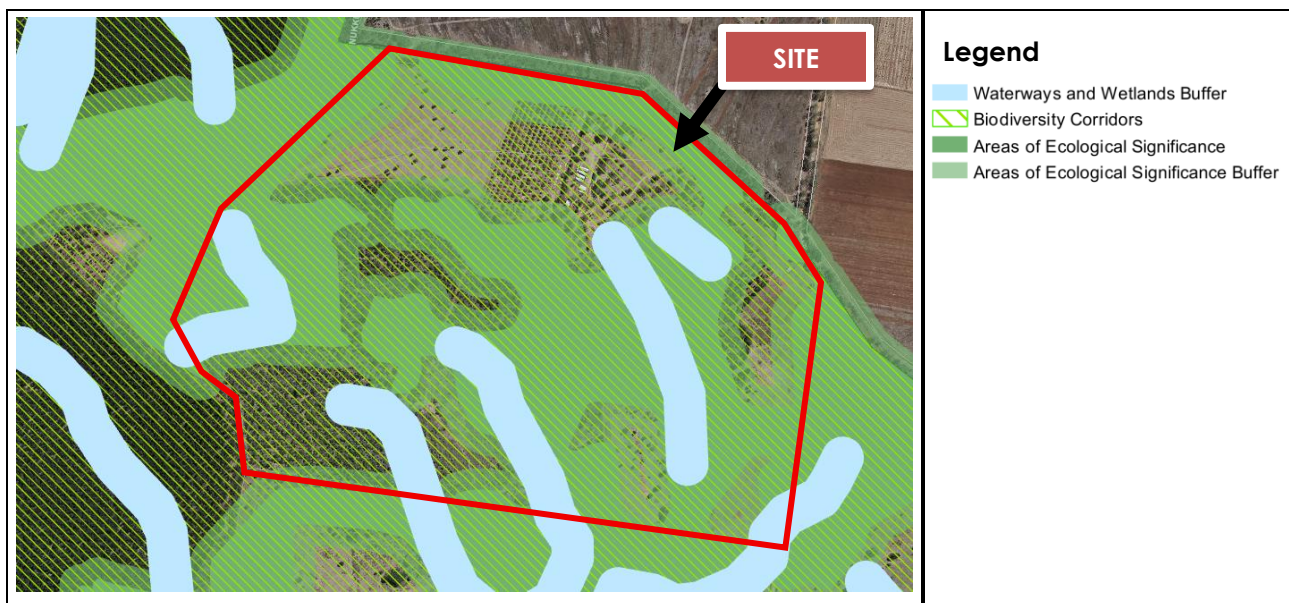


Figure 11 confirms that the site is impacted by the Environmental Significance Overlay. In particular, the site is identified as containing land within the Waterways and Wetlands Buffer, Biodiversity Corridor, Areas of Ecological Significance and Areas of Ecological Significance Buffer. Under the overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for assessable development does not change, however triggers assessment against the Environmental Significance Overlay Code. An assessment of the development against this code is considered at section 4.7.3.

FIGURE 12 - FLOOD HAZARD OVERLAY MAPPING



Figure 12 confirms that the site contains land within the Balance (Mixed) area under the Flood Hazard Overlay. The development site, including all use areas and access arrangements, is located entirely outside of mapped areas. Accordingly, the Flood Hazard Overlay Code is not applicable to the assessment of this application.

FIGURE 13 - LANDSLIDE HAZARD OVERLAY MAPPING

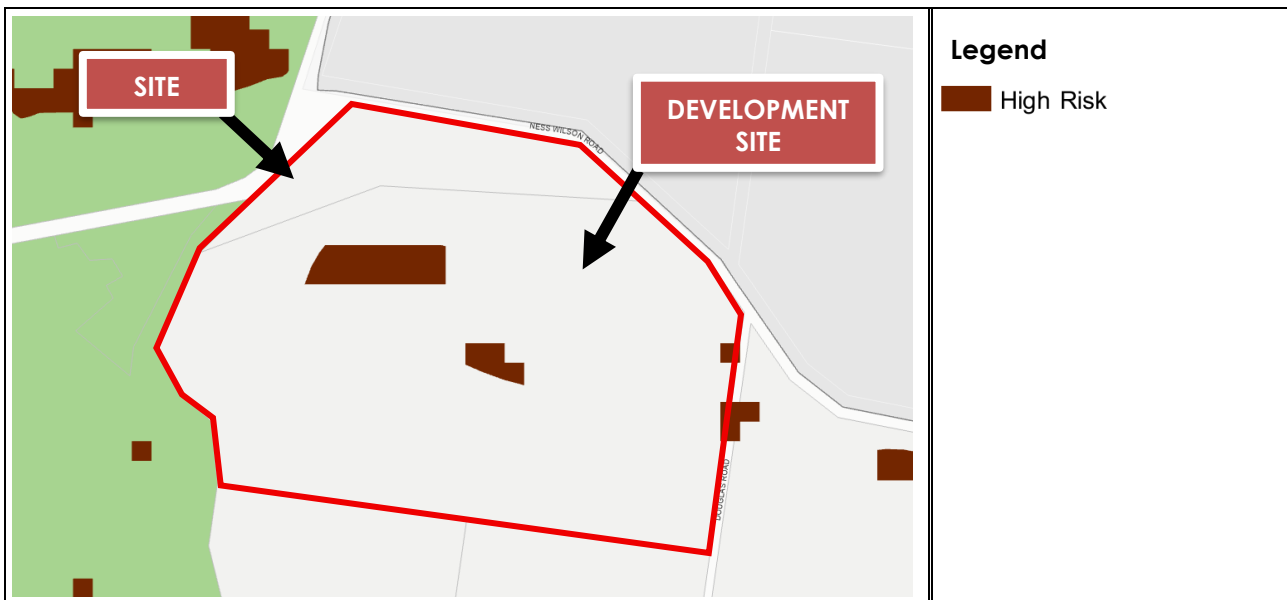


Figure 13 confirms that the site contains land within a High Risk Landslide Hazard area under the Landslide Hazard Overlay. The development site, including all use areas and access arrangements, is located entirely outside of mapped areas. Accordingly, the Landslide Hazard Overlay Code is not applicable to the assessment of this application.

4.7 ASSESSMENT BENCHMARKS

As identified in section 4.6, this Change Application (Other) is subject to Impact Assessable, and therefore requires assessment against the following provisions of the *Toowoomba Regional Planning Scheme 2012*.

- Strategic Framework; refer to section 4.7.1
- Overall Outcomes – Rural Zone (100 Hectare Precinct); refer to section 4.7.2
- Applicable Codes; refer to section 4.7.3

4.7.1 STRATEGIC FRAMEWORK

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

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

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

4.7.2 OVERALL OUTCOMES – RURAL ZONE (100 HECTARE PRECINCT)

Section 6.6.6.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Rural 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 Zone and 100 Hectare Precinct as detailed in **Table 3**.

TABLE 3 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) areas used or suitable for primary production are conserved and are not further fragmented;	Complies. The proposed development involves a change to a previously approved Outdoor Education Facility. The proposed change does not involve Reconfiguring a Lot and will not result in the further fragmentation of the land. Additionally, the nature, scale and design of the development is such that it will not impact on the existing or future use of the land and surrounding locality for agricultural purposes.
(b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;	Not Applicable. The proposed development does not involve the establishment of a rural activity. Notwithstanding this, the nature, scale and design of the development is such that it will not impact on the existing or future use of the land and surrounding locality for agricultural purposes.

Overall Outcome	Response
(c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;	Not Applicable. The proposed development is not of a nature which requires isolation for urban areas due to potential impacts.
(d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;	Complies. The proposed development has been designed to incorporate sustainable land management practices, including the maximisation of energy efficiency and water conservation. Students and teachers will be transported to the site via a bus to encourage sustainable transport use and minimise the number of small vehicles travelling longer distances to the site.
(e) development contributes to the amenity and landscape character of the area;	Complies. The proposed development has been designed to ensure it positively contributes to the amenity and landscape character of the site. It is noted that the proposed and existing buildings are not visible from the street.
(f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;	Complies. The proposed development is a non-rural activity which directly relies on the rural character and features of the site. The development is of a nature, scale and design of the development to ensure that it will not impact on, or result in reverse amenity impact from, existing or future use of the land and surrounding locality for agricultural purposes.
(g) rural industries are facilitated where: i. associated with rural production in the immediate vicinity; ii. avoiding or minimising adverse impacts on the amenity of the locality; and iii. compatible with the infrastructure in the locality.	Not Applicable. The proposed development does not involve a Rural Industry.
(h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;	Complies. The proposed development has been designed to ensure it maintains the natural features of the site and does not impact on or reduce previously approved buffers between the development and areas of environmental significance.
(i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;	Complies. The nature, design and operation of the development is such that it will not result in off-site impacts.
(j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;	Not Applicable. The site is not located in proximity to an existing intensive animal industry.
(k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and	Complies. The proposed development involves an Outdoor Education Facility which assists in the education of students regarding the environment, rural operations and other outdoor activities. The nature, scale and

Overall Outcome	Response
(l) development has access to development infrastructure including utility installations and essential services.	design of the development is such that it will not impact on the existing or future use of the land and surrounding locality for agricultural purposes. Complies. The proposed development will be connected to utility infrastructure in accordance with the relevant requirements. In particular, the site will be connected to on-site water supply and effluent disposal infrastructure, reticulated electricity supply and wireless telecommunications networks.
100 Hectare Precinct	
The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.	Complies. The proposed development involves a change to a previously approved Outdoor Education Facility. The proposed change does not involve Reconfiguring a Lot and will not result in the further fragmentation of the land. Additionally, the nature, scale and design of the development is such that it will not impact on the existing or future use of the land and surrounding locality for agricultural purposes.
200 Hectare Precinct	
The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.	Not Applicable. The site is not located within the 200 Hectare Precinct.
Heinemann Road Transport Precinct	
(a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and	Not Applicable. The site is not located within the Heinemann Road Precinct.
(b) the scale, character and built form of development contributes to a high standard of amenity.	Not Applicable. The site is not located within the Heinemann Road Precinct.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Rural Zone and 100 Hectare Precinct.

4.7.3 APPLICABLE CODES

The codes applicable to the assessment of the proposed development are identified in **Table 4** followed by a summary of the assessment outcomes.

TABLE 4 - APPLICABLE CODES

Zone Code(s)

- **Rural Zone Code**
An assessment of the proposed development against the Overall Outcomes of the Rural Zone Code is provided at section 4.7.2, while an assessment against the Assessment Benchmarks is provided at **Appendix B**. These assessments confirm that the development generally complies with the outcomes sought for development within this zone.
-

Overlay Codes

- **Agricultural Land Overlay Code**
An assessment of the proposed development against the Agricultural Land Overlay Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought for development within this overlay.
 - **Bushfire Hazard Overlay Code**
The proposed change involves additional buildings located to the west of previously approved Stage 2 (Stage 2B) buildings. The proposed new buildings are therefore considered to be sufficiently separated from bushfire hazard areas, with the development maintaining the existing separation/buffer areas. On this basis, the recommendations and outcomes of the previously approved Bushfire Management Plan remain applicable and will be implemented in accordance with the existing conditions of approval. Accordingly, a detailed assessment of the Bushfire Hazard Code is not pertinent to the assessment of this application.
 - **Environmental Significance Overlay Code**
This proposed change, subject of this application, involves the establishment of new buildings within Stage 2A and an increase in student numbers. The proposed additional buildings are located entirely outside of mapped Areas of Ecological Significance and will maintain previously approved buffers to areas of environmental significance. Additionally, the location of the additional buildings ensure that no additional clearing for bushfire management is required. On this basis, the applicant contends that the proposed change will not adversely affect areas of environmental significance within the site and accordingly, an assessment of the development against the Environmental Significance Overlay Code is not pertinent to the assessment of this application.
-

Development Codes

- **Community and Recreation Uses Code**
An assessment of the proposed development against the Community and Recreation Uses Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought under this code.
 - **Environmental Standards Code**
An assessment of the proposed development against the Community and Recreation Uses Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought under this code.
 - **Integrated Water Cycle Management Code**
An assessment of the proposed development against the Community and Recreation Uses Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought under this code.
 - **Landscaping Code**
An assessment of the proposed development against the Community and Recreation Uses Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought under this code.
-

- Transport, Access and Parking Code

An assessment of the proposed development against the Community and Recreation Uses Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought under this code.

- Works and Services Code

An assessment of the proposed development against the Community and Recreation Uses Code is provided at **Appendix B**. This assessment confirms that the development generally complies with the outcomes sought under this code.

5.0 TECHNICAL ASSESSMENTS

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

- Traffic Impact Assessment, prepared by Harrison Infrastructure Group. Refer to **Appendix I**.
- Wastewater Letter, prepared by Taylor Environmental. Refer to **Appendix J**.

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

6.0 CONSULTATION

6.1 STATUTORY NOTIFICATION

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

6.2 PRE-LODGEEMENT MEETINGS

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

Toowoomba Regional Council

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

7.0 CONCLUSION

This Change Application (Other) seeks approval for a Material Change of Use for Educational Establishment (Outdoor Education Facility) on land at 571 Nukku Road, Googa Creek. The assessment that has been undertaken has demonstrated the following:

- The proposal involves a change to a previously approved education facility which improves the operations and of the site and increases the number of students able to be accommodated. The proposed increase in students ensures that the facility can improve efficiency within the previously established development footprint.
- The nature, scale and design of the development is such that it will not impact on the continued or future use of the site or surrounding locality for agricultural purposes. The development has a total site cover of approximately 0.26%, ensuring that the majority of the site can be retained for rural pursuits where suitable.
- 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 development will incorporate previously approved bushfire and environmental management practices.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.7).
- The technical assessments supporting the application (as detailed in section 6.0) 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 Change Application (Other) for a Development Permit for Material Change of Use.

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

APPENDIX A - STRATEGIC FRAMEWORK

Toowoomba Regional Planning Scheme 2012

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes	Yes	The proposal involves a change to an existing approved use. The proposed changes have been designed in order to minimise impacts on the natural environment and rural character of the locality. The development is also appropriately located and can be managed to ensure it is not impacted by natural hazards to protect the safety of people and property.
3.3.2 Element – network of towns	No	
3.3.3 Element – compact urban form	No	
3.3.4 Element – suburban neighbourhoods	No	
3.3.5 Element – urban neighbourhoods	No	
3.3.6 Element – centres of activity	No	
3.3.7 Element – central business district (CBD)	No	
3.3.8 Element – sustainable urban development	No	
3.3.9 Element – rural landscape	Yes	The proposed development has been designed to ensure it maintains the rural landscape values of the area. The development has removed the previously approved eastern crossover and will retain the existing driveway and crossover to Ness Wilson Road in order to minimise tree clearing within the road reserve. Additionally, the development is appropriately located to ensure it is not visible from the roadway. On this basis, the proposed development will not adversely impact the rural landscape values of the area.
3.3.10 Element – natural places	Yes	The proposed development has been designed and located to ensure it does not adversely impact on areas of environmental significance.
3.3.11 Element – development constraints	Yes	The proposed development has been designed to appropriately consider and respond to development constraints within the site. The development is located outside of areas impacted by natural hazards and considers the recommendations of the approved Bushfire Management Plan.
3.3.12 Element – incompatible land uses	No	
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes	Yes	The proposal involves a change to an existing use, with additional buildings and structures located clear of areas of environmental significance. Accordingly, the development will not result in additional or increased impacts on the natural environment. The development

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
		is also appropriately located and can be managed to ensure it is not impacted by natural hazards to protect the safety of people and property.
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 has been designed to ensure it maintains the rural landscape values of the area. The development has removed the previously approved eastern crossover and will retain the existing driveway and crossover to Ness Wilson Road in order to minimise tree clearing within the road reserve. Additionally, the development is appropriately located to ensure it is not visible from the roadway. On this basis, the proposed development will not adversely impact the rural landscape values of the area.
3.5.2 Element – rural community identity	Yes	Refer to response at 3.5.1.
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	No	
3.5.7 Element – urban parks and public places	No	
3.5.8 Element – housing diversity and affordability	No	
3.5.9 Element – cultural diversity and heritage	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes	No	
3.6.2 Element – scenic amenity	No	
3.6.3 Element – water resources	No	
3.6.4 Element – sustainable production	No	

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
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	No	
3.7.2 Element – integrated transport system	No	
3.7.3 Element – active transport	No	
3.7.4 Element – public transport	No	
3.7.5 Element – road network	No	
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes	No	
3.8.2 Element – coordinated infrastructure planning and delivery	No	
3.8.3 Element – integrating water management and infrastructure	No	
3.8.4 Element – waste water management infrastructure and services	No	
3.8.5 Element – utility infrastructure and services	No	
3.8.6 Element – waste management and recycling	No	
3.9 ECONOMIC DEVELOPMENT		
3.9.1 Strategic Outcomes	Yes	The proposed development seeks to facilitate the continued growth and development of the Googa Ridge Outdoor Education Centre. The facility is currently utilised by a range of schools across South East Queensland and accordingly attracts students and visitors to the area. The development therefore assists in encouraging economic growth and tourists to the region.
3.9.2 Element - economic growth	Yes	The proposed development involves an Outdoor Education Facility which is utilised by a range of schools across South East Queensland. The facility utilises and supports a range of local businesses within the surrounding area through the provision of goods and services. Additionally, the attraction of visitors to the area, including employees, teachers, students, parents and other visitors assists in encouraging additional spending within the region.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.9.3 Element – activity centres and employment	No	
3.9.4 Element – creative and knowledge-based industries	No	
3.9.5 Element – tourism	Yes	The proposed development involves an Outdoor Education Facility which is utilised by a range of schools across South East Queensland, meaning that the facility attracts a number of visitors to the area, including employees, teachers, students, parents and other visitors. This in turn assists in promoting the Toowoomba Region as a tourism destination.

APPENDIX B - ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO ₁ Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character.	AO _{1.1} Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the Low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.	Complies. The proposed buildings are setback in excess of 50m from nearby dwellings on land in the Rural Zone. The site does not adjoin land within the Low Density Residential, Low-Medium Density Residential, Township, Emerging Community or Rural Residential Zones.
PO ₂ Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO _{2.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Complies. The proposed buildings do not exceed 2 storeys or 10.5m in height.
Roadside Stalls and Shops		
PO ₃ The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{3.1} Any structure used for the sale of goods or produce is limited to 25m ² gross floor area. AO _{3.2} Access to the structure is via the primary property access point. AO _{3.3} Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected.	Not Applicable. The proposed development does not involve a Roadside Stall or Shop.
Dwelling House		
PO ₄ Dwellings have safe, all weather road access.	AO _{4.1} Formed road access is provided to the dwelling.	Not Applicable. The proposed development does not involve a Dwelling House.

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Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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.	Not Applicable. The proposed development does not involve a Dwelling House.
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 does not involve a Dwelling House.
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. AO _{7.3} The dwelling is setback from site boundaries by 50m.	Not Applicable. The proposed development does not involve a Dwelling House.
Caretaker's Accommodation		
PO ₈ Development provides for the accommodation of a caretaker, and their family members, in a manner that: (a) does not compromise the productivity of use; (b) is safe and comfortable for the amenity 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	Not Applicable. The proposed development does not involve a Caretaker's Accommodation.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(iii) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO_{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.	
Noise Amenity		
PO ₉ The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{9.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.	Complies. Any new building plant or air-conditioning equipment will be appropriately located and screened to ensure it does not impact on the visual amenity of the area or result in noise impacts on nearby sensitive receptors.
Outdoor Lighting		
PO ₁₀ Outdoor lighting maintains the amenity of the surrounding 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_{10.1} Outdoor lighting is restricted to low level security lighting only. AO_{10.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Complies. Outdoor lighting will be limited to low level security lighting. Complies. Outdoor lighting will be designed, installed and maintained in accordance with the relevant requirements.
Building Work (not associated with a Material Change of Use)		
PO ₁₁ 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 _{11.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable. The proposed development involves a Material Change of Use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₂ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1} No reduction of previously approved landscaping areas is to occur.	Not Applicable. The proposed development involves a Material Change of Use.
PO ₁₃ 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 _{13.1} 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 involves a Material Change of Use.
PO ₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{14.1} 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 _{14.2} 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 involves a Material Change of Use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Cropping being Forestry		
PO ₁ Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO _{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO _{1.2} Forestry does not occur on land having slopes steeper than 15%.	Not Applicable. The proposed development does not involve a Forestry.
PO ₂ Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a Forestry.
PO ₃ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting.	Not Applicable. The proposed development does not involve a Forestry.
Uses		
PO ₄ The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.	AO _{4.1} Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation;	Performance Solution. This application involves a change to an existing approved Educational Establishment. Accordingly, the use of the site for this purpose is taken to be granted. Notwithstanding this, the proposed changes seek to facilitate an increase in student numbers and the construction of additional buildings and infrastructure to improve operations. The proposed new buildings and use areas are located within an already developed portion of the site. The proposal will utilise a small portion of the site, with a building footprint of approximately 0.26%, which ensures that the majority of the site can continue to be

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(k) transport depot (where in the Heinemann Road Transport Precinct); and (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). AO_{4.2} Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.	utilised for agricultural pursuits as required. Additionally, the nature of the use is such that it relies on the endemic features of the site and will not impact on the continued or future operation of the site or surrounding premises for agricultural activities. The development is appropriately located and designed to ensure it is not immediately visible from public spaces and does not impact on the rural character and amenity of the locality. Not Applicable. The proposed development does not involve any of the uses or activities listed at AO_{4.2}.
PO ₅ Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a Rural Industry.
PO ₆ Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a tourism or recreation related use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Rural Character		
PO ₇ Buildings are have a low rise, rural character.	AO _{7.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Complies. The proposed new buildings will not exceed two (2) storeys or 10.5m in height. The maximum building height of the proposed new buildings will be approximately 5.7m above ground level.
PO ₈ Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Complies. The proposed development has been strategically designed and located, and will be operated, to ensure it does not unduly impact on the rural amenity and character of the locality. The proposed development is not readily visible from public spaces and is appropriately screened through the use of existing vegetation along the site boundaries.
PO ₉ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Complies. The surrounding road network is sufficient to cater for the demands of the development. Reference is made to the Traffic Impact Assessment attached at Appendix I . The development does not involve connections to any other Council infrastructure.
Rural Viability and Managing Conflicts		
PO ₁₀ Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.	Complies. The nature, location and scale of the development ensures it will not restrict the ongoing operation or viability of nearby rural uses.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₁ Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict.	No acceptable outcome is nominated.	Complies. The proposed development is adequately separated from nearby rural premises, ensuring that it is not impacted by nearby rural activities and operations.
Site Layout		
PO ₁₂ 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 and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	Complies. The proposed development has been appropriately located and designed with respect to the physical constraints of the site and surrounding locality. In particular, the development has been appropriately designed and will be operated to ensure it: • minimises the risk to people and property as a result of natural hazards; • reduces the needs for earthworks through the use of raised buildings on stumps; • retains natural drainage lines where possible; • maximises the retention of existing vegetation and areas of environmental significance where possible; • provides appropriate buffering, screening and separation to adjoining premises.
Precincts		
PO ₁₃ Development in the 100ha Precinct: (a) does not involve the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and scenic landscape values of the land.	No acceptable outcome is nominated.	Complies. The proposed development involves a change to a previously approved Outdoor Education Facility. The proposed change does not involve Reconfiguring a Lot and will not result in the further fragmentation of the land. Additionally, the nature, scale and design of the development is such that it will not impact on the

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		existing or future use of the land and surrounding locality for agricultural purposes.
PO ₁₄ Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	Not Applicable. The site is not located within the 200 Hectare Precinct.

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Agricultural Land Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁ Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.	Complies. The proposed development involves a change to a previously approved Outdoor Education Facility. The proposed new buildings and use areas are located within an already developed portion of the site. The proposal will utilise a small portion of the site, with a building footprint of approximately 0.26%, which ensures that the majority of the site can continue to be utilised for agricultural pursuits as required. Additionally, the nature of the use is such that it relies on the endemic features of the site and will not impact on the continued or future operation of the site or surrounding premises for agricultural activities. The development is appropriately located and designed to ensure it is not immediately visible from public spaces and does not impact on the rural character and amenity of the locality.
PO ₂ Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.	AO _{2.1} Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land. OR AO _{2.2} Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future <i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i>	Not Applicable. Reference is made to the response to AO _{2.2} . Complies. The nature of the use is such that it is reliant on the rural and endemic features of the site. The proposed development is located within a previously developed portion of the site and will not prohibit the ongoing or future use of the premises for rural activities. Reference is also made to the response to PO ₁ .
PO ₃ Reconfiguring lots on agricultural land does not result in allotment sizes that result in: (a) fragmentation of rural lands and loss of land to viable rural production;	AO _{3.1} The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code. OR	Not Applicable. The proposed development does not involve Reconfiguring a Lot.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Agricultural Land Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(b) conflict between farming and residential uses; or (c) loss of farming flexibility.	AO _{3.2} The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land.	
PO ₄ Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a residential development.

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Community and Recreation Uses Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Character		
PO₁ Development positively contributes to a pleasant streetscape and complements the character of the locality, having regard to: (a) avoidance of large blank walls through variations in plan shape, such as curves, steps, recesses, projections or splays; and (b) variations in the treatment and patterning of windows, sun protection devices, or other elements of a facade; (c) use of elements of a finer scale than the main structural framing; (d) planting at any or all levels, including on podiums or roof decks; and (e) use of murals and artworks.	No acceptable outcome is nominated.	Complies. The proposed development has been appropriately designed and located to ensure it does not impact on the rural streetscape or character of the locality. The development is not readily visible from public spaces and is sufficiently screened through the use of existing landscaping along the road frontages and throughout the site.
PO₂ Development has a high quality appearance and makes a positive contribution to the streetscape having regard to orientation of buildings to the street and incorporation of way-finding elements.	AO_{2.1} The unarticulated length of external walls along a road frontage does not exceed 15m. AO_{2.2} Pedestrian entries: (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).	Not Applicable. The proposed development is not readily visible from public spaces. Additionally, the nature and location of the development is such that building designs and infrastructure expected within a rural setting are not appropriate in this instance. The development has been designed to ensure it is of an appropriate design for the nature of the use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Community and Recreation Uses Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₃ A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest.	No acceptable outcome is nominated.	Complies. The proposed buildings will incorporate a range of building materials and architectural features in order to provide visual interest.
PO ₄ Landscaping is provided to enhance the appearance of the development and unsightly components are screened.	AO_{4.1} Where a front setback is provided, landscaping is provided along all road frontages of the site. AO_{4.2} Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO_{4.3} A minimum of 5% of the site is used to provide landscaping.	Complies. The proposed development will maintain existing vegetation along the road frontages which is sufficient to screen the development and maintain the character and amenity of the area. Complies. Outdoor work, storage and servicing areas are suitably located to ensure they are not visible from public spaces. Complies. The development will maintain the existing vegetation and landscaping throughout the site which exceeds 5% of the total site area.
PO ₅ Building design and site layout, optimise accessibility and convenience for users, particularly pedestrians.	No acceptable outcome is nominated.	Complies. The proposed development, including buildings, structures and walkways, have been designed to ensure accessibility and convenience for users.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Community and Recreation Uses Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Amenity		
PO ₆ Development is compatible with the amenity of surrounding land, having regard to: (a) the location and type of vehicular access; (b) hours of operation; (c) traffic; (d) the location of car parking areas; (e) waste storage and collection, and litter management; (f) signage; (g) visual amenity; (h) privacy; and (i) noise, odour and dust emissions.	No acceptable outcome is nominated.	Complies. The proposed development has been strategically designed and located to ensure it does not impact on the amenity of the surrounding locality. The development will maintain the existing mature vegetation along the road frontages which appropriately screens the development and ensures the rural character of the area is maintained.
Child Care Centre		
PO ₇ The location and site design of the child care centre is highly accessible and is co-located with, or located close to, centres or other community or recreation uses.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a Child Care Centre.
PO ₈ The site is located to minimise the: (a) hazards of heavy traffic; and (b) introduction of non-local traffic into minor, residential streets.	AO _{8.1} The site is not located on: (a) arterial routes; or (b) local access roads.	Not Applicable. The proposed development does not involve a Child Care Centre.
PO ₉ Outdoor activity and storage areas are screened from adjoining properties and from the street.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve a Child Care Centre.
PO ₁₀ Buildings and activities are located and designed to discourage potentially hazardous vehicular or pedestrian movements and	AO _{10.1} Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.	Not Applicable. The proposed development does not involve a Child Care Centre.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Community and Recreation Uses Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
minimise on-site conflict between children's activities and car parking.		

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Outdoor Lighting		
PO ₁ Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.	AO_{1.1} No outdoor lighting is proposed as part of the development. OR AO_{1.2} Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 control of the obtrusive effects of outdoor lighting'. AO_{1.3} For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard AS4282-1997 – Control of the obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4). AO_{1.4} Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO_{1.3} the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors. AO_{1.5} For private sporting courts the lighting system: (a) is baffled or shielded to ensure that a light source is not directly visible from a	Not Applicable. The proposed development will involve outdoor lighting for security and safety purposes. Complies. Outdoor lighting will be designed, installed and maintained in accordance with the relevant requirements. Not Applicable. The proposed development does not involve lighting associated with sporting fields or sporting courts. Not Applicable. The proposed development is significantly setback from all site boundaries and accordingly will not result in light spillage outside of the property boundary. Not Applicable. The proposed development does not involve lighting associated with private sporting courts.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	Habitable Room window of an adjoining Dwelling; and (b) the luminaire does not exceed a height of 8m above the court surface. AO_{1.6} The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.	Complies. The existing driveway and proposed servicing areas are appropriately located so that headlights will not impact on nearby residential dwellings.
PO ₂ Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or well-being of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.	AO _{2.1} Outdoor lighting situated in excess of 4m above ground level is provided in accordance with Australian Standard AS1158.1.1:2005 – <i>Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .	Complies. Any outdoor lighting situated in excess of 4m above ground level will be designed, installed and maintained in accordance with the relevant requirements.
PO ₃ Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment.	AO _{3.1} The vertical illumination emanating from the outdoor lighting does not exceed one (1) lx on land within the Environmental Significance Overlay.	Performance Solution. Outdoor lighting will be designed, installed and maintained to ensure it does not cause unreasonable disturbance or detrimental impacts on areas of environmental significance.
PO ₄ Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance.	AO _{4.1} Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed in a manner to mitigate any light nuisance impacts from the existing lawful use by establishing:	Not Applicable. The site does not adjoin a premises with significant light for community purposes, security or safety reasons.

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Performance outcomes	Acceptable outcomes	Compliance summary
	(a) shielding or louvers on windows facing the light source; (b) orientating buildings and bedrooms so that external lighting does not impact on residents during night time hours; and (c) utilising earth embankments, landscaping or other physical measures to shield existing light sources.	
Odour		
PO ₅ Development does not unreasonably affect the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.	AO _{5.1} The development does not involve activities that create odorous air emissions. OR AO _{5.2} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i> . AO _{5.3} The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues. <i>Note: An Odour Assessment Report provided with the application may be necessary to demonstrate compliance with AO5.3.</i>	Complies. The proposed development will not result in adverse air emissions. Not Applicable. Refer to the response to AO _{5.1} . Not Applicable. Refer to the response to AO _{5.1} .
PO ₆ Lot reconfigurations for residential or other environmentally sensitive land uses do not encroach upon existing or approved uses that	AO _{6.1} Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code.	Not Applicable. The proposed development does not involve the creation of new lots.

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Performance outcomes	Acceptable outcomes	Compliance summary					
may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.	AO_{6.2} Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance. <table><tr><th>Existing Use/Activity</th><th>Odour Level at Sensitive Receiving Environment.</th></tr><tr><td rowspan="2">All Activities</td><td>2OU/m³ 3 minute average, 99.5th percentile.</td></tr><tr><td>4OU/m³ 3 minute average, 99.9th percentile.</td></tr></table>	Existing Use/Activity	Odour Level at Sensitive Receiving Environment.	All Activities	2OU/m³ 3 minute average, 99.5th percentile.	4OU/m³ 3 minute average, 99.9th percentile.	
Existing Use/Activity	Odour Level at Sensitive Receiving Environment.						
All Activities	2OU/m³ 3 minute average, 99.5th percentile.						
	4OU/m³ 3 minute average, 99.9th percentile.						
PO ₇ Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.	AO _{7.1} The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.	Complies. All putrescibles waste will be appropriately stored and disposed of in accordance with the relevant requirements to prevent odour nuisance and fly breeding.					
Noise							
PO ₈ The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses. (a) Development: (i) is located in an appropriate zone; (ii) proposes best practice design and construction materials (in relation to noise attenuation); and	AO _{8.1} The development will achieve the following noise levels (when measured at the nearest sensitive receiver): (a) Background (L ₉₀) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L ₉₀) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am	Complies. The proposed development is appropriately separated from nearby sensitive receptors and accordingly will not result in adverse noise impacts which exceed the relevant noise criteria.					

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Performance outcomes	Acceptable outcomes	Compliance summary
(iii) proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses.	(measured within bedrooms assuming open windows); (c) Background (L_{90}) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and (d) maximum limit L_{Amax} 45dB(A) inside dwellings; and The development will achieve the Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i>. HOWEVER AO_{8.2} Where a development is unable to meet noise levels specified in AO_{8.1} an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).	
PO ₉ Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment is designed, constructed and operated in a manner that is sensitive to the impacts of high and low frequency noise on adjoining sensitive land uses.	AO _{9.1} Where development (other than licensed premises operating under a Liquor Licensing Approval) proposes the use of amplified sound equipment, existing background octave band centre frequencies have been assessed and the development proposes the following maximum sound pressure criterion:	Complies. Any amplified sound will be appropriately designed, operated and managed to ensure it does not result in adverse noise impacts on nearby sensitive receptors.

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Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary																											
	<table><tr><td></td><td colspan="8">Frequency - Hz - "A" Weighted</td></tr><tr><td></td><td>31</td><td>63</td><td>125</td><td>250</td><td>500</td><td>1K</td><td>2K</td><td>4K</td></tr><tr><td>Background Level SPL dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td></tr></table>		Frequency - Hz - "A" Weighted									31	63	125	250	500	1K	2K	4K	Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	
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PO ₁₀ Proposed sensitive land uses in close proximity to existing lawful land uses involving significant noise emissions such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.	AO_{10.1} The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within the <i>Environmental Protection (Noise) Policy 2008</i>. AO_{10.2} Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i>. AO_{10.3} Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic assessment of existing background octave levels and designed the sensitive land use component to mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).	Not Applicable. The site is not located in close proximity to an existing lawful land use which results in significant noise emissions.																											

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

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

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Performance outcomes	Acceptable outcomes	Compliance summary
Dust		
PO ₁₇ The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations).	AO_{17.1} Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur. AO_{17.2} Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce dust generation. AO_{17.3} Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete. AO_{17.4} Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses. <i>Note: Where excavation and filling exceeds 1,000 cubic metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures. Measures must include strategies such as progressive rehabilitation and complaints processes.</i>	Complies. Any construction activities will be undertaken in accordance with the relevant requirements and future Building and Operational Works Approvals to ensure it does not result in adverse dust impacts.

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Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₈ Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues.	AO _{18.1} Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.	Not Applicable. The proposed development will not involve haulage activities associated with excavation and filling.
PO ₁₉ Water used for dust suppression activities does not itself create environmental harm.	AO _{19.1} Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.	Complies. Any construction activities will be undertaken in accordance with the relevant requirements and future Building and Operational Works Approvals to ensure it does not result in adverse dust impacts.
PO ₂₀ The ongoing operation of the development site does not create dust nuisance for adjoining landholders.	AO _{20.1} Areas within the site that are frequently used for vehicular purposes are imperviously sealed. AO _{20.2} Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems. AO _{20.3} Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers. AO _{20.4} All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads. AO _{20.5} Development that is likely to create ongoing significant dust issues has submitted a 'site based	Performance Solution. The nature and location of the development is such that it will not result in a dust nuisance for adjoining landowners. Given the rural locality of the site, imperviously sealed vehicle manoeuvring and parking areas are not appropriate and do not maintain the amenity of the locality.

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Performance outcomes	Acceptable outcomes	Compliance summary
	management plan' which adequately addresses dust mitigation measures.	
PO ₂₁ Proposed sensitive land uses are adequately separated from existing lawful land uses likely to generate dust emissions such as landfill sites, quarries, cropping land, motor sport facilities and other similar dust generating activities.	AO _{21.1} Sensitive land uses achieve the separation distances from the nominated uses specified in Table 9.4.2:2.	Complies. The proposed development is sufficiently separated from nearby land uses which result in dust impacts.
PO ₂₂ Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.	AO _{22.1} Dustfall averaged over an annual period of time does not exceed 133mg/m ² /day when measured at the nearest sensitive receiver.	Not Applicable. The proposed development will not result in adverse dust impacts which exceed the acceptable requirements.
General Emissions		
PO ₂₃ Air emissions resulting from development do not cause environmental harm (including environmental nuisance).	AO_{23.1} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i>. AO_{23.2} Where a type of air emission is not listed within the <i>Environmental Protection (Air) Policy 2008</i> the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification. AO_{23.3} Where a development is proposing to generate and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment'	Not Applicable. The proposed development will not result in air emissions.

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Performance outcomes	Acceptable outcomes	Compliance summary
	which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.	
PO ₂₄ Child Care Centres are well located to avoid any harmful impacts from air pollution.	AO _{24.1} Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.	Not Applicable. The proposed development will not result in air emissions.
PO ₂₅ Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.	AO _{25.1} Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.	Complies. The proposed development is not located within the separation distances identified in Table 9.4.2:2.
PO ₂₆ Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.	AO _{26.1} Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.	Not Applicable. The proposed development will not result in air emissions.
PO ₂₇ Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	AO _{27.1} Car park exhaust stacks are located away from adjoining sensitive receivers. AO _{27.2} Emissions are discharged vertically and have an exit velocity of at least 10m/second. AO _{27.3} Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater. AO _{27.4} Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with AS1940-2004 <i>The Storage and handling of flammable and combustible liquids (for hydrocarbons)</i> and AS1596:2008 <i>The Storage and Handling of LP Gas</i> .	Not Applicable. The proposed development does not involve air emissions vents or stacks.

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Performance outcomes	Acceptable outcomes	Compliance summary
Waste Management		
PO ₂₈ The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i> .	AO _{28.1} For commercial premises and industry activities (other than those premises utilising Council's wheelie bin waste collection program): (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in sewered areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; (e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin	Not Applicable. The proposed development does not involve a commercial or industrial activity.

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

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

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

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Performance outcomes	Acceptable outcomes	Compliance summary
	(d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and (e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height.	
PO ₂₉ Development for a Community Residence, Residential Care Facility or Retirement Facility utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.	AO _{29.1} For development involving a Community Residence, Residential Care Facility or Retirement Facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline.	Not Applicable. The proposed development does not involve a Community Residence, Residential Care Facility or Retirement Facility.
PO ₃₀ High rise (in excess of three (3) storeys) residential developments and joint commercial and residential developments are designed to enable best practice waste management principles to be applied.	AO _{30.1} The applicant has provided a waste management plan that as a minimum has addressed the following issues: (a) likely waste quantity and waste type to be generated on site on a weekly basis; (b) likely recycling quantities to be generated on a weekly basis; (c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes,	Not Applicable. The proposed development does not involve a high-rise residential development.

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Performance outcomes	Acceptable outcomes	Compliance summary
	waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; (k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).	
PO ₃₁ Demolition and building activities actively involve waste minimisation and waste avoidance principles including the promotion of recycling and re-use.	AO _{31.1} The development will be carried out in accordance with the waste management hierarchy outlined in the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> and the applicant has nominated the quantity and type of materials that will be disposed of to landfill.	Complies. Waste will be stored and managed in accordance with the relevant technical guidelines. Waste will be stored within appropriate containers within the site and will be disposed of via the site manager or contractors to an approved waste disposal facility.
PO ₃₂ Development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> is designed to adequately cater for legislative storage and collection requirements.	Where involving development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i>: AO_{32.1} The storage of 'clinical and related waste' is in accordance with the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> with storage locations	Not Applicable. The proposed development does not involve the generation of clinical or related waste.

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Performance outcomes	Acceptable outcomes	Compliance summary
	being demonstrated on submitted site/floor plans. AO_{32.2} The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.	
PO₃₃ Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.	AO_{33.1} The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's <i>Technical Guidelines for Waste Storage and Collection Requirements for New Developments</i>, including: (a) appropriate manoeuvring is adequate with vehicles being able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins; (f) minimum road width of 5.5m; and (g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised.	Not Applicable. The proposed development does not involve a residential use.
PO₃₄ Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove	AO_{34.1} The applicant will utilise the following control measures: (a) putrescibles waste will be removed from the property at intervals not exceeding seven	Complies. The proposed development will utilise refuse storage containers which are of a sufficient size to cater for the development and appropriately secured to prevent access by vermin and minimise potential odour

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Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
harbourage opportunities for vermin and mosquitoes.	(7) days (putrescibles will be refrigerated where possible and appropriate); (b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and (c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and (d) bins will be cleaned on an 'as needed' basis if odour is identified as an issue.	impacts. Refuse generated on site will be collected and disposed of at intervals not exceeding seven (7) days.

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Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
Stormwater Management		
PO ₁ Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO _{1.1} Stormwater quality treatment measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{1.2} Pollutant load reductions are achieved in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Stormwater will be appropriately managed on-site in accordance with the relevant requirements. The development will utilise overland flow which is sufficient to appropriately address stormwater quality.
PO ₂ Adverse impacts of construction activities on stormwater quality are avoided or minimised using best practice environmental management for erosion and sediment control.	AO _{2.1} Sediment and erosion control measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Sediment and erosion control measures will be incorporated as part of construction activities where required.
PO ₃ Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to: (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions.	AO _{3.1} Stormwater flow control measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. The proposed development will incorporate appropriate stormwater management practices in accordance with the relevant requirements.
Waste Water Management		
PO ₄ Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for:	AO _{4.1} Waste water management measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. On-site wastewater disposal will be undertaken in accordance with the Environmental Authority. Reference is made to the Wastewater Letter attached at Appendix I .

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Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

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

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Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
Flooding and Drainage		
PO ₈ Flooding and drainage characteristics upstream or downstream of the site are not worsened.	AO _{8.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. The proposed development will be designed and constructed in accordance with the relevant requirements and will not result in worsening of upstream or downstream drainage impacts.
PO ₉ The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO _{9.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. The proposed development will be designed and constructed in accordance with the relevant requirements. The location of the site is such that it is not serviced by stormwater drainage infrastructure.
PO ₁₀ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{10.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Roof water will be appropriately collected and discharged in accordance with the relevant requirements.
Water Cycle Management		
PO ₁₁ The design and management of the development integrates water cycle elements so that:	AO _{11.1} Integrated water management practices and infrastructure are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. The proposed development will incorporate appropriate integrated water management practices and infrastructure where possible in accordance with the relevant requirements,

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Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance summary
(a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently.		

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Landscaping Code – Assessment benchmarks for assessable development

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

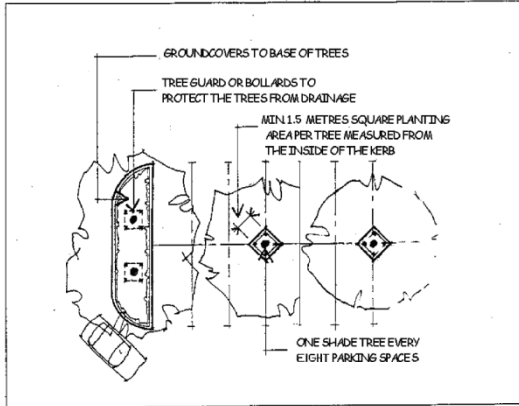
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Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(g) driveway access.		
PO ₅ Fencing design and acoustic barriers: (a) are compatible with the existing streetscape and proposed development type; and (b) provide visual interest and address the street.	AO_{5.1} Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers. AO_{5.2} All planting and recesses along a fence are located within the property boundary and planting recesses are accessible from within the site. AO_{5.3} Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum 3m vegetated buffer on either side of the fence with vegetation having a mature height equal to or above the height of the acoustic fencing.	Not Applicable. The proposed development will retain existing fencing around the periphery of the site which is commensurate with fencing in the locality. No solid-screen or acoustic fencing is required or proposed.
PO ₆ Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.	AO_{6.1} Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planting bay per eight (8) carparking spaces. AO_{6.2} Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park. AO_{6.3} No raised kerbing is provided around planting bays. Wheelstops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall toward planting areas.	Complies. The existing landscaping is suitable in order to provide sufficient shade for carparking areas. No additional trees or landscaping are required. Not Applicable. The proposed development does not propose or require planting bays. Not Applicable. The proposed development does not propose or require planting bays.

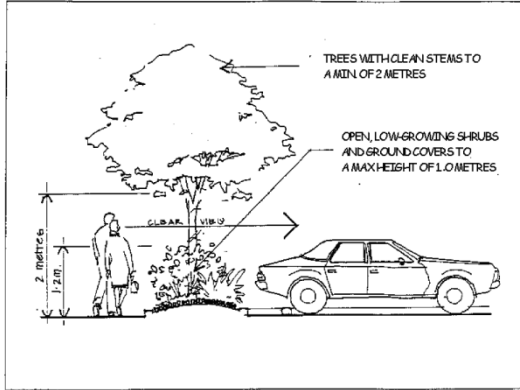
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Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{6.4} Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.	Not Applicable. The proposed development does not propose or require planting bays.
	 Diagram illustrating the layout of a planting bay. The diagram shows a cross-section of a road with a planting bay. Key features labeled include: - GROUNDCOVERS TO BASE OF TREES - TREE GUARD OR BOLLARDS TO PROTECT THE TREES FROM DRAINAGE - MIN 1.5 METRES SQUARE PLANTING AREA PER TREE MEASURED FROM THE INSIDE OF THE KERB - ONE SHADE TREE EVERY EIGHT PARKING SPACES	

Toowoomba Regional Planning Scheme 2012 (v28.0)

Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	 TREES WITH CLEAR STEMS TO A MIN. OF 2 METRES OPEN, LOW-GROWING SHRUBS AND GROUND COVERS TO A MAX HEIGHT OF 1.0 METRES 2 metres 1.2m	
PO ₇ Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.	AO_{7.1} Species mature height and siting must not interfere with or compromise overhead and underground utility assets including stormwater inlet pits. AO_{7.2} Tree planting must be a minimum of 2m from any mains water easements and offset 4m from any sewer main or inspection chamber.	Not Applicable. The proposed development will retain existing mature vegetation located around the site. The development does not propose or require any new landscaping which could compromise nearby infrastructure.
PO ₈ Maintenance access points must be considered and accommodated for in the site planning and design process.	AO_{8.1} Access by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather. AO_{8.2} Functional maintenance vehicle circulation and access gates to be provided.	Complies. All landscaping areas within the site are suitably accessible for the nature and location of the use in order to allow for maintenance activities.
PO ₉ On-site stormwater harvesting is to be maximised for irrigating landscaping in development with reuse measures and amelioration of stormwater impacts provided.	AO_{9.1} Landscape design takes advantage of the flow of water along overland flow paths. AO_{9.2} Landscaping is used to help maximise opportunities for on-site stormwater infiltration by:	Not Applicable. The proposed development will retain existing mature vegetation located around the site and does not require the provision of additional landscaping.

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Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; (c) maximise opportunities for turf and planting areas; (d) align planting areas parallel to contours to slow the flow of surface water; and (e) ensure planting palette comprises canopy tree species. AO_{9.3} Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells. AO_{9.4} Sediment and erosion control measures are provided. AO_{9.5} Planter boxes on podiums and building forecourts are plumbed to stormwater.	
PO ₁₀ Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.	Not Applicable. The proposed development will retain existing mature vegetation located around the site and does not require the provision of additional landscaping.
PO ₁₁ Design of pedestrian paths and places reinforces the desired character of the area and/or place and includes features to enhance their use that are of universal design to ensure non-discriminatory access and use.	AO _{11.1} Design complies with AS1428 parts 1, 2, 3, and 4 – <i>Design for Access and Mobility</i>	Not Applicable. The nature and location of the development is such that pedestrian footpaths or streetscaping works are not required or proposed.

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Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO₁₂ Risks to personal safety and the potential for crime, vandalism and fear are reduced through landscape design that has been informed by <i>Crime Prevention Through Environmental Design</i> (CPTED) principles in relation to: (a) Surveillance. (b) Access control. (c) Territorial reinforcement. (d) Space management.	Landscape design incorporates the following design measures: AO_{12.1} The attractiveness of crime targets is minimised by providing opportunities for effective surveillance through: clear sight lines from private to public space, reducing concealment or entrapment opportunities, public facilities (toilets, shelters etc) located to promote use, dual access points, avoiding blind corners, and lighting where appropriate. AO_{12.2} Barriers are used to attract, channel or restrict the movement of people by: clear spatial definition and legibility, optimising opportunity for public interaction, visually permeable screens and fencing, appropriate use of mechanical measures that correspond to actual risk. AO_{12.3} Reinforcing definition of territory and ownership of private, semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public interaction and ownership, legible universal signage. AO_{12.4} Space Management: ensuring that public spaces are appropriately utilised and maintained by the use of vandal- and graffiti-resistant materials, easily accessed and maintained fixtures.	Not Applicable. The proposed development will retain existing mature vegetation located around the site and does not require the provision of additional landscaping.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Driveway Crossovers		
PO₁ Vehicular access arrangements, including driveway crossovers: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road; (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users; (iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering:	AO_{1.1} Vehicular access and driveway crossovers are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; (g) within the Tree Protection Zone, as defined by Australian Standard 4970- 2009; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage / width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage / width of greater than 20m. <i>Note: An additional site access is considered to be more than one site access.</i>	Not Applicable. The proposed development will utilise the existing driveway and crossover to Ness Wilson Road. The existing driveway and crossover are of a suitable design and standard to cater for the demands of the development as demonstrated in the Traffic Impact Assessment attached at Appendix I.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
(A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	AO1.2 Except where in a Rural Zone, vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; and (i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking</i> and <i>Australian Standard AS 2890.2 (where relevant)</i> and the relevant standard drawing in <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i>.	Not Applicable. The site is located within a Rural Zone.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO1.3 Where in a Rural Zone, vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development will utilise the existing driveway and crossover to Ness Wilson Road. The existing driveway and crossover are of a suitable design and standard to cater for the demands of the development as demonstrated in the Traffic Impact Assessment attached at Appendix I.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Car Parking Provision		
PO₂ 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. <i>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</i>	AO_{2.1} Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of: (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling. AO_{2.2} Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code. <i>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</i> <i>Note: If the number of car parking spaces calculated in accordance with AO_{2.1} and AO_{2.2} is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</i> <i>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</i>	Not Applicable. The site is not located within the Principal Centre Zone or Mixed Use Zone. Performance Solution. The proposed development involves an Educational Establishment for an Outdoor Education Facility. Table 9.4.6:3 does not identify a specific carparking rate for Outdoor Education Facilities. The nature of the development is such that visitors to the site are minimal and parents and students do not typically travel to the site in their own vehicles. Students and the majority of teachers will be bussed from their respective schools to the facility. Accordingly, car parking will be limited to visitors and facility staff. On this basis, the proposed 24 carparking spaces and two (2) bus spaces are sufficient to cater for the demands of the development.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Transport Network		
PO ₁ The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in SC 6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	No acceptable outcome is nominated.	Complies. The proposed development will be accessed via Ness Wilson Road and Nukku Road which are suitable to cater for the demands of the development. Reference is made to the Traffic Impact Assessment attached at Appendix I.
PO ₂ Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated.	Complies. The proposed development will not compromise the orderly provision or upgrading of the surrounding road network.
PO ₃ Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land.	No acceptable outcome is nominated.	Not Applicable. The nature and location of the development is such that it is not required to integrate with surrounding premises.
PO ₄ Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of mid-block connections which are safe, functional and legible for potential users.	No acceptable outcome is nominated.	Not Applicable. The nature and location of the development is such that it is not serviced by public or active transport infrastructure. It is noted that the development will be serviced by private buses.
PO ₅ Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to:	AO _{5.1} Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i> .	Complies. Carparking areas are suitably located and designed to consider the CPTED principles.

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

Performance outcomes	Acceptable outcomes	Compliance summary
(a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.		
PO ₆ Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.	No acceptable outcome is nominated.	Complies. Directional signage can be provided throughout the site as required to assist with way-finding.
Access		
PO ₇ Vehicle access arrangements and queuing areas are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO _{7.1} Access driveways and queuing areas are located and designed in accordance with the provisions of <i>Australian Standard AS 2890.1 Part 1: Off Street Carparking</i> .	Not Applicable. The proposed development will utilise the existing driveway and crossover to Ness Wilson Road. The existing driveway and crossover are of a suitable design and standard to cater for the demands of the development as demonstrated in the Traffic Impact Assessment attached at Appendix I .
PO ₈ Access arrangements minimise any adverse impact on: (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists; (c) the safety and convenience of access to adjacent properties;	No acceptable outcome is nominated.	Not Applicable. The proposed development will utilise the existing driveway and crossover to Ness Wilson Road. The existing driveway and crossover are of a suitable design and standard to cater for the demands of the development as demonstrated in the Traffic Impact Assessment attached at Appendix I .

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
(d) the amenity of premises in the vicinity; and (e) street trees in the road reserve.		
PO ₉ Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick-up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle.	No acceptable outcome is nominated.	Complies. The proposed development has been designed to provide two (2) bus parking spaces to allow for the set-down and pick-up of students and teachers.
PO ₁₀ Where set-down and pick-up facilities for bus, taxis or private vehicles are provided as part of development they are: (a) safe for pedestrians, cyclists and vehicles; (b) conveniently connected to the main component of the development by pedestrian pathway; and (c) designed to provide for pedestrian priority and clear sightlines.	AO_{10.1} Bus pick-up/set-down areas: (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses; (c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained. AO_{10.2} Car and taxi pick-up/set-down areas: (a) allow a car to manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting cars;	Complies. The proposed bus parking spaces have been designed and will be constructed in accordance with the relevant requirements. On-site vehicle manoeuvring areas have been designed to ensure a long rigid bus can appropriately manoeuvre within the site and enter and exit in a forward gear. The bus parking spaces are located a considerable distance within the site and accordingly will not result in on-street queuing. Not Applicable. The proposed development does not propose or require car or taxi pick-up/set-down areas.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	(c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.	
Pedestrian and Cycle Facilities		
PO ₁₁ Provision is made for the safe and convenient movement of pedestrians on site and external to the site, having regard to desire lines, legibility, weather protection and the needs of people with disabilities.	AO_{11.1} Pedestrian pathways and crossings are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{11.2} Access for cyclists and pedestrians is clearly distinguished from vehicle access. AO_{11.3} Pedestrian paths of a minimum width of 1.5m are provided through each car parking row and connect to the main entrance(s) to the building(s).	Not Applicable. The nature and location of the development is such that pedestrian pathways, crossings and site access is not proposed or required. The development will provide suitable internal pedestrian access arrangements.
PO ₁₂ Provision is made for safe and convenient cycle movement to the site and within the site having regard to desire lines, users' needs and legibility.	AO _{12.1} Shared paths and on-road cycle lane facilities are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards Roads and Drainage Infrastructure</i> .	Not Applicable. The nature and location of the development is such that shared paths and on-road cycle land facilities are not proposed or required.
Parking and Circulation		
PO ₁₃ Car parking areas are designed to be: (a) clearly defined, marked and signed; (b) convenient, safe and accessible; and (c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for	AO _{13.1} The entry to the car park is clearly signposted.	Complies. The entrance to the site and carparking areas will be suitable signposted.

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

Performance outcomes	Acceptable outcomes	Compliance summary
pedestrians movement within car park areas.	AO_{13.2} Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use. AO_{13.3} Visitor or customer parking spaces are located in the most accessible position to the main entrance of the building and signed as such. AO_{13.4} Unless otherwise specified in another code relevant to the development, 60% of the parking spaces for non-residential development are clearly visible from the street. AO_{13.5} Public Safety: (a) The car park is located where it can be monitored by passers-by or the occupiers of the development. (b) Where the car park is open to the public at night, lighting is provided throughout the car park and along pedestrian access paths in compliance with Australian Standard AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements. (c) Except in the case of residential development: (i) where the car park is not required at night, entry to the car park is physically restricted; and	Complies. The proposed parking spaces will be freely available for use by occupants and visitors during business hours. Complies. Visitors to the site will be encouraged to park within carparks 1-14 to ensure they are in the most accessible location of the administration facilities. Teachers and staff will be encouraged to park in spaces 15-24 where they are on the site for long periods. Not Applicable. The nature and location of the development is such that carparking will not be visible from the street. Complies. The proposed development has been designed to ensure carparking areas can be suitably monitored by staff and visitors on the site. The nature and location of the use is such that carparking will not be visible from the street.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	(ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light. (d) Landscaping throughout the car park is provided in a manner, as indicated in the Landscaping Code that allows surveillance and minimises the risk of crime.	
PO ₁₄ Car parking areas are designed to provide spaces which meet the needs of people with disabilities.	AO_{14.1} Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard AS2890.1 <i>Part 1: Off Street Carparking</i>. AO_{14.2} Car parking spaces for people with disabilities are located as near as possible to the entrance or entrances of the facility or use they serve. AO_{14.3} Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard AS2890.1 <i>Part 1: Off Street Carparking</i>. AO_{14.4} Pathways and ramps between parking areas and the entrances to buildings are designed in accordance with the provisions of Australian Standard AS1428.1: <i>Design for Access and Mobility</i>. AO_{14.5} Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian	Complies. The proposed development has been designed to incorporate a PWD space in accordance with the relevant requirements. Complies. The proposed PWD space is located as close as possible to the administration facilities to improve access. Complies. The proposed PWD space will be designed and constructed in accordance with the relevant requirements. Complies. The proposed development has been designed to ensure pathways and ramps to/from parking areas and throughout the site make provision for PWD access. Complies. The proposed PWD space will be appropriately signed in accordance with the relevant requirements.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	Standard AS1428.1: <i>Design for Access and Mobility</i>. AO_{14.6} The sign is readily visible from a vehicle at the entrance to the carpark, or guide signs are provided to indicate the direction of the disabled parking spaces.	Performance Solution. Appropriate signage of the proposed PWD space will be provided. The signage may not be visible from the carpark entrance when buses are utilising the bus parking spaces. However, vehicles will be able to see the PWD signage when travelling through the carpark.
PO ₁₅ Car parking areas for non-residential development on a site in, or adjoining, a residential zone, are designed to minimise any adverse impact on the amenity of premises in the vicinity.	For non-residential development on a site in, or adjoining, a residential zone: AO_{15.1} Car parking and driveway areas are setback a minimum distance of 3m from a side boundary that is common with a residential use in a residential zone. AO_{15.2} Landscape planting is used between the car park and driveway areas and the side boundary to soften the visual impacts of car park areas and to provide shade. AO_{15.3} An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.	Not Applicable. The site is not located in or adjoining a residential zone.
PO ₁₆ Car parking and associated access arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO _{16.1} Car parking is provided either at the rear of the development or beneath buildings.	Performance Solution. The proposed development has been suitably designed and located to ensure that car parking areas are not visible from the street and do not dominate the road frontage or impact on the streetscape.
PO ₁₇ Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.	AO _{17.1} Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.	Not Applicable. The proposed development does not involve above ground or multi-level parking areas.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₈ Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.	AO _{18.1} Aesthetics, glare, heat absorption and re-radiation. (a) Landscaping is provided throughout the car park in the manner and at the rate indicated in the Landscaping Code; and (b) Unless otherwise specified in a zone, precinct or use code, where the car park adjoins a street frontage, or a boundary with a Residential or other sensitive land use, a landscaped strip of minimum 3 m width is provided along the frontage/boundary.	Complies. The proposed development will maintain existing mature vegetation around the proposed carparking area which will provide sufficient shade for the parking areas. It is also noted that the parking areas will be constructed of gravel material, ensuring it does not result in adverse glare impacts.
PO ₁₉ Any parking, access and any other vehicle access/manoeuvring areas incorporate design measures to avoid dust nuisance to surrounding properties.	AO _{19.1} Car parking, access and any other vehicle access/manoeuvring areas vehicle manoeuvring areas are imperviously sealed.	Performance Solution. The nature and location of the development is such that imperviously sealing carparking and vehicle manoeuvring areas would impact on the amenity of the locality. Additionally, the development is sufficiently separated to ensure that gravel parking and manoeuvring areas will not result in adverse dust impacts on nearby sensitive receptors.
PO ₂₀ Noise impacts from vehicle movement areas on any adjoining residential or other sensitive land use are mitigated.	AO _{20.1} A solid, good quality brick, timber or masonry fence of a minimum 1.8m height is constructed between any vehicle movement areas and a boundary to an adjoining residential or other sensitive land use.	Not Applicable. The site does not adjoin land within a residential zone or a sensitive land use.
PO ₂₁ Any part of the parking area designated as a vehicle cleaning or repair area is designed and constructed to avoid adverse impact on water quality or Council's wastewater or stormwater infrastructure.	AO _{21.1} The development is capable of meeting the requirements of Council's <i>Trade Waste Policy</i> and the <i>Trade Waste Environmental Management Plan</i> .	Not Applicable. The proposed development does not involve vehicle cleaning or repair areas.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Servicing		
PO₂₂ Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	AO_{22.1} The service bays provided and access to them, can accommodate, at any one time, the types and numbers of service vehicles detailed in Table 9.4.6:3. AO_{22.2} Service bays provided wholly or partly within a building are physically separated from the rest of the buildings floor space in manner that makes it impractical to use them as storage or work areas. AO_{22.3} The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 – 1989 – <i>Off Street Parking – Commercial Vehicle Facilities</i>. AO_{22.4} Vehicles being loaded or unloaded with goods stand completely on-site and do not impede access to more than 6 parking spaces or 50% of the on-site parking spaces (whichever is the lesser) while doing so. AO_{22.5} Service vehicles can enter and leave the site in a forward gear.	Complies. The proposed development makes provision for one (1) service bay which is suitable to cater for a Small Rigid Vehicle (SRV) as required under Table 9.4.6:3. Not Applicable. The proposed service bay is not located within a building. Complies. The existing driveway and crossover to Ness Wilson Road and the proposed on-site vehicle manoeuvring areas have been designed to ensure they are suitable to cater for the on-site manoeuvring of a SRV. Complies. The proposed service bay has been located to ensure that service vehicles do not block access to any carparking areas. Complies. The proposed development has been designed to ensure service vehicles can enter and leave the site in a forward gear.
PO₂₃ Refuse collection vehicles are able to access on-site refuse collection facilities.	AO_{23.1} Where an on-site refuse area is provided, access and manoeuvring areas are designed and provided to enable access by refuse collection vehicle based on the Design Service	Complies. Refuse collection areas will be suitably located to ensure they can be adequately accessed by a refuse collection vehicle. On-site vehicle manoeuvring areas

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

Performance outcomes	Acceptable outcomes	Compliance summary
	Vehicle in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates.	have been designed to ensure refuse vehicles can enter and exit in a forward gear.
PO ₂₄ Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.	No acceptable outcome is nominated.	Complies. The proposed servicing arrangements have been designed and located to ensure they do not impact on the amenity of the locality.
PO ₂₅ Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO _{25.1} Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape.	Complies. The proposed service bay is suitably located to ensure it is not visible from the street.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Utilities		
PO ₁ A water supply is provided that is adequate for the current and future needs of the intended use.	AO_{1.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. OR AO_{1.2} Where not in a water supply area, the development is provided with an on site water supply in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. AO_{1.3} Water supply systems and connections are designed and constructed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>.	Not Applicable. The site is not located within a water supply area. Complies. The site is not located within a water supply area, and accordingly, the proposed development will be provided with sufficient on-site water supply infrastructure in accordance with the relevant requirements. Complies. Water supply systems and connections will be designed and constructed in accordance with the relevant requirements.
PO ₂ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO_{2.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. OR AO_{2.2} Where not within a wastewater area, on-site wastewater treatment and disposal is provided which complies with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>.	Not Applicable. The site is not located within a water supply area. Complies. The site is not located within a wastewater area, and accordingly, the proposed development will be provided with sufficient on-site effluent disposal infrastructure in accordance with the relevant requirements. Reference is made to the Wastewater Letter attached at Appendix J.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{2.3} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies. Water supply systems and connections will be designed and constructed in accordance with the relevant requirements.
PO ₃ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{3.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Complies. The proposed development will be connected to electricity supply in accordance with the relevant requirements.
PO ₄ Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO _{4.1} The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies. The proposed development will be connected to wireless telecommunications networks in accordance with the relevant requirements.
PO ₅ Provision is made for future telecommunications services (e.g. fibre optic cable).	AO _{5.1} Conduits are provided in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.	Complies. Where required, conduits can be provided in accordance with the relevant requirements.
PO ₆ Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure form physical damage; and (d) allows ongoing necessary access for maintenance purposes.	AO _{6.1} Setbacks and loadings comply with the Queensland Development Code QDC MP1.4.	Not Applicable. The proposed development does not involve buildings or structures within proximity to utility infrastructure.
PO ₇ Infrastructure is integrated with and efficiently extends existing networks.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve new or the existing of existing infrastructure.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₈ Water meter/s are installed and located for easy access by the relevant authority.	AO _{8.1} Water meter/s are installed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Not Applicable. The site is not located within a water supply area and accordingly does not require a water meter.
Movement Networks		
PO ₉ Premises are provided with the following works along the full extent of the road frontage and to a standard that is appropriate to the function of the road and the character of the locality: (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); (c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems.	AO _{9.1} Design and construction of external road works are undertaken in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure. AO _{9.2} Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).	Complies. Road upgrades will be undertaken in accordance with the recommendations of the Traffic Impact Assessment attached at Appendix I . The design and construction of the external road works will be undertaken in accordance with the relevant requirements. Not Applicable. The nature and location of the development is such that pedestrian and cyclist infrastructure is not proposed.
PO ₁₀ Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO _{10.1} Street scaping works, footpaths and cycle paths are provided in accordance with PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure. AO _{10.2} Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).	Not Applicable. The proposed development does not involve streetscaping works, footpaths or cycle paths.
PO ₁₁ Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all-weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO _{11.1} Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.	Complies. The proposed carparking areas will be designed and constructed in accordance with the relevant requirements.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₂ Movement networks can be easily and efficiently maintained.	AO _{12.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.	Complies. Infrastructure associated with the development will be provided in accordance with the relevant requirements.
Vehicular Access – Non-residential		
PO ₁₃ Non-residential vehicular access arrangements to a public roadway, including driveway crossovers: (a) are safe and do not compromise the efficiency, function, convenience of use or capacity of the road network; (b) are located and designed to: (i) avoid damage to utility services, pathways, kerbs, road pavement and seal and other council/public infrastructure; (ii) prevent conflict between vehicles and cyclists and pedestrians; and (iii) avoid damage to existing street trees and retain space for the future planting of street trees within the verge. (c) minimise the number of vehicular access per site to avoid the loss of on-street carparking spaces, and are appropriately separated from other vehicular accesses and side property boundaries to prevent interference with: (i) the safety, capacity and operations of the existing or planned road network; (ii) any existing vehicular accesses; (iii) adjoining properties; and	AO _{13.1} Non-residential vehicular access and driveway crossovers to a public road are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) for a lot with a frontage of 10m or less; (g) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; and (h) within the Tree Protection Zone, as defined by Australian Standard 4970-2009. <i>Note: An additional site access is considered to be more than one site access.</i> AO _{13.2} Non-residential vehicular access and driveway crossovers:	Not Applicable. The proposed development will utilise the existing driveway and crossover to Ness Wilson Road. The existing driveway and crossover are of a suitable design and standard to cater for the demands of the development as demonstrated in the Traffic Impact Assessment attached at Appendix I .

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

Performance outcomes	Acceptable outcomes	Compliance summary
(iv) cycleways or pedestrian footpaths and their users. (d) protect the amenity of premises in the vicinity and surrounding streetscape by: (i) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (ii) minimising the width and grade of the access; and (iii) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping.	(a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; (i) retain space for the planting of street trees at a minimum rate of one (1) per lot frontage; and (j) are provided in accordance with the Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant), the relevant	

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

Performance outcomes	Acceptable outcomes	Compliance summary
	standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 – Protection of Trees on Development Sites.	
Vehicular Access – Residential		
PO ₁₄ Residential vehicular access arrangements, including driveway crossovers: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road. (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users; (iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual	AO _{14.1} Residential vehicular access and driveway crossovers are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; (g) within the Tree Protection Zone, as defined by Australian Standard 4970-2009; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage/width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage/width of greater than 20m.	Not Applicable. The proposed development does not involve a residential vehicular access.

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

Performance outcomes	Acceptable outcomes	Compliance summary
impact, and consideration of existing landscaping by considering: (A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	<i>Note: An additional site access is considered to be more than one site access.</i> AO_{14.2} Except where in a Rural Zone, residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; or (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; and (i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking</i> and <i>Australian Standard AS 2890.2</i> (where relevant), the relevant	

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

Performance outcomes	Acceptable outcomes	Compliance summary
	<i>standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 –Protection of Trees on Development Sites.</i> AO_{14.3} Where in a Rural Zone, residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the relevant standard drawing in SC6.2 PSP No.	

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

Performance outcomes	Acceptable outcomes	Compliance summary
	2 Engineering Standards – Roads and Drainage Infrastructure.	
Earthworks and Retaining Walls		
PO ₁₅ Earthworks result in stable landforms and structures.	AO _{15.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Earthworks and the construction of retaining walls and batters will be undertaken in accordance with the relevant requirements.
PO ₁₆ Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO _{16.1} Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Earthworks will be undertaken in accordance with the relevant requirements.
PO ₁₇ Earthworks are undertaken in a manner that: (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape.	AO _{17.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Earthworks and the construction of retaining walls and batters will be undertaken in accordance with the relevant requirements.
PO ₁₈ Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO _{18.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Earthworks and the construction of retaining walls and batters will be undertaken in accordance with the relevant requirements.
PO ₁₉ Earthworks do not prevent access or create difficult access to the property.	AO _{19.1} Earthworks and the construction of retaining walls and batters ensure driveways can be provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies. Earthworks and the construction of retaining walls and batters will be designed to ensure driveways can be provided in accordance with the relevant requirements.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₂₀ Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO _{20.1} Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. Earthworks will be undertaken in accordance with the relevant requirements.
PO ₂₁ The transportation of material minimises adverse impact on the road system.	AO _{21.1} Material is transported in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. Any material transported to/from the site will be undertaken in accordance with the relevant requirements to minimise impacts on the road network.

Waste Management

PO ₂₂ Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.	No acceptable outcome is nominated.	Not Applicable. The nature of the development is such that it will not result in the generation of trade waste.
PO ₂₃ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO _{23.1} Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is	Complies. Refuse container storage areas will be: (a) suitably screened to ensure it is not visible from the street or public spaces; (b) provided with an imperviously sealed pad that can suitably drain to the site's waste disposal infrastructure; (c) within normal hose length of a hose cock; (d) of a sufficient size to cater for the required number of bins; (e) located in excess of 6m from the road frontage and 2m from site boundaries.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) are situated not closer than 6m to a road or 2m to any site boundary. AO_{23.2} On sites greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn. AO_{23.3} For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.	Complies. The proposed development has been designed to ensure that refuse collection vehicles can enter and exit the site in a forward gear and sufficiently manoeuvre within the site. Not Applicable. The proposed development does not involve a Multiple Dwelling or Retirement Facility.
PO ₂₄ Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the refuse container storage area.	No acceptable outcome is nominated.	Complies. The proposed development will include provision for recyclable waste bins as required.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
Construction Management		
PO ₂₅ Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO _{25.1} Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.	Complies. Construction works will be undertaken in accordance with the relevant requirements to ensure it does not result in adverse impacts on the environment and facilitates the removal of any weeds.
PO ₂₆ Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO _{26.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies. Refer to the assessment of the Environmental Standards Code.
PO ₂₇ While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO _{27.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies. Refer to the assessment of the Environmental Standards Code.
PO ₂₈ Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO _{28.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies. Refer to the assessment of the Environmental Standards Code.
PO ₂₉ Council and state infrastructure is not damaged by construction activities.	AO _{29.1} Construction, alterations and any repairs to infrastructure is undertaken in accordance with the SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority.	Complies. Any construction, alteration or repair of infrastructure will be undertaken in accordance with the relevant requirements.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{29.2} Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> .	Not Applicable. The site is not located in proximity to State transport corridors.

APPENDIX C - DECISION NOTICE

MCUI/2017/5802/B

Our Reference: MCUI/2017/5802/B
CS Portal Reference: N/A
Contact Officer: Cassidy Pugh
Contact: (07) 4688 6971
Email: development@tr.qld.gov.au

Decision Notice
CHANGE TO A DEVELOPMENT APPROVAL
Planning Act 2016 Section 83

Googa Outdoor Education Centre
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: james@precinctplan.com.au

3 June 2025

Dear Sir

Development Approval: Material Change of Use - Impact - Educational Establishment
Location: 571 Nukku Road, GOOGA CREEK QLD 4314
Property Description: Lot 140 CA311533 and Lot 52 CSH217
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012*

I refer to your application received on 12 February 2025 for a change to the development approval for Material Change of Use – Impact – Educational Establishment approved on 25 September 2018.

On the 30 May 2025, the change application was approved as per the attached Schedule. All deletions are identified by **bolded** strikethrough of text and all additions are identified by **bolded** text.

Rights of Appeal

Attached is an extract from the *Planning Act 2016* which details your appeal rights regarding this decision.

Yours faithfully



Emily Hinchliffe
A/ Lead Senior Planner, Planning Branch

SCHEDULE 1

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - IMPACT

APPLICATION NUMBER:	MCUI/2017/5802/B
APPLICANT:	Googa Outdoor Education Centre
LOCATION:	571 Nukku Road, GOOGA CREEK QLD 4314
PROPERTY DESCRIPTION:	Lot 140 CA311533 and Lot 52 CSH217
APPROVED USE:	Educational Establishment
ZONING / PRECINCT:	Rural / 100 ha minimum Precinct

A. ASSESSMENT MANAGER'S CONDITIONS:

PLANNING

APPROVED USE

1. This Development Approval is for a material change of use for Educational Establishment (Outdoor Education Facility) ~~with a Gross Floor Area (GFA) of 1,035,139m²~~ in two (2) stages as follows:
 - 1.1 Stage 1 comprises:
 - (a) Two (2) x Emergency Shelters comprising a total Gross Floor Area (GFA) of 297.9m²
 - (b) High house comprising a GFA of 116.4m²
 - (c) Two ablution blocks comprising a GFA of 51m² each
 - (d) Nine (9) Permanent Tent Sites
 - (e) Cottage comprising a GFA of 80.2m²
 - (f) Bus setdown, carparking areas and all car parking spaces in accordance with Conditions 40 and 41;
 - (g) All internal access ways to Stage 1 area;
 - (h) Water storage, treatment, wet weather storage and balance tanks.

1.2 Stage 2 comprises:

- (a) Admin Building comprising a GFA of 146.6m²
- (b) Food Store comprising a GFA of 70m²
- (c) Cypress Dorm comprising a GFA of 98.8m²
- (d) Bullock Dorm comprising a GFA of 98.3m²
- (e) Durah Dorm comprising a GFA of 97.5m²
- (f) Acacia Dorm comprising a GFA of 109m²
- (g) Female amenities comprising a GFA of 19.7m²
- (h) Male amenities comprising a GFA of 19.6m²
- (i) Equitable Access building comprising a GFA of 48.8m²
- (j) Carparking areas and all car parking spaces in accordance with Conditions 40 and 41;
- (k) All internal access ways to Stage 2 area.

CARRY OUT & MAINTAIN DEVELOPMENT

- 2. The development must comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they are not varied by this Development Approval.
- 3. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
- 4. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Works approval.
- 5. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

- 6. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

Plan No: ~~SD-0-01 Revision F~~

Description: ~~Site Plan, prepared by Elia Architecture and dated 15/10/2018~~

Amendments: ~~Nil~~

Plan No: SCD0-023 Revision JD

Description: Detail Site Plan, prepared by Elia Architecture and dated 30/29/1008/20178

Amendments: Nil As marked up in red by Council

Plan No: A05-01, Revision 4

Description: Proposed Masterplan, prepared by Aspect and dated 13 May 2025

Amendments: As marked up in red by Council

Plan No: C20-01, Revision B

Description: Chapel – Ground Level Plan, prepared by Aspect Architects & Project Managers and dated 21 February 2025

Amendments: Nil

Plan No: C25-01, Revision B
Description: Chapel – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 February 2025
Amendments: Nil

Plan No: D20-01, Revision B
Description: Shed – Ground Level Plan, prepared by Aspect Architects & Project Managers and dated 21 January 2025
Amendments: Nil

Plan No: D25-01, Revision B
Description: Shed – Building Elevations, prepared by Aspect Architects & Project Managers and dated 21 January 2025
Amendments: Nil

Plan No: B20-02, Revision 2
Description: Ablution Blocks Setout Plan, prepared by Aspect and dated 22 April 2025
Amendments: Nil

Plan No: SCD10-01 Revision F
Description: Admin Floor Plan, prepared by Elia Architecture and dated 24/7/048/20178
Amendments: Nil

Plan No: SCD301-01.2 Revision E
Description: Admin Elevations + Sections, prepared by Elia Architecture and dated 24/7/048/20178
Amendments: Nil

Plan No: SD100-01A
Description: Cypress Dorm Plan & Elevations Reloc, prepared by Elia Architecture and dated 2411/045/20178
Amendments: Nil

Plan No: SD100-02A
Description: Bulloak Dorm Plan & Elevations Reloc, prepared by Elia Architecture and dated 2410/045/20178
Amendments: Nil

Plan No: SD100-03A
Description: Durah Dorm Plan & Elevations Reloc New Cookhouse, prepared by Elia Architecture and dated 011/065/20178
Amendments: Nil

Plan No: SD100-04A
Description: Acacia Dorm Plan & Elevations Reloc New Cookhouse, prepared by Elia Architecture and dated 011/065/20178
Amendments: Nil

Plan No: SD 100-05
Description: Typical Amenities Bldg Plan & Elevations, prepared by Elia Architecture and dated 24/07/2017
Amendments: Nil

Plan No: SD 100-06 Revision A
Description: Disable Accom. Plan & Elevations Equitable Access Unit, prepared by Elia Architecture and dated 021/065/20178
Amendments: Nil

Plan No: 16609.02 Amt. 1
Description: Removal Building – Durah Dorm Floor Plan, prepared by S Reddan and dated 15/01/2017
Amendments: Nil

Plan No: 16609.03 Amt. 1
Description: Removal Building – Durah Dorm Elevations, prepared by S Reddan and dated 15/01/2017
Amendments: Nil

Plan No: 16009.02 Amt. 1
Description: Removal Building – Cottage Floor Plan, prepared by S Reddan and dated 25/01/2017
Amendments: Nil

Plan No: 16009.03 Amt. 1
Description: Removal Building – Cottage Elevations, prepared by S Reddan and dated 25/01/2017
Amendments: Nil

Plan No: 16009.02 Amt. 1
Description: Removal Building – High House Floor Plan, prepared by S Reddan and dated 25/01/2017
Amendments: Nil

Plan No: 16009.03 Amt. 1
Description: Removal Building – High House Floor Elevations, prepared by S Reddan and dated 25/01/2017
Amendments: Nil

Plan No: 02
Description: Floor Plan, undated
Amendments: Nil

Plan No: 03
Description: Elevations, undated
Amendments: Nil

APPROVED DOCUMENT

7. The development must be carried out generally in accordance with the Approved Document listed below, subject to the conditions of this Development Approval:

Document: BMR No: 2850
Description: Bushfire Management Report, prepared by DesignconXion and dated 24 July 2017
Amendment: Nil

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

8. Prepare and submit the following **plans and** documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:
- 8.1 Plan showing the details and extent of trees to be removed at the intersection of Nukku Road and Ness Wilson Road (if tree removal is required comply with sight distances).

- 8.2 Detailed Elevations for the two ablution blocks (Stage 1) identified on the Approved Plans listed within this development approval. Elevations must include details of proposed finishes and building heights. Building height must not exceed 10.5m above natural ground level. The Elevations must receive endorsement by Council prior to issue of the first Development Permit for Building Work for new buildings.**

STAGED DEVELOPMENT

- 8A. Staging of the development is to occur in accordance with the staging indicated on Approved Plans subject to and modified by any conditions of this Development Approval.**
- 8B. Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the Approved Plans, or may be combined in sequential order and carried out at one time, subject to all conditions applicable to the relevant stages being complied with.**
- 8C. The development must be carried out in accordance with those conditions applicable to one or more of the stages of development as follows:**
- 8C.1 Conditions Applicable to Stage 1 of development:**
28, 40.1
- 8C.2 Conditions Applicable to Stage 2 of development:**
28A, 30, 40.2
- 8C.3 Conditions Applicable to all Stages of development:**
All other conditions of this Development Approval.

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

- 9. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.**

WORKS

ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

- 10. Plans and specifications for all works associated with car parking, vehicular access, or any other works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland - Civil (RPEQ).**
- 11. A RPEQ must submit to Council a copy of the:**
- 11.1 Design Certificate prior to commencement of the works; and**
- 11.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.**
- 12. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Construction Supervision Certificate.**
- 13. Where any condition refers to, or requires, an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of \$2,000,000, A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.**

EROSION & SEDIMENT CONTROL

14. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
15. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
16. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.
18. All disturbed areas must be mulched or turfed as soon as possible during construction.
19. Measures such as vehicle baths, wash-down and construction matting together with dust suppressants and wraps, exposed ground and stockpile sprinkling must be put in place to minimize site vehicles tracking sediment onto adjoining streets during the course of the construction period, and to prevent dust nuisance during construction and, where applicable the ensuing 'on-maintenance' period.

DAMAGE TO SERVICES & ASSETS

20. Protect Council and public utility services and assets during construction of the development.
21. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
 - 21.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
 - 21.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
22. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
23. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with the *Planning Scheme Policy PSP No. 4 – Development Near Utility Services*.

SERVICES & UTILITIES

ON-SITE WASTE WATER TREATMENT & DISPOSAL

24. The development must be provided with an on-site waste water treatment and effluent disposal system having a capacity and land application area sufficient for the use. The **land area required nominated on the Approved Plans** for the waste water treatment and effluent disposal, including irrigation areas, are maintained for this purpose for the life of the approval.
25. The waste water treatment and effluent disposal system must comply with *Australian Standard AS3500.2 – National Plumbing and Drainage - Sanitary Plumbing and Drainage*; and *Australian Standard AS1547:2012 - On Site Domestic-Wastewater Management* where system size is not exceeded (ref. Part 1.2.1.2 of AS1547:2012).

26. All reasonable and practicable measures must be undertaken to prevent treated waste water and effluent from overflowing or seeping onto adjoining properties.

WATER SUPPLY

27. The development must be provided with a potable water supply having a capacity sufficient for the use that complies with the *Australian Drinking Water Guidelines (NHMRC, 2011)*.

TELECOMMUNICATION

28. **Prior to the commencement of Stage 1, provide permanent or temporary communications services, either wireless or fixed to ensure that communications with emergency services and the main facility can be achieved in the event of an emergency. Provide to Council written evidence of the communications services/infrastructure proposed to be utilised for Stage 1 operations.**

- 28A. **Prior to the commencement of Stage 2, install telecommunications infrastructure to service each approved lot** the development which complies with the following:

28A.1 The requirements of the Telecommunications Act 1997 (Cth);

28A.2 For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and

28A.3 For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.

29. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

30. **Prior to the commencement of Stage 2, provide to Council written evidence from all relevant service providers that the telecommunications infrastructure is installed in accordance with the conditions of this Development Approval and all applicable legislation at the time of construction.**

Note: The Telecommunications Act 1997 (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required.

Note: For telecommunication services, written evidence must be in the form of either a "Telecommunications Infrastructure Provisioning Confirmation" where such services are provided by Telstra, or a "Notice of Practical Completion", "Confirmation of Payment" or "Post Execution of Development" Letter where such services are provided by NBN Co.

ELECTRICITY

31. An electricity supply must be made available to service the development. This supply must be in accordance with the relevant standards of the electricity distributor.

TRANSPORT, VEHICULAR ACCESS & PARKING

ROADWORKS SIGNAGE AND PEDESTRIAN SAFETY

32. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

Note: Road or lane closures require approval from Council's Principal Engineer Road Operations, and all conditions of that approval complied with during construction of the works.

33. Safe pedestrian access along Council's footpaths must be maintained at all times.

Note: Should access to footpaths need to be restricted, a separate 'Temporary road or footpath closure' must be obtained from Council's Principal Engineer Road Operations, prior to the commencement of the works.

REMOVAL OR MODIFICATION OF COUNCIL TRAFFIC SIGNS OR PARKING BAYS

34. Obtain the written approval of Council's Coordinator Traffic Management for any works involving the removal or modification of existing Council traffic signs or parking bays prior to the works commencing. Where approved by Council such works are to be undertaken at no cost to Council.
35. The installation or modification of any street signs or line marking must be in accordance with the Manual of Uniform Traffic Control Device (MUTCD).

PROVISION OF VEHICULAR ACCESS

36. The vehicle access from the subject land to Ness Wilson Road must be 'all weather' from edge of the road pavement to the property boundary. The access must be designed by a Registered Professional Engineer Queensland (RPEQ) – Civil and must include the provision of adequate access width and flares to suit the proposed entry and exit manoeuvres. Such works must be constructed generally in accordance with any requirements identified within this Development Approval, or as specifically required below:
- 36.1 The vehicle access must be located as shown on the Approved Plans listed within this Development Approval;
- 36.2 The vehicle access (crossing the verge) must be constructed generally in accordance with the Institute of Public Works Engineering Australasia Drawing RS-056 Rural Driveways, and in accordance with Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2);
- 36.3 The vehicle access (crossing of the verge) must be located a minimum of one (1) metre clear of existing power poles, streetlights or any signage;
- 36.4 Undertake any necessary relocation of all existing services clear of the access that will serve the subject land and contact all relevant service authorities and comply with their requirements in relation to these works;
- 36.5 The vehicle access must be constructed to a minimum width of 4 m extending into the subject land generally in accordance with the Approved Plans listed within this Development Approval; and
- 3.6 Where necessary remove trees along the southern boundary of Ness Wilson Road to ensure appropriate sight distance is achieved. Please provide to Council a plan for endorsement indicating the proposed areas of clearing prior to the commencement of works.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

37. The final design and layout of the vehicle access, or any modification of existing property access, must be in accordance with the accepted development assessment benchmarks in the Works and Services Code in the Toowoomba Regional Planning Scheme prior to any construction works within the road reserve.

REMOVAL OF UNNECESSARY VEHICLE ACCESS

38. Remove the existing redundant vehicle access in Ness Wilson Road adjacent to the subject land. The works must include, but are not limited to the following:

- 38.1 Removal of the existing vehicle access and reinstatement of verge to match the existing verge profile.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

INTERSECTION WORKS

39. Where necessary, remove trees (to the minimum extent possible) at the intersection of Ness Wilson Road and Nukku Road *and at the entrance of the development on Ness Wilson Rd* to achieve appropriate sight distance as detailed within the Traffic Impact Statement prepared by Harrison Infrastructure Group dated ~~17 October 2017~~ 23 February 2018. Please provide to Council a plan for endorsement indicating the proposed areas of clearing prior to the commencement of works.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

40. The premises must be provided with ~~a total of 7 on-site~~ car parking spaces **and service bays as follows;**

- 40.1 ~~17 visitor car parking spaces, and~~ **Stage 1: A minimum of thirteen (13) on-site car parking spaces inclusive of one (1) PWD car parking space, 2 bus parking bays, together with standing and manoeuvring for a Small Rigid Vehicle** ~~Car parking and manoeuvring areas must be;~~ **and**

- 40.2 **Stage 2: A minimum of twenty-four (24) on-site car parking spaces inclusive of one (1) PWD car parking space, 2 bus parking bays, together with standing and manoeuvring for a Small Rigid Vehicle.**

41. **Car parking and manoeuvring areas must be:**

- 41.1 Constructed generally as shown on the Approved Plans listed within this Development Approval;
- 41.2 Provided with an all-weather surface and **be line marked or otherwise delineated** to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme 2012* and *Australian Standard AS2890 - Parking Facilities*;
- 41.3 Designed and constructed in accordance with the requirements of AS2890;
- 41.4 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1 Clause 2.4.5 **(1.3m high bollards)**, AS1428.1 and AS2890.6:2009;
- 41.5 Accessible and available to the general public and staff during approved hours of operation;
- 41.6 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the subject land;
- 41.7 Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring; and
- 41.8 Designed to enable all vehicles to enter and leave the subject land in a forward gear.

ACOUSTIC AMENITY - NOISE LIMITS

42. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives listed in the *Environment Protection (Noise) Policy 2008* when measured at any sensitive receptor.
43. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics - Description and measurement of environmental noise - General procedures*.

AIR QUALITY & AMENITY - AIR RELEASE LIMITS

44. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2008* as measured at any sensitive receptor place must not be released to the atmosphere.

OUTDOOR LIGHTING IMPACT MITIGATION

45. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-1997 Control of the obtrusive effects of outdoor lighting*.
46. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).

STORMWATER QUALITY

47. Contaminants or contaminated water must not be directly or indirectly released from the subject land or to the ground or groundwater at the subject land at any time except:
 - 47.1 Following treatment using an appropriate stormwater quality improvement device (SQID) as uncontaminated overland stormwater flow;
 - 47.2 Following treatment using an appropriate stormwater quality improvement device (SQID) as uncontaminated stormwater to the stormwater system; and
 - 47.3 Contaminants released to sewer under and in accordance with a trade waste permit issued by Council under the *Water Supply (Safety and Reliability) Act 2008*.

WASTE MANAGEMENT (GENERAL)

48. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

BUSHFIRE MANAGEMENT - GENERAL

49. The development must be carried out in accordance with Section 4.0 of the approved Bushfire Management Plan listed within this Development Approval
50. A copy of the approved Bushfire Management Plan must be provided to the nearest fire authority.

BUSHFIRE MANAGEMENT - SUPPLY OF WATER

51. The development must be provided with a water storage reservoir having a minimum 10,000 litres of water for emergency firefighting purposes. Such storage must be provided in addition to the water supply capacity required for any domestic use and must be provided in the form of either a dam, swimming pool, or rainwater tank located within 40m of a building.
52. Where water storage is provided by way of rainwater tank, separate water storage for firefighting purposes must be provided either in a separate rainwater tank or a reserve section in the main water supply tank on which:
 - 52.1 The domestic take off from the tank is at or above the 10,000 litre point; and
 - 52.2 Standard rural fire brigade fittings (a 50mm male camlock coupling and ball valve) are fitted to the tank outlet for access by four wheel drive rural services vehicles.
53. The development must be provided with an auxiliary power supply such as a petrol driven fire fighter pump (or generator), together with a hose of sufficient length to easily reach around to all sides of the dwelling.
54. A hard stand area within 6m of the water storage reservoir must be provided to ensure accessibility for fire fighting vehicles.

BUSHFIRE MANAGEMENT - FIRE TRAIL OR FIRE TRAIL NETWORK

55. For the purposes of fire-fighting and fire evacuation, construct and maintain a fire trail network for the development in accordance with the approved Bushfire Management Plan listed within this Development Approval. Trails catering for vehicles must:
 - 55.1 Have direct access from Ness Wilson Road;
 - 55.2 Be constructed to be trafficable to an all-weather standard;
 - 55.3 Be a minimum cleared width of 6m;
 - 55.4 Be a minimum formed width of 4m;
 - 55.5 Be a maximum gradient of 1 in 8 (12.5%);
 - 55.6 Provide passing bays at least every 400m (passing bays are to be 20m long and with an additional 3m of extra formed width);
 - 55.7 Have a minimum vertical clearance of 6m to any overhanging obstructions, including tree branches;
 - 55.8 Have as few curves as possible to facilitate rapid access and egress (where required curves are to have a minimum inner radius of 6m and outer radius of 12m); and
 - 55.9 Be constructed in a manner to prevent erosion, provide adequate drainage and provide for continuous access for fire fighting vehicles.
56. External access gates for the fire trail network must be installed at the locations recommended in the approved Bushfire Management Plan to enable emergency service personnel to access the trail network in times of fire emergency or during fuel reduction activities. Where external access gates are to cater for fire fighting vehicles access widths must be a minimum of 3.5m.
57. External access gates catering for vehicles must be marked by a RED arrow or recreational trail makers (minimum 100mm high and 150mm long).

BUSHFIRE MANAGEMENT - ASSET PROTECTION ZONE

58. A 20 metre wide asset protection zone around all buildings on site must be maintained on the site which is kept free of:
- 58.1 Grass understoreys greater than 2 tonnes per hectare;
 - 58.2 Shrubs and small trees;
 - 58.3 Large trees that have continuous or overlapping canopies with other large trees;
 - 58.4 Trees that overhang dwellings or structures;
 - 58.5 Branches on trees that are within 3 metres of the ground;
 - 58.6 Dead branches and loose bark; and
 - 58.7 Woodpiles, combustible material storage areas, large quantities of garden mulch or any other form of stacked flammable materials.

BUSHFIRE MANAGEMENT- EVACUATION PLAN

59. A Bushfire Evacuation Plan for the site must be prepared by a qualified person and provided to Council and the nearest fire authority.

REMOVAL OF EXISTING VEGETATION

60. Clearing, including felling, pushing, lopping and grubbing of existing trees and vegetation not identified for retention must be undertaken by a suitably qualified person and must include:
- 60.1 Stump grinding to below finished surface level;
 - 60.2 Rectification to the finished surface levels and materials;
 - 60.3 No damage to other vegetation for retention;
 - 60.4 No burning of removed vegetation and debris; and
 - 60.5 Conclude with the area being stabilised against erosion.

FAUNA MANAGEMENT DURING REMOVAL OF EXISTING VEGETATION

61. Prior to clearing, all trees to be removed are to be inspected for wildlife (i.e. koalas, possums, birds nests etc.). If wildlife is present, the tree must not be felled or pruned until the wildlife has left the tree or has been removed by a legislative compliant Fauna Spotter Catcher.

B. ADVICES:

SUBMISSION OF PLANS FOR ENDORSEMENT

- 1) The conditions of this Development Approval require submission of plans to Council for endorsement. Please address the plans for endorsement to Council's Development Assessment Branch with the Reference No. MCUI/2017/5802 and send to development@tr.qld.gov.au.

INFRASTRUCTURE CHARGES

- 2) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 3) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 4) Any works impacting outside the property boundary will require a permit under Subordinate Local Law 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011. Please contact Council's Road Operations Branch through our Customer Service Centre on 131 872. The application can be found on Council's website at www.tr.qld.gov.au.
- 5) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL LAPSES

- 6) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

CLEARING OF NATIVE VEGETATION

- 7) The subject land supports regulated vegetation under the *Vegetation Management Act 1999* (VMA). The clearing of regulated vegetation can only be undertaken where associated with exempt clearing activities established under the VMA. For further information regarding exempt clearing activities please contact your local office of the Department of Natural Resources, Mines and Energy.

CLEARING OF PROTECTED PLANTS

- 8) In accordance with *Nature Conservation (Wildlife Management) Regulation 2006* you must check the flora survey trigger map, prior to the clearing of any native plants found on the subject land to determine if a flora survey must be undertaken and if a clearing permit for clearing endangered, vulnerable and near threatened plants ('EVNT plants') and their supporting habitat is required.

Under the Regulation, if a flora survey identifies that EVNT plants are not present or can be avoided by 100m, the clearing activity may be exempt from a permit, however an exempt clearing notification form must be submitted to the Department of Environment and Science. In an area other than a high risk area, a clearing permit is only required where a person is, or becomes, aware that EVNT plants are present, though a range of exemptions do apply. Clearing of least concern plants is generally exempt from requiring a clearing permit. For further information associated with the clearing of protected plants and to obtain flora survey trigger map for your site please refer to the Departmental website.

EQUITABLE ACCESS & FACILITIES

- 9) The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities.

In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 8.1 The *Disability Discrimination Act 1992* (Cth);
- 8.2 The *Anti-Discrimination Act 1991* (Qld); and
- 8.3 The *Disability (Access to Premises - Buildings) Standards*.

ENVIRONMENTAL HARM

- 10) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

- 11) An additional approval from the Commonwealth Government under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) may be required in relation to the approved development. The *Environment Protection and Biodiversity Conservation Act 1999* relates to actions that may have a significant impact on matters of national environmental significance (NES) or the environment generally if on Commonwealth land. These matters of NES include nationally listed threatened and migratory species, Ramsar wetlands, World Heritage, Commonwealth marine and nuclear actions.

The EPBC Act provides that a person must not take an action that has, will have or is likely to have a significant impact on matters of NES, without the approval of the Commonwealth Environment Minister. Such actions should be referred to the Minister for a decision on whether or not approval is required under the *Environment Protection and Biodiversity Conservation Act 1999*.

Contact the Australian Government Department of the Environment and Energy 1800 803 772 to discuss any obligations under the EPBC Act.

WATER POLLUTION

- 12) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

ABORIGINAL CULTURAL HERITAGE ACT 2003

- 13) There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* ("ACH Act").

The ACH Act establishes a cultural heritage duty of care which provides that: "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.*" It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the ACH Act may also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

FIRE ANTS

- 14) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Plant Protection Act 1989* apply, compliance with statutory provisions must be achieved.

ADVERTISING SIGNS

- 15) Placing an advertising device on premises is accepted development where complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code in the *Toowoomba Regional Planning Scheme*. A separate Operational Works approval will be required for any Advertising Devices not complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code.

C. ATTACHMENTS:

- Approved Development Plans
- Approved Documents
- Appeal provisions pursuant to the *Planning Act 2016*.

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for an appeal relating to the Plumbing and Drainage Act 2018—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the Plumbing and Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the Plumbing and Drainage Act 2018—5 business days after the notice is given; or
 - (iii) otherwise—20 business days after the day the notice is given; or
 - (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note— See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and

- (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
- (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The service period is—

- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2) schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

APPENDIX D - APPROVED PLANS

MCUI/2017/5802/B

TOOWOOMBA REGIONAL COUNCIL		APPROVED PLAN	
APPROVED PLAN		referred to in Council's Decision Notice dated	
referred to in Council's Decision Notice dated		28/09/2018	
3 June 2025		This plan is subject to conditions of Approval Number	
This plan is subject to conditions of Approval Number		MCU/2017/5802/A	
MCU/2017/5802/B		 _____ Assessment Manager	
 _____ Assessment Manager			

COUNCIL APPROVED PLAN

referred to in Council's Decision Notice dated
28/09/2018

This plan is subject to conditions of Approval Number
MCUI/2017/S802/A



Assessment Manager

NOTE: CONTRACTORS ARE REQUIRED TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS & CODES INCLUDING BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA & THE DISABILITY DISCRIMINATION ACT AS1428 - 2006 NOTE: CHECK DIMENSIONS / DRAWINGS / DETAILS ON SITE PRIOR TO STARTING WORK. NOTIFY ANY DISCREPANCIES OR CLARIFICATIONS TO ARCHITECT FOR CLARIFICATION	
	scale: As indicated project: 160804 client: CD0-03 location: D checked: LE date: 29/08/2018 8:07:43 AM

elia architecture

09 091 0519 Reed, PO Box 360, Corinda 4
P: 07 3379 7611, F: 07 3379 7622, E: brin@elia.com.au

109 Harries Street, PO Box 547, Toowoomba 4
P: 07 4672 6208, F: 07 4673 8044, E: tim@elia.com.au

**GOOGA 2
OUTDOOR
EDUCATION
FACILITY**

58 NESS WILSON RD.
GOOGA CREEK QLD 4306

project

dent:
THE LUTHERAN CHURCH
OF AUSTRALIA

6 DETAIL SITE PLAN
This sheet:



PROPERTY DESCRIPTION

LOT 140
C.A. 311533

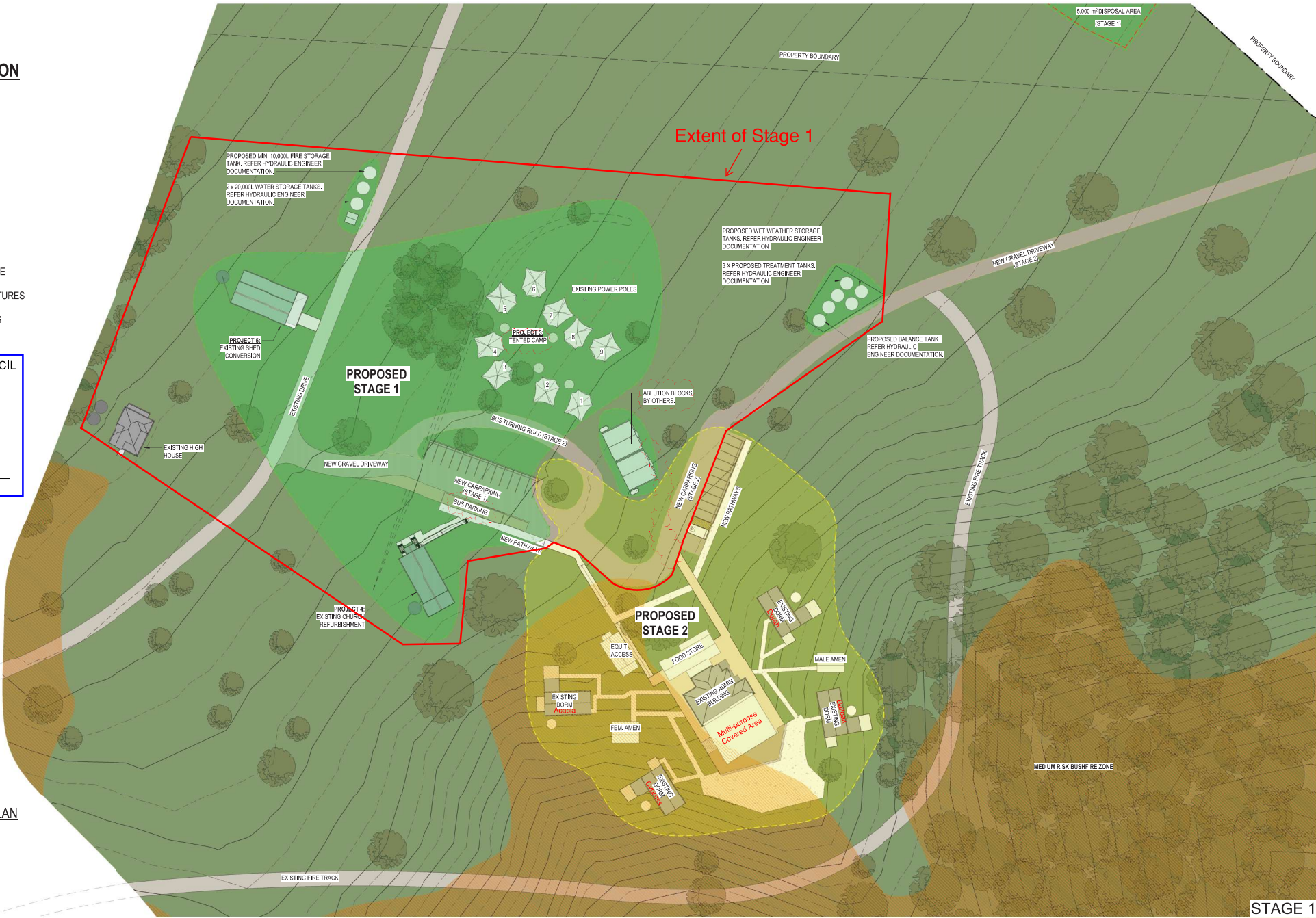
AREA - 1,060,150m²

LEGEND:

- PROPOSED STAGE 1
- PROPOSED STAGE 2
- MEDIUM RISK BUSHFIRE ZONE
- INDICATES EXISTING STRUCTURES
- PROPOSED DISPOSAL AREAS

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN
referred to in Council's Decision Notice dated
3 June 2025
This plan is subject to conditions of Approval Number
MCUI/2017/5802/B
E. Kinnear
Assessment Manager



1 PROPOSED MASTERPLAN
1 : 500

- SITE NOTES
- DO NOT SCALE DRAWINGS
 - SETTING OUT DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. ANY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTION CODE, QUEENSLAND DEVELOPMENT CODE AND BY-LAWS OF THE LOCAL REGIONAL COUNCIL.

No	Date	Amendment
2	17/04/25	MASTERPLAN REV
3	30/04/25	FOR CONSTRUCTION
4	13/05/25	TEMPORARY REFERENCE TO ABLUTION BLOCKS, TENTED CAMP DELETED, BUS PARKING STAGE 2 REFERENCE REMOVED, PATH TO ABLUTIONS REMOVED

GENERAL NOTES
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND STANDARDS. NO AMENDMENTS SHALL BE MADE WITHOUT THE APPROVAL FROM ASPECT AND/OR RELEVANT LOCAL AUTHORITY. THESE DRAWINGS ARE SUPPLIED ON THE CONDITION THAT IN THE EVENT OF ERROR, ASPECT'S LIABILITY IS LIMITED ONLY TO THE COST OF AMENDING THESE DRAWINGS.
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING SHOP DRAWINGS. THESE DRAWINGS ARE PROTECTED BY THE LAWS OF COPYRIGHT AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ASPECT.

NOTE
ALL DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS AND APPROVED PLANS. ASPECT DESIGN STUDIOS IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING.

ASPECT
TOOWOOMBA
SUNSHINE COAST
P. (07) 46 329 962
www.aspectpm.net
A.B.N 96071786948
BOAQ 4487

ASPECT
Member
Australian
Institute of Architects

ASPECT
Member
Building Design
Council of Queensland



GRACE LUTHERAN COLLEGE
GOOGA RIDGE
571 Nukku Road, Googa Creek, QLD 4314

IMPORTANT: ALL DRAWINGS MUST BE PRINTED IN COLOUR & READ IN CONJUNCTION WITH THE GENERAL NOTES ON SHEET: **A00-02**

Designer	ZT	Sheet Name	PROPOSED MASTERPLAN	
Drawn by	ZT	Stage	CD	Sheet Number
Checked by	CD			A05-01
Project Number	240721	Client Signature		Revision
				4
		Plot Date		13/05/25
		Scale Bar		1:500 @ A1
				0m 5 10 15 20 25
		View Scale	As indicated	A1



GENERAL NOTES:

MAKE CHAPEL GOOD AS REQUIRED.
FIX MISSING WINDOWS AND ANY DAMAGED WALLS.
RE-LINE WALLS AND PAINT AS REQUIRED.
FIX AND ADD LIGHTING AS REQUIRED. PROVISIONS
FOR DPQOS TO BE INCLUDED.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

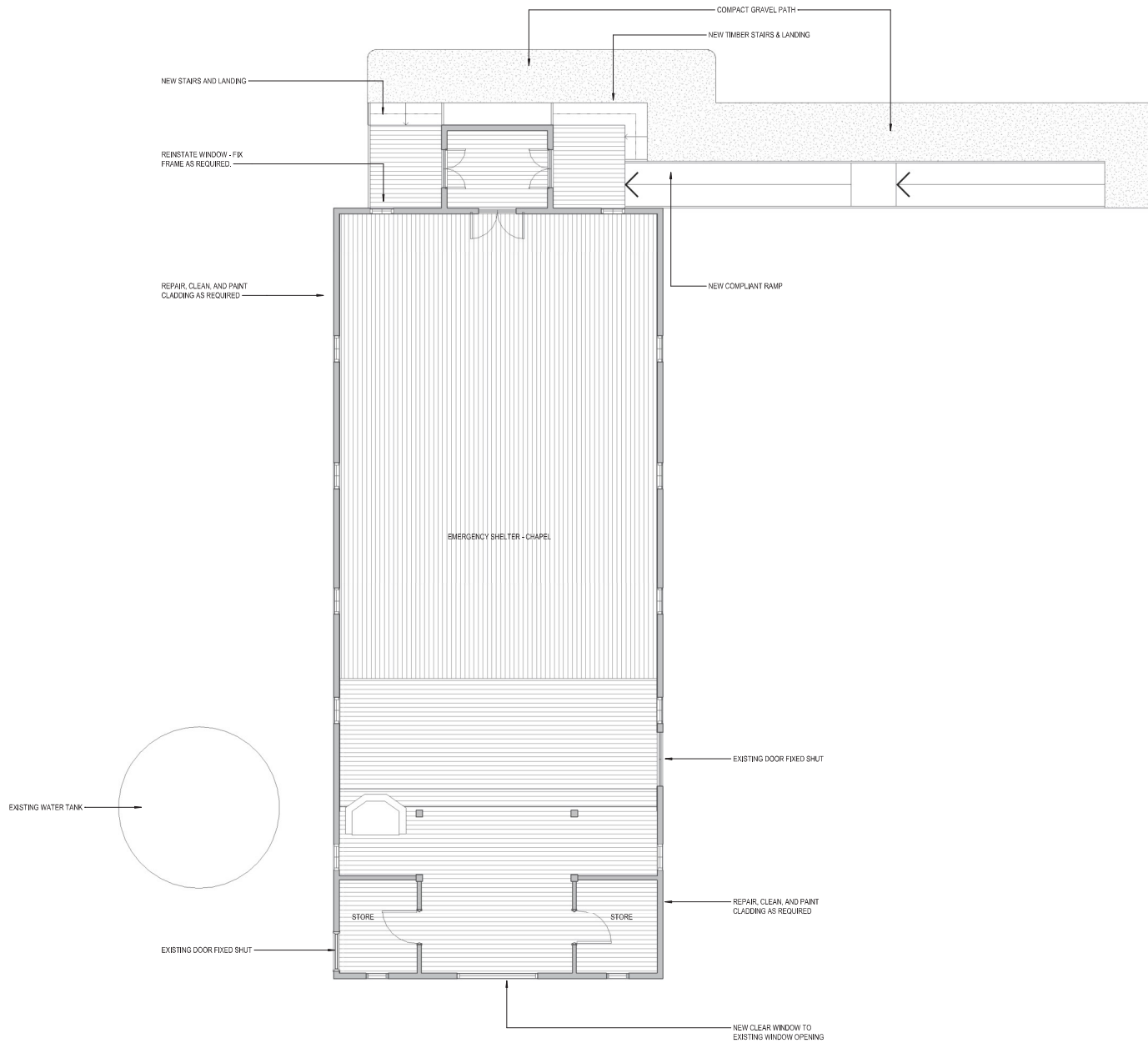
3 June 2025

This plan is subject to conditions of Approval Number

MCUI/2017/5802/B

E. L. Hinchey

Assessment Manager



NOT FOR CONSTRUCTION

APPROVED PLAN

referred to in Council's Decision Notice dated

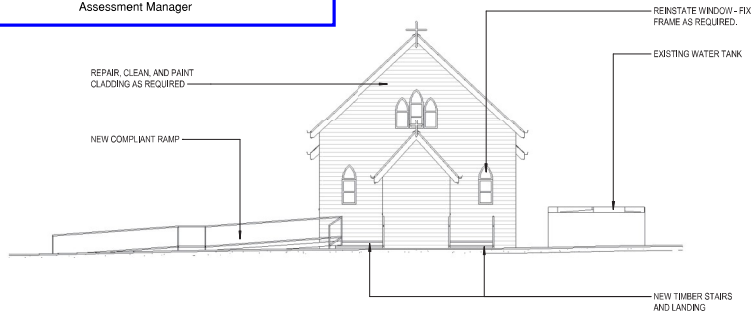
3 June 2025

This plan is subject to conditions of Approval Number

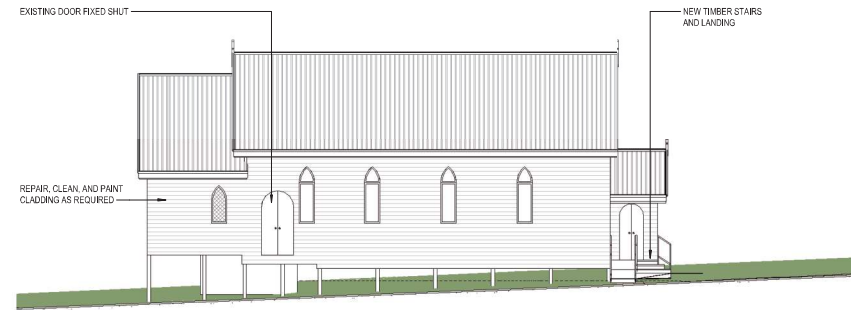
MCUI/2017/5802/B

E. Hinchey

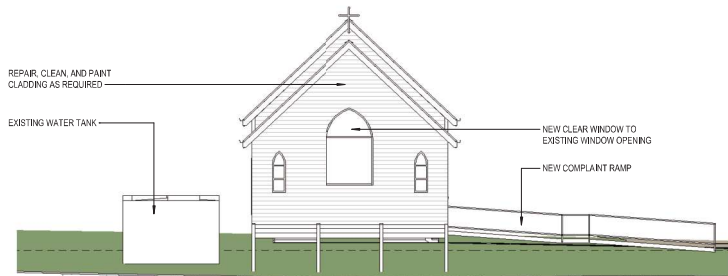
Assessment Manager



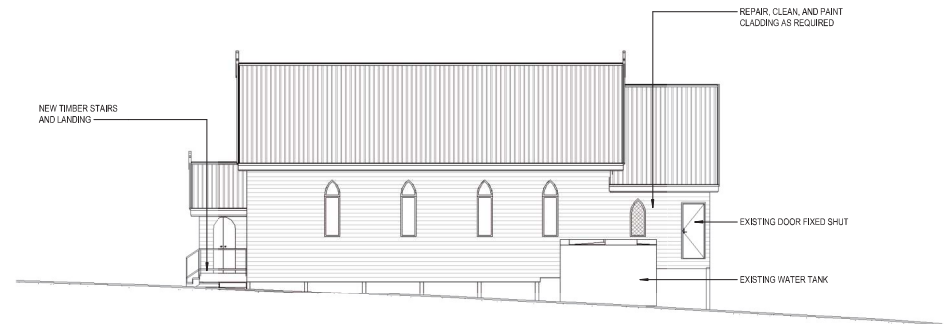
1 NORTH ELEVATION
1 : 100



3 EAST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

NOT FOR CONSTRUCTION



NOTE:
PROVIDE LIGHTING AS REQUIRED
AND PROVISIONS FOR DGPOS.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

3 June 2025

This plan is subject to conditions of Approval Number

MCUI/2017/5802/B

E. Hutchings

Assessment Manager

NEW WASH TROUGH AND
WASHING MACHINES TO USE
WATER FROM TANK

EXISTING STRUCTURE
AND FOOTINGS

EMERGENCY SHELTER - SHED

NEW SLAB TO ENTIRE SHED FLOOR

NEW METAL ROLLER DOOR

EXISTING MSB

NEW SLAB WITH NEW
AWNING ABOVE

NEW CONCRETE DRIVEWAY ACCESS

FALL
↓

EXISTING WATER TANK

COVERED AREA

NEW DOUBLE SWING DOOR

NEW SLAB TO EXISTING
COVERED AREA

NEW COLUMNS FOR
AWNING AS REQUIRED

NOT FOR CONSTRUCTION



TOOWOOMBA | SUNSHINE COAST
P. (07) 46 329 962 | WWW.ASPECTAPM.NET
A.B.N 96071786948 | BOAQ 4487

GOOGA RIDGE - SHED

CONCEPT DESIGN

SHED - GROUND LEVEL PLAN

Stage

PD

Revision

B

21/01/25

Designer

ZT

D20-01

Project No.

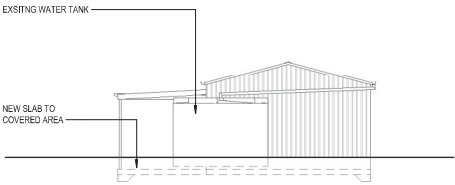
AP240721

View Scale

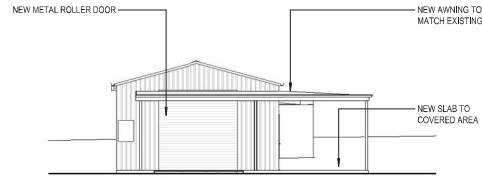
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Scale Bar

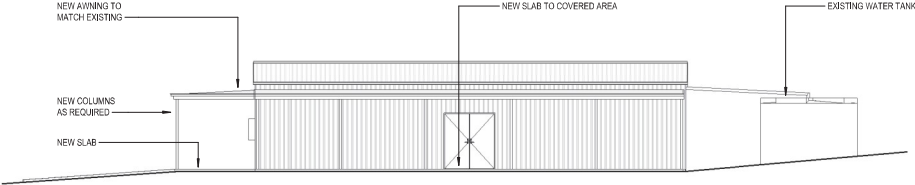
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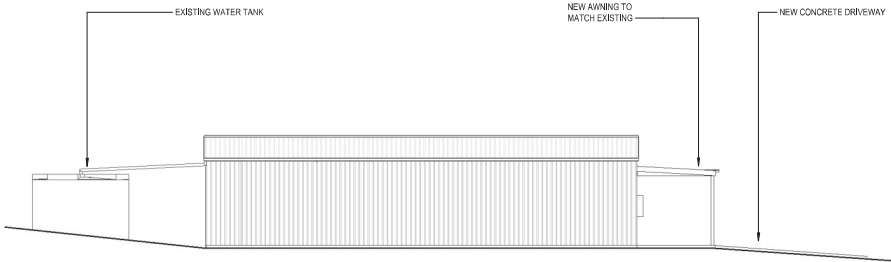
1 SHED - NORTH ELEVATION
1:100



2 SHED - SOUTH ELEVATION
1:100



3 SHED - EAST ELEVATION
1:100



4 SHED - WEST ELEVATION
1:100



NOTE
SETOUT PLAN IS INDICATIVE ONLY. FINAL LOCATIONS TO BE
CONFIRMED ON SITE WITH ASPECT, CLIENT, AND MODULAR COMPANY.

RECEIVED
16/05/2025
TOOWOOMBA
REGIONAL COUNCIL

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

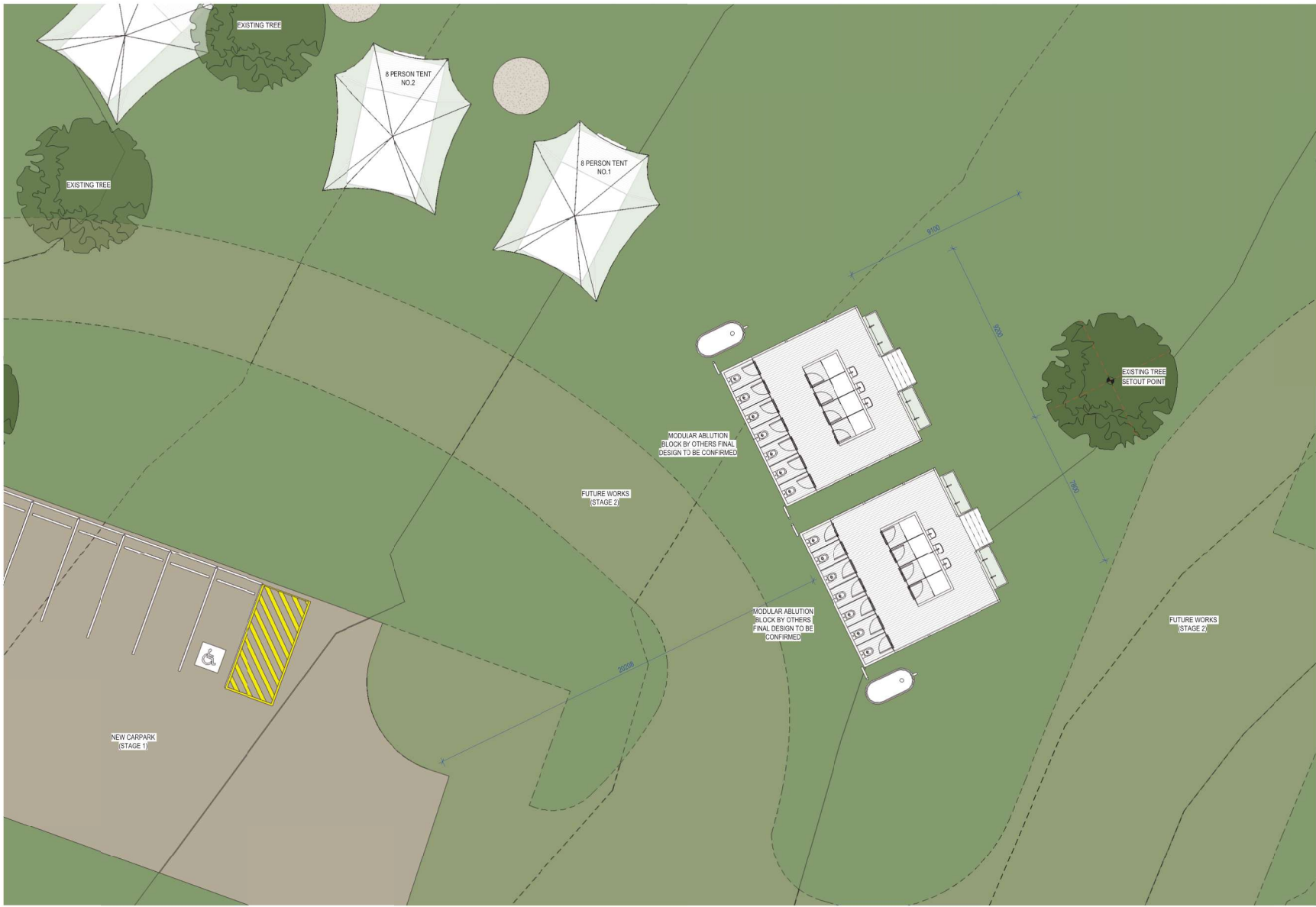
referred to in Council's Decision Notice dated

3 June 2025

This plan is subject to conditions of Approval Number

MCUI/2017/5802/B

Assessment Manager



- GENERAL NOTES
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 - 3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS, SAA CODES OF PRACTICE, EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE LOCAL REGIONAL COUNCIL.

1 ABLUTION BLOCKS SETOUT PLAN
1:100

No	Date	Amendment
A	10/04/25	EOI
1	15/04/25	FOR CONSTRUCTION
2	22/04/25	ABLUTION PLANS

GENERAL NOTES
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TOOWOOMBA
SUNSHINE COAST
P. (07) 46 329 962
www.aspectapm.net
A.B.N 96071786948
BOAQ 4487

GRACE LUTHERAN COLLEGE

GOOGA RIDGE
571 Nukku Road, Googa Creek, QLD 4314

Designer	ZT
Drawn by	ZT
Checked by	CD
Project Number	240721

Sheet Name ABLUTION BLOCKS SETOUT PLAN

Stage CD Sheet Number B20-02 Revision 2

Client Signature Plot Date 22/04/25

Scale Bar 1:100 @ A1 0m 1 2 3 4 5 View Scale As indicated A1

IMPORTANT: ALL DRAWINGS MUST BE PRINTED IN COLOUR & READ IN CONJUNCTION WITH THE GENERAL NOTES ON SHEET: A00-02

STAGE 1
FOR CONSTRUCTION

Z:\2024\05-13-24 PM

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

3 June 2025

This plan is subject to conditions of Approval Number

MCUI/2017/5802/B

E. Linton

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

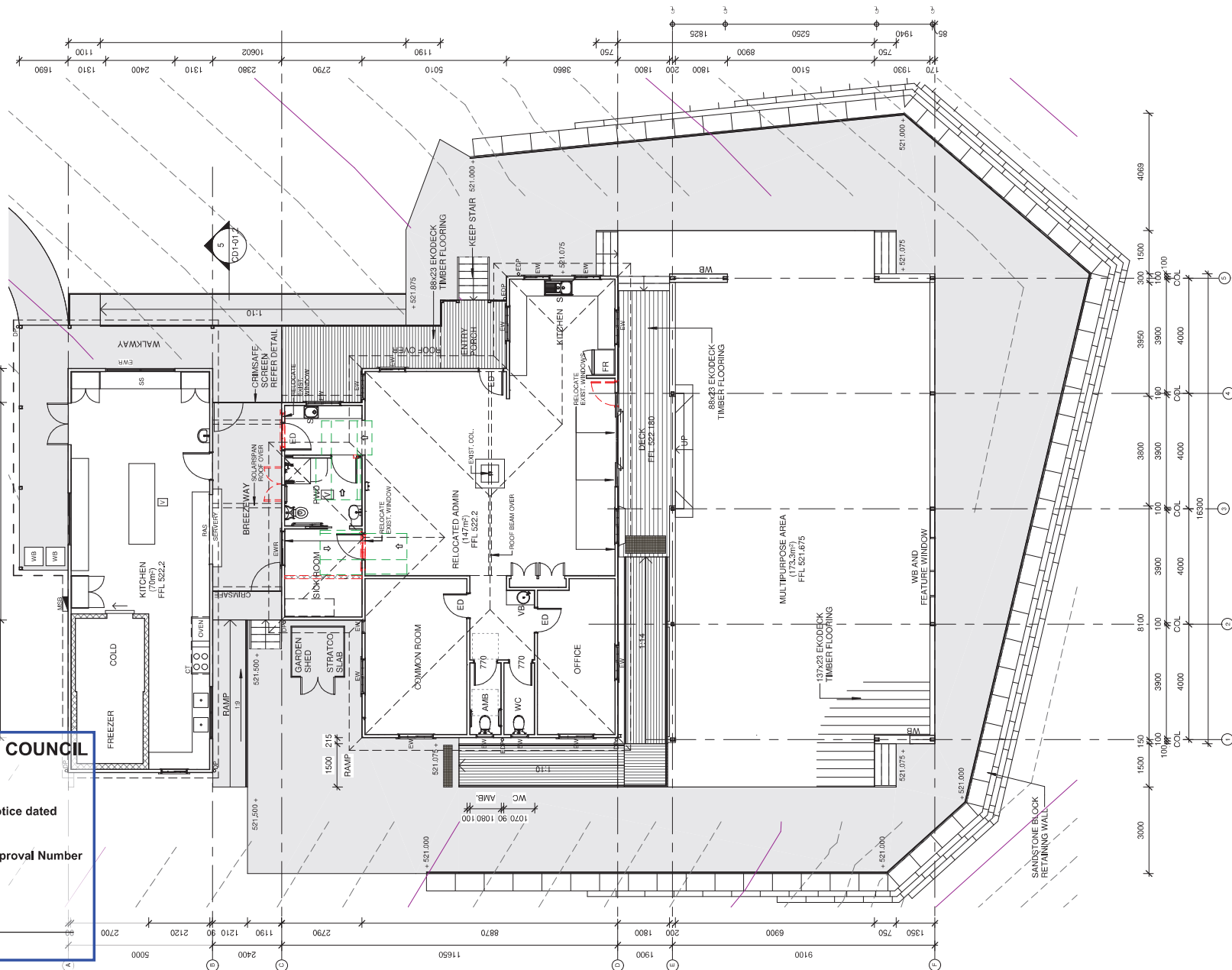
28/09/2018

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MCUI/2017/5802/A

R. Linton

Assessment Manager



1

ADMIN FFL 522.2

1 : 100

Use figured dimensions in preference to scale. All dimensions to be verified on site and any discrepancies must be reported to architect before proceeding with work.

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A.C.N. 083 196 230

print date: 27/08/2018 2:56:12 PM

revision:	date:	description:	revision:	date:	description:
F	27/08/2018	REVISED KITCHEN			

elia architecture

09/661 Oakley Road, PO Box 380, Corinda Qld 4075

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109 Herries Street, PO Box 547, Toowoomba Qld 4350

P: 07 4632 0200, F: 07 4638 8044 E: tmbs@elia.com.au

project:

GOOGA 2 OUTDOOR EDUCATION FACILITY

160804

58 NESS WILSON RD, GOOGA CREEK QLD 4306

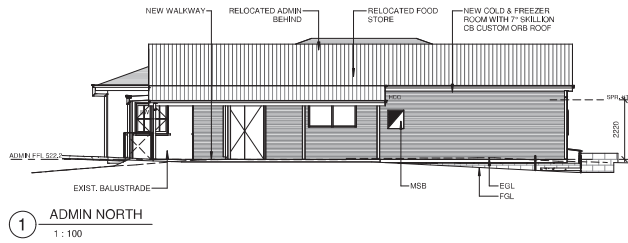
client:

THE LUTHERAN CHURCH OF AUSTRALIA

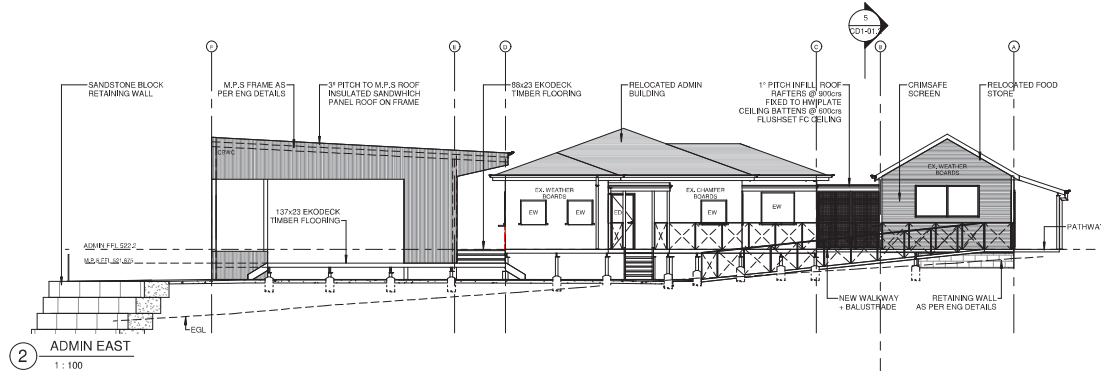
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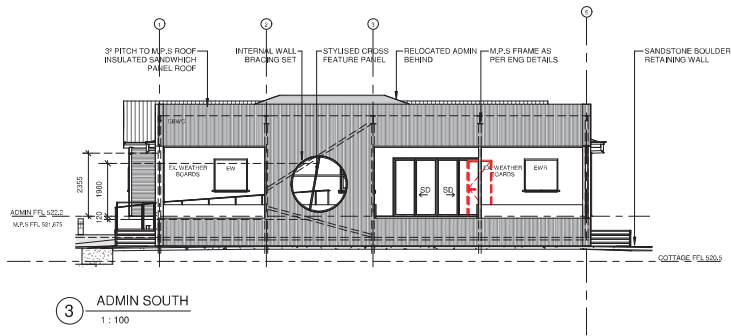
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designer: Designer	print date: 27/08/2018 2:56:12 PM
160804	CD1-01
project number	sheet number
revision: F	
ORIGINAL SHEET SIZE: 420 x 594 - A2 size	



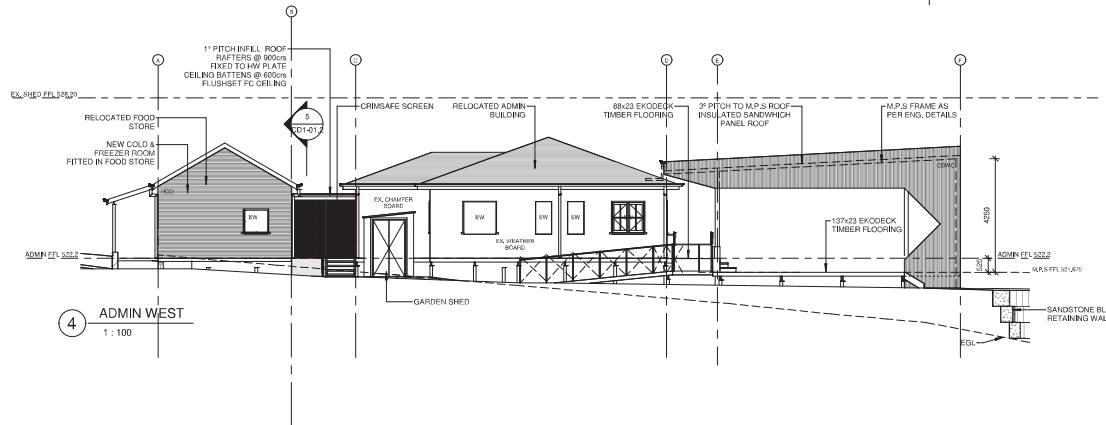
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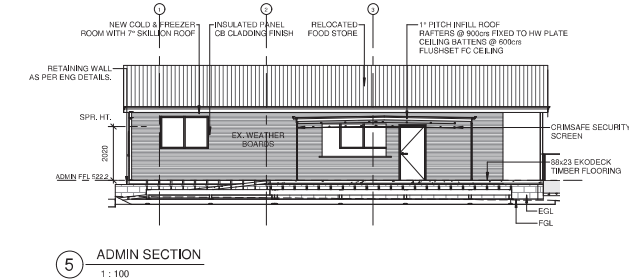
2 ADMIN EAST
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3 ADMIN SOUTH
1 : 100



4 ADMIN WEST
1 : 100



5 ADMIN SECTION
1 : 100



revision	date	description	revision	date	description
A	25/06/2018	FOR CONSULTANT			
B	03/07/2018	FOR COMMENT			
C	16/07/2018	FOR CONSULTANT			
D	20/07/2018	UPDATE			
E	27/08/2018	REVISED KITCHEN			

print date: 27/08/2018 3:02:45 PM
ORIGINAL SHEET SIZE: 594 x 841 - A1 size

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
3 June 2025

This plan is subject to conditions of Approval Number
MCUI/2017/5802/B

E. L. L. L.

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated
28/09/2018

This plan is subject to conditions of Approval Number
MCUI/2017/5802/A

R. L. L. L.

Assessment Manager

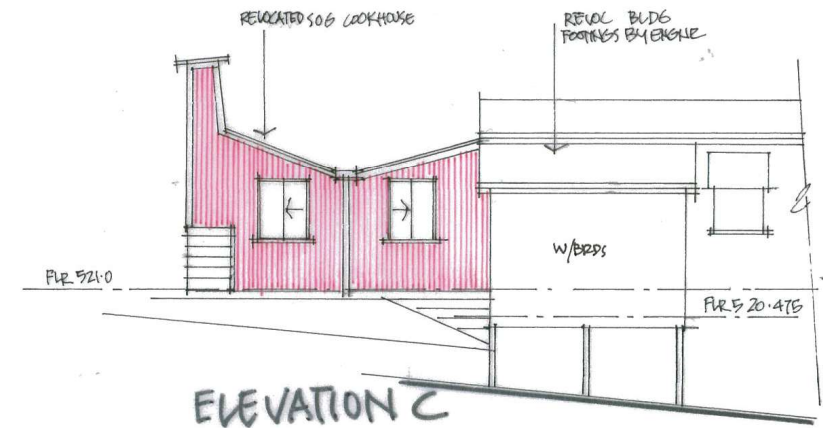
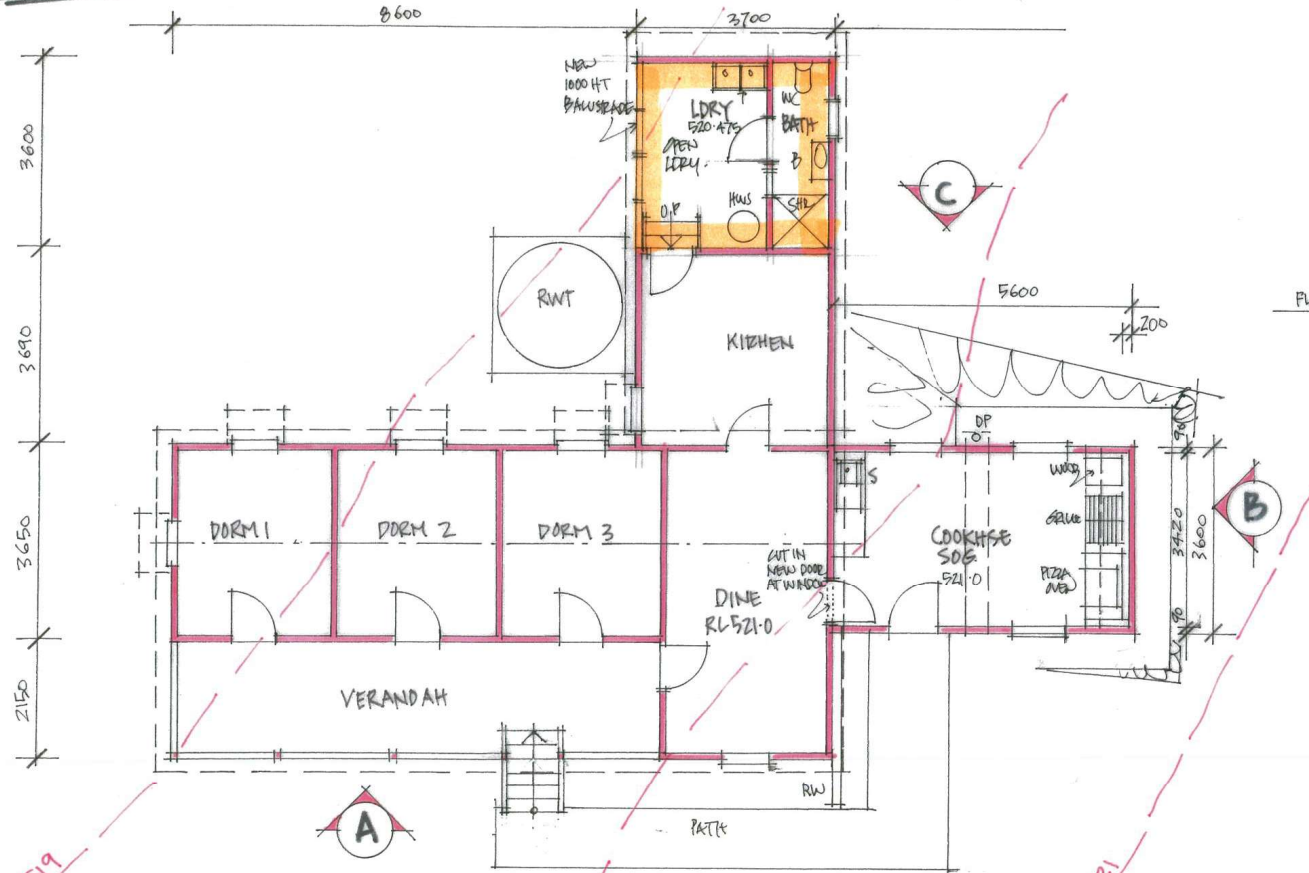
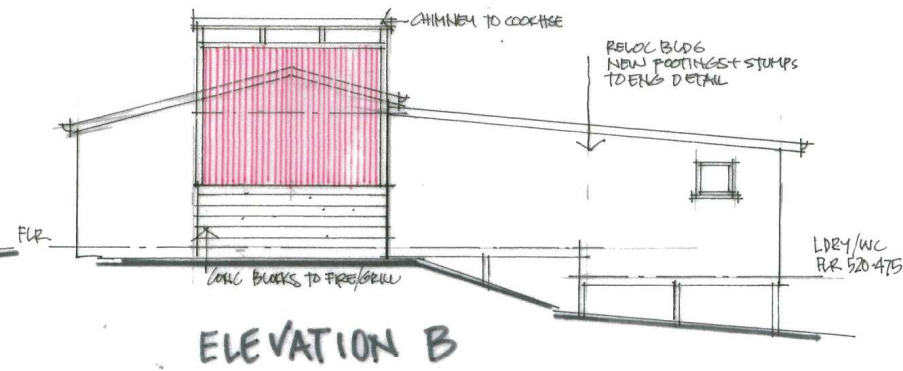
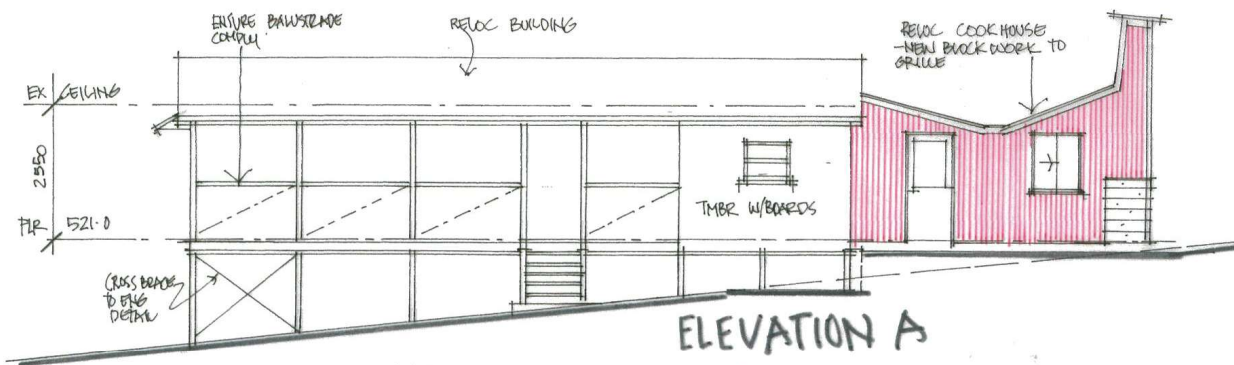
LEGEND
AF APRON FLASHING
BC BARGE CAPPING
BS BALUSTRADE
CBWC CUSTOM ORB WALL CLADDING
CT CURTAIN
CTP DOWNPIPE
CTP DOWNPIPE
ED EXISTING DOOR
EDP EXISTING DOWNPIPE
ENS ENSLITE
EW EXISTING WINDOW
EWK EXISTING WINDOW RELOCATED
FW FASCIA
FR FRODOE
GR GRAB RAIL
HWB HAND WASH BASIN
HWS HOT WATER SYSTEM
ND NEW DOOR
NW NEW WINDOW
MPS METAL ROOF SHEET
RC RIDGE CAPPING
RMT RAIN WATER TANK
SNK SINK
SA SMOKE ALARM - WIRE IN
SB SPLASH BACK REFER SPEC
SD SLIDING DOOR
SH SHOWER
SP SOLAR PANEL
SPLF SUNLIT POLYCARBONATE SKYLIGHT SHEET
T-G TROJAN BLACKBUTT TONGUE AND GROOVE
TRH TOILET ROLL HOLDER
V VINYL - REFER SPEC
VB VANITY BASIN
WB WALL BRACE
WV WALL VINYL REFER SPEC

NOTE: CONTRACTORS ARE REQUIRED TO COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS & CODES INCLUDING BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA & THE BRANBY DECORATION ACT 1914/2005

NOTE: CHECK DIMENSIONS / DRAWINGS / DETAILS ON SITE PRIOR TO STARTING WORK. NOTIFY ANY DISCREPANCIES IMMEDIATELY (WITHIN 24 HOURS) OF ARCHITECT FOR CLARIFICATION

FOR INFORMATION

Use Imperial dimensions in preference to metric. All dimensions to be verified on site and any discrepancies must be reported to architect before proceeding with work. Copyright These drawings including design and the copyright thereof are the property of Elio Architecture and shall not be used, altered or copied without the written permission of Elio Architecture. A/C/N 003 108 230 print date: 27/08/2018 3:02:45 PM ORIGINAL SHEET SIZE: 594 x 841 - A1 size	revision date description revision date description	10000 Oaks Road, PO Box 380, Coramba 4175 P: 07 3379 1811, F: 07 3379 1822, E: info@elio.com.au 189 Hermes Street, PO Box 541, Toowoomba 4300 P: 07 4632 8039, F: 07 4632 8044, E: info@elio.com.au	GOOGA 2 OUTDOOR EDUCATION FACILITY 58 NESS WILSON RD, GOOGA CREEK QLD 4306	drawn: THE LUTHERAN CHURCH OF AUSTRALIA project: 160804 scale: CD1-01.2 drawn: BM, JL checked: LE date: 27/08/2018 3:02:45 PM
--	---	---	--	---



TOOWOOMBA REGIONAL COUNCIL

TOOWOOMBA REGIONAL COUNCIL APPROVED PLAN

referred to in Council's Decision Notice dated 28/09/2018

referred to in Council's Decision Notice dated 3 June 2025

This plan is subject to conditions of Approval Number MCUI/2017/5802/A

This plan is subject to conditions of Approval Number MCUI/2017/5802/B

E. L. L. L.
Assessment Manager

SLAB ON GROUND - SANITARY BUILDING TO BE RELOCATED TO SITE INCLUDES LDY

PLAN 1:100 (A3) 11/5/18
CYPRESS DORMITORY



APPROX AREA = CYPRESS - 70.0 m² + VER 19.5 m² + LDY 8.5 m² + COOKHOUSE 20.2 m²
TOTAL = 90.2 m² + VER + OPEN VER
'A' 11/5/18 SANITARY COMP ADDED INCL LDY

GOOGA OUTDOOR EDUCATION FACILITY

SD100-01 A
drawing no

at 58 NESS WILSON ROAD, GOOGA CREEK QLD 4306
for THE LUTHERAN CHURCH OF AUSTRALIA

160804
project no

CYPRESS DORM - RELOC
drawing title / scale

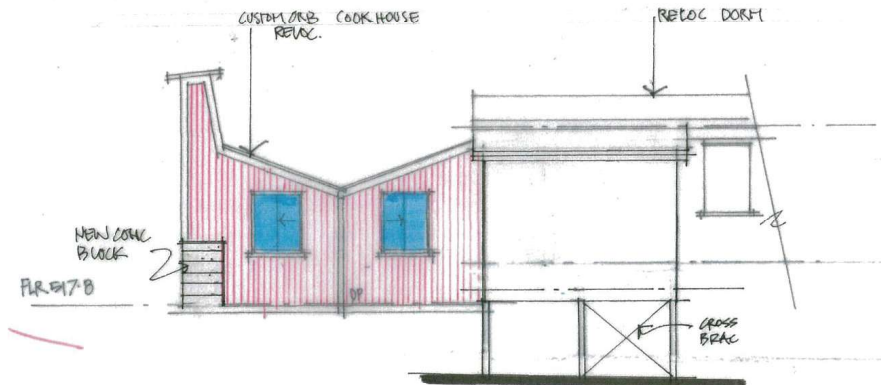
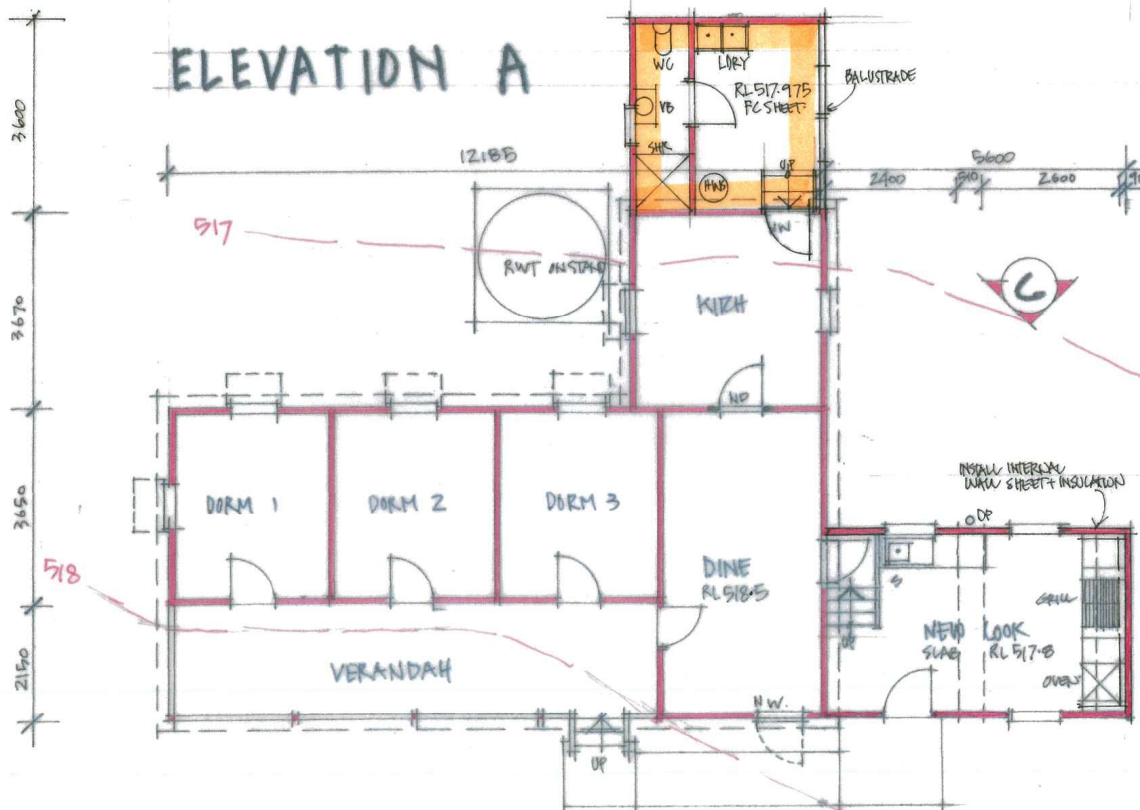
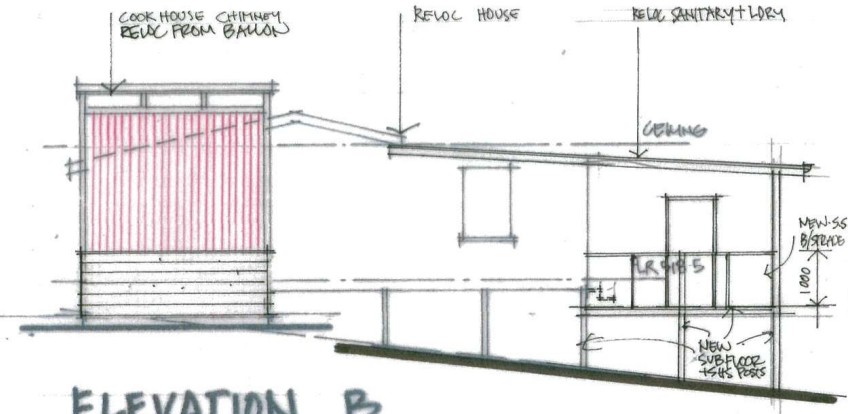
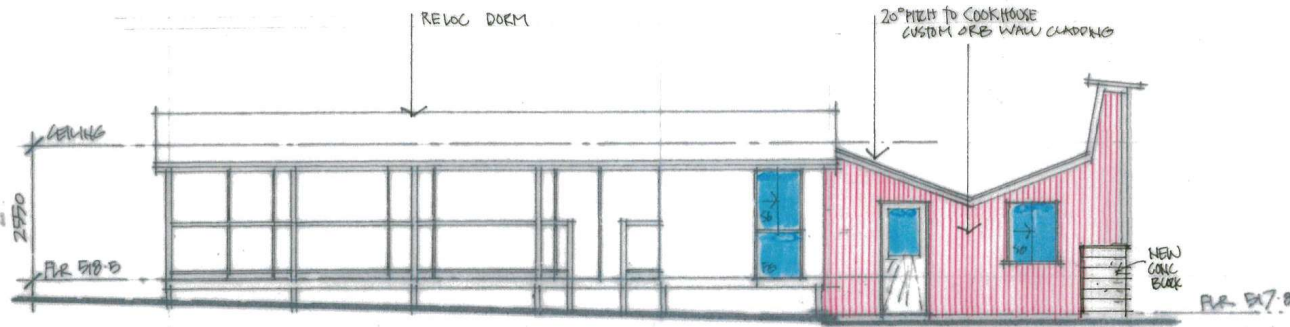
11/5/18
date



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PO Box 380, 9/661 Oxley Road, Corinda QLD 4075
p: 07 3379-7611 f: 07 3379-7622 e: brs@elia.com.au

PO Box 547, 4/109 Harries St, Toowoomba QLD 4350
p: 07 4632-0200 f: 07 4638 8044 e: imba@elia.com.au



ELEVATION C

TOOWOOMBA REGIONAL COUNCIL	
APPROVED PLAN	APPROVED PLAN
referred to in Council's Decision Notice dated 28/09/2018	referred to in Council's Decision Notice dated 28/09/2018
3 June 2025	This plan is subject to conditions of Approval Number MCUI/2017/5802/A
This plan is subject to conditions of Approval Number MCUI/2017/5802/B	
<i>E. Hinchey</i> Assessment Manager	<i>[Signature]</i> Assessment Manager

SLAB ON GROUND - SANITARY COMPARTMENT + LDRY TO BE RELOCATED TO NEW SITE.

PLAN 1:100 (A3) 21/4/17

BULLOCK DORMITORY

APPROX AREA - BULLOCKS = 64.7m² + 19.4m² VER + 20.2m² COOK
TOTAL = 104.3m² + VER.
A 10/5/18 SANITARY COMPLAINTS ADDED (RELOC).

GOOGA OUTDOOR EDUCATION FACILITY

at 58 NESS WILSON ROAD, GOOGA CREEK QLD 4306
for THE LUTHERAN CHURCH OF AUSTRALIA

BULLOCK DORM - RELOC
drawing title / scale

PO Box 380, 9/661 Oxley Road, Corinda QLD 4075
p: 07 3379-7611 f: 07 3379-7622 e: brn@elia.com.au

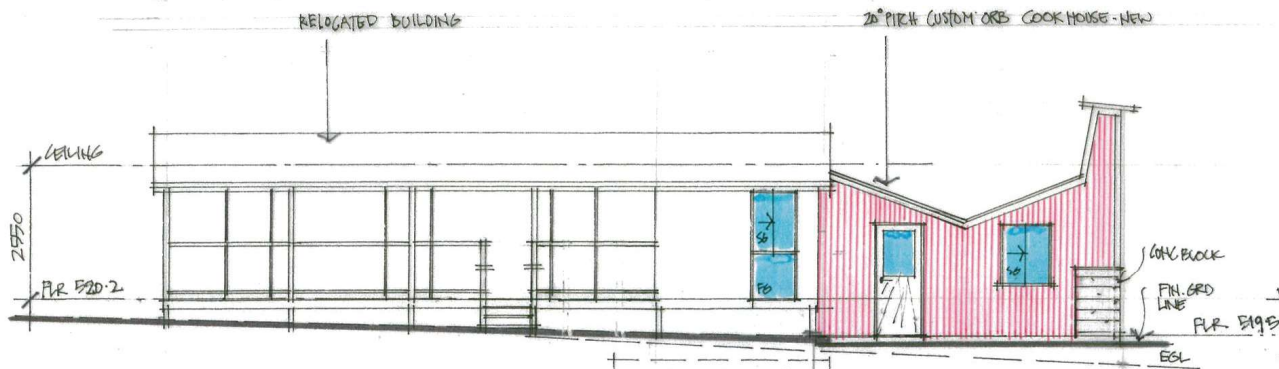
PO Box 547, 4/109 Herries St, Toowoomba QLD 4350
p: 07 4632-0200 f: 07 4638 8044 e: trnba@elia.com.au

SD100-02 A
drawing no

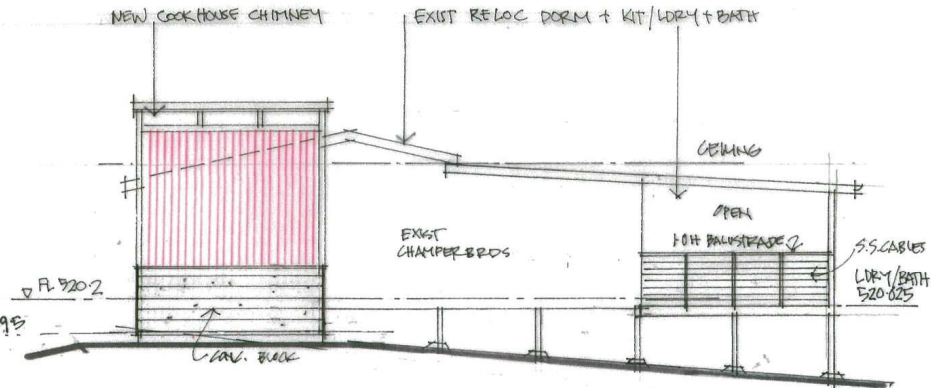
160804
project no
10/5/18
date



elia
architecture



ELEVATION A



ELEVATION B



ELEVATION C

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

TOOWOOMBA REGIONAL COUNCIL is subject to Council's Decision Notice dated 28/09/2018
 APPROVED PLAN
 referred to in Council's Decision Notice dated 3 June 2025
 This plan is subject to conditions of Approval Number MCUI/2017/5802/A
 This plan is subject to conditions of Approval Number MCUI/2017/5802/B

Assessment Manager

Assessment Manager

SLAB ON GROUND - SANITARY BUILDING TO BE RELOCATED TO SITE INCLUDES LDRY

GOOGA OUTDOOR EDUCATION FACILITY

SD 100-03 A
 drawing no

at 58 NESS WILSON ROAD, GOOGA CREEK QLD 4306

for THE LUTHERAN CHURCH OF AUSTRALIA

DURAH DORM - RELOC - NEW COOKHSE

drawing title / scale

PO Box 380, 9/661 Oxley Road, Corinda QLD 4075
 p: 07 3379-7611 f: 07 3379-7622 e: bris@elia.com.au

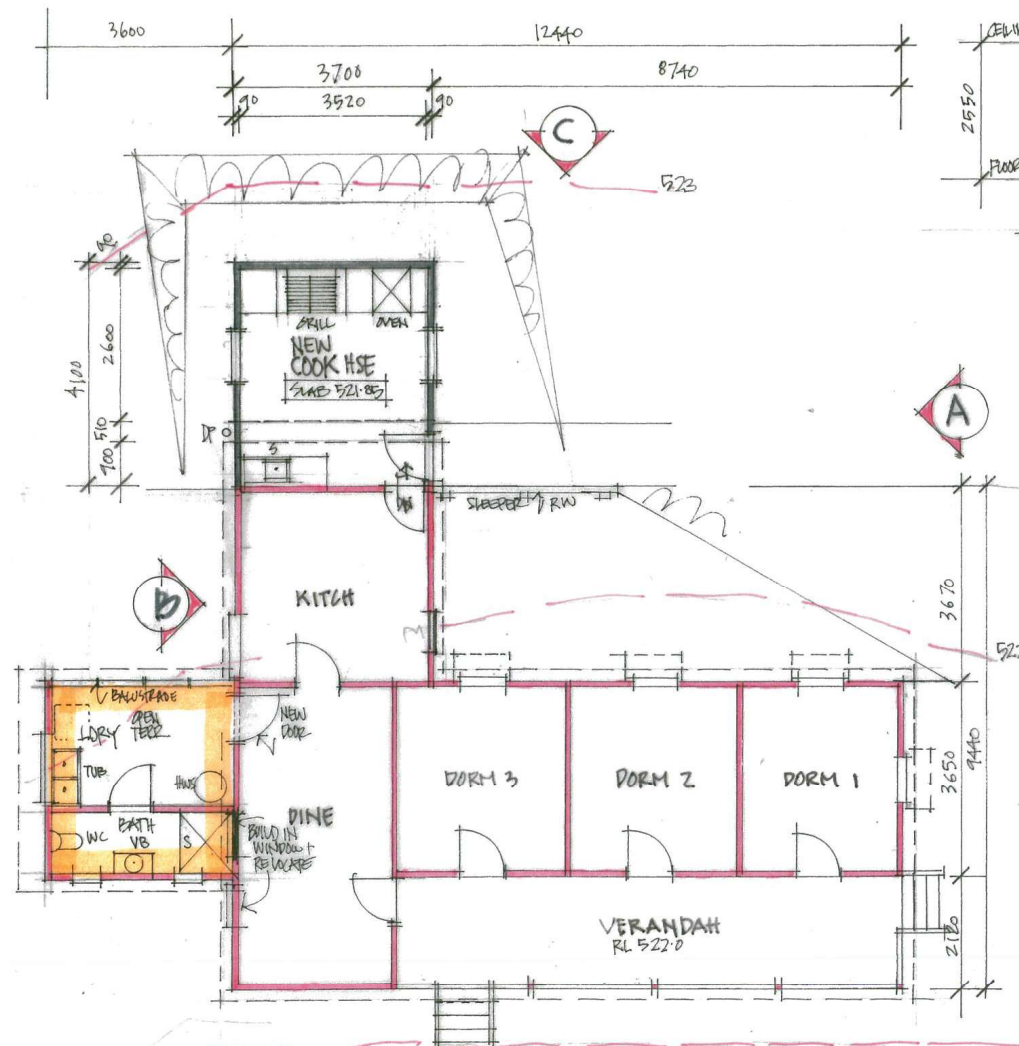
PO Box 547, 4/109 Herries St, Toowoomba QLD 4350
 p: 07 4632-0200 f: 07 4638 8044 e: imba@elia.com.au



PLAN 1:100 (A3) 21/4/17
 DURAH DORMITORY



APPROX AREA - DURAH = 69.0m² + 19.4m² VER + 20.2m² COOK + 8.6m² OUTER
 TOTAL = 117.2m² + VER + OPEN TERR
 'A' 11/5/18 SANITARY COMPLY LDRY ADD (RELOC BLDG)



PLAN

1:100 (A3) 11/6/17

ACACIA DORMITORY

ACACIA AREA = 70.0 m² + VER 28.5 m² + COOK HSE 15.5 m²

'A' 11/5/18 SANITARY COMP + LDRY ADDED

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated 28/09/2018

TOOWOOMBA REGIONAL COUNCIL

This plan is subject to conditions of Approval Number

APPROVED PLAN

MCU/2017/5802/A

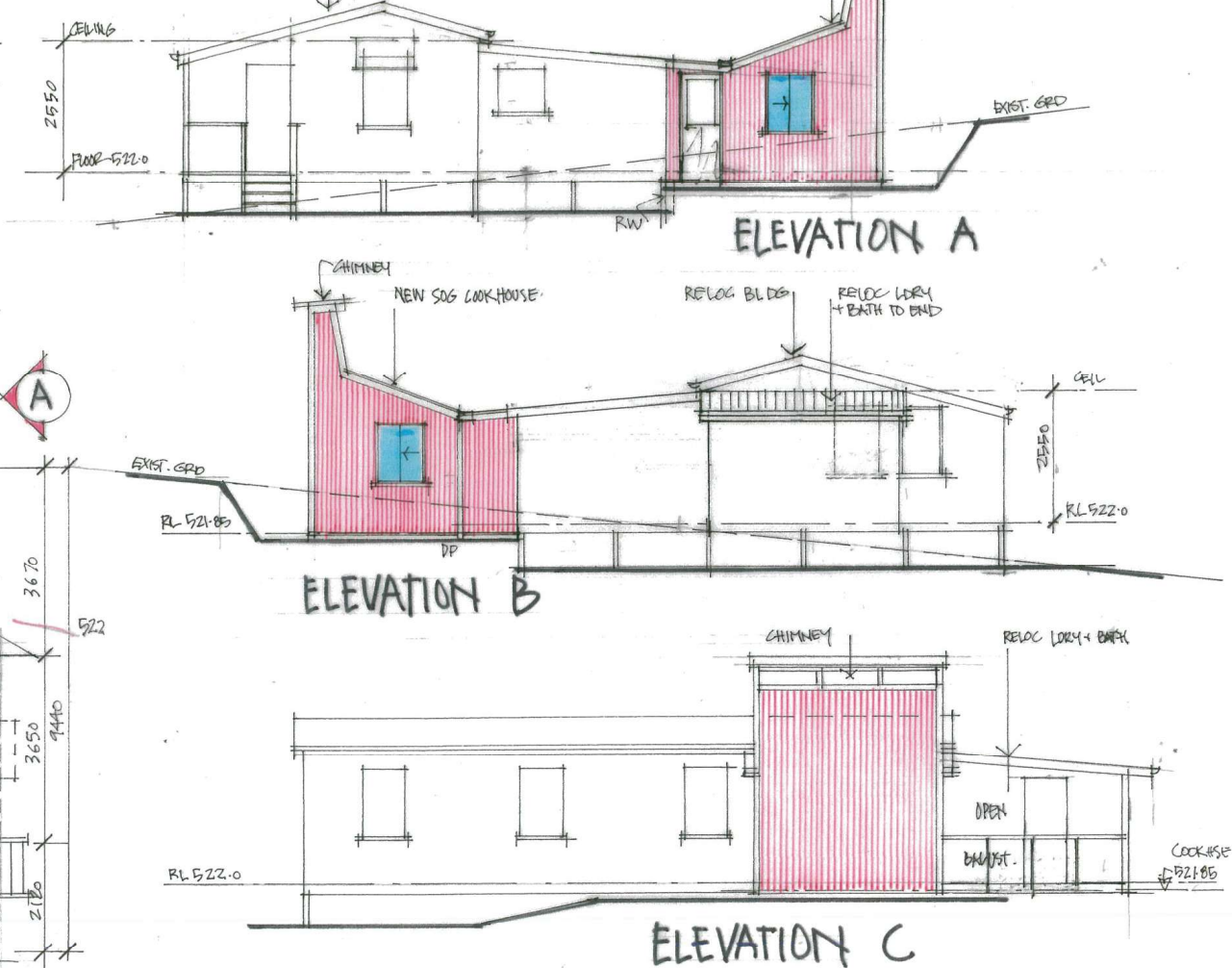
referred to in Council's Decision Notice dated 3 June 2025

This plan is subject to conditions of Approval Number

MCU/2017/5802/B

E. K. K. K.

Assessment Manager



ELEVATION A

ELEVATION B

ELEVATION C

SABAN GRD - SANITARY BUILDINGS TO BE RELOCATED TO SITE INCLUDES LDRY.

GOOGA OUTDOOR EDUCATION FACILITY

at 58 NESS WILSON ROAD, GOOGA CREEK QLD 4306

for THE LUTHERAN CHURCH OF AUSTRALIA

ACACIA DORM - RELOC - NEW COOK HSE

drawing title / scale

PO Box 380, 9/661 Oxley Road, Corinda QLD 4075

PO Box 547, 4/109 Herries St, Toowoomba QLD 4350

SD100-24 A
drawing no

160804

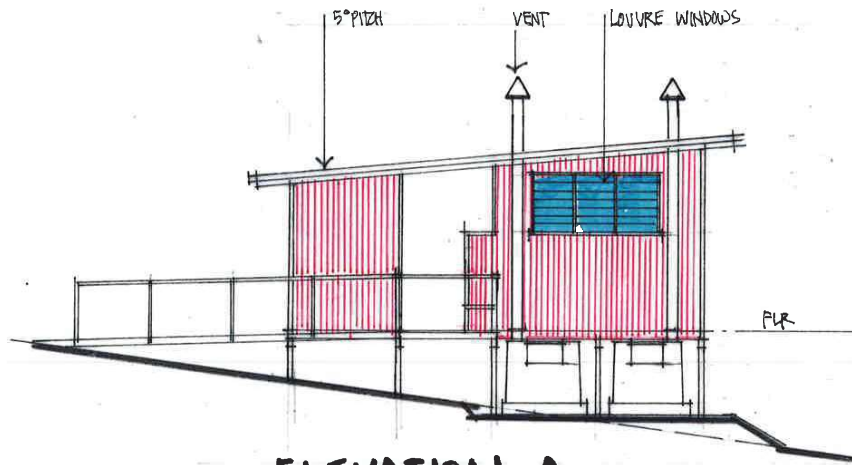
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11/5/18

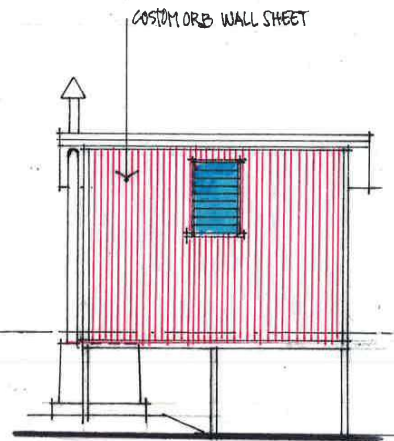
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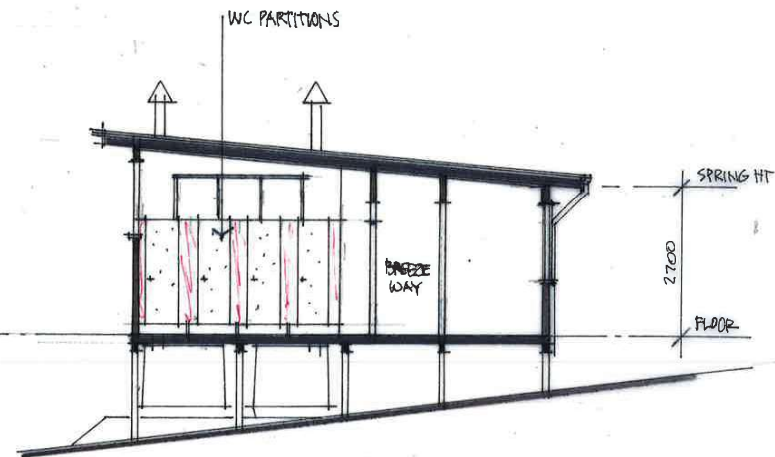
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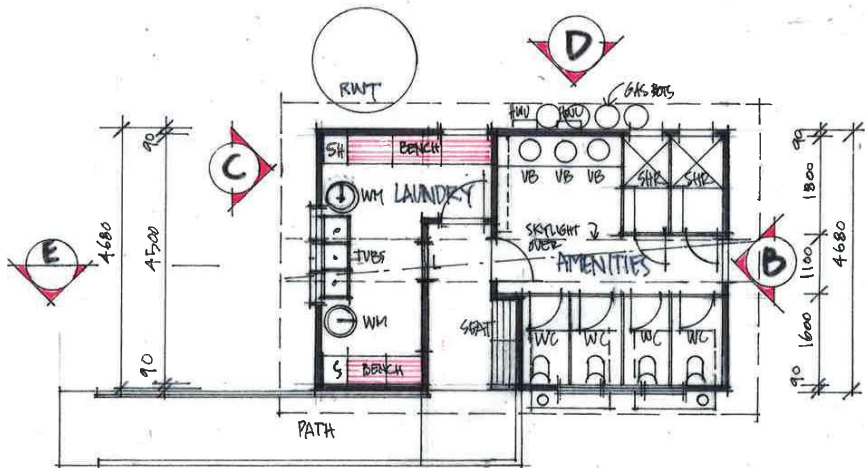
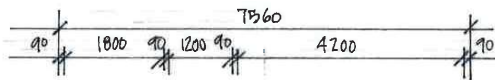
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ELEV B

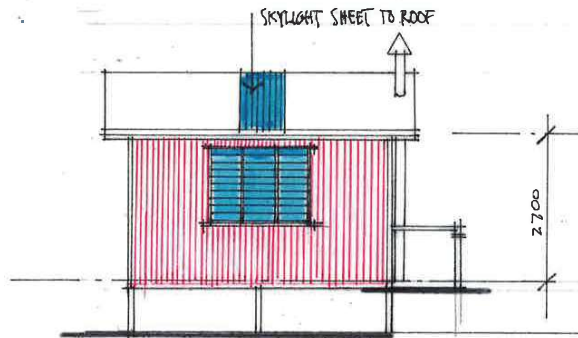
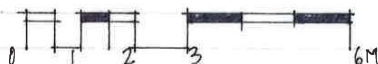


SECTION E

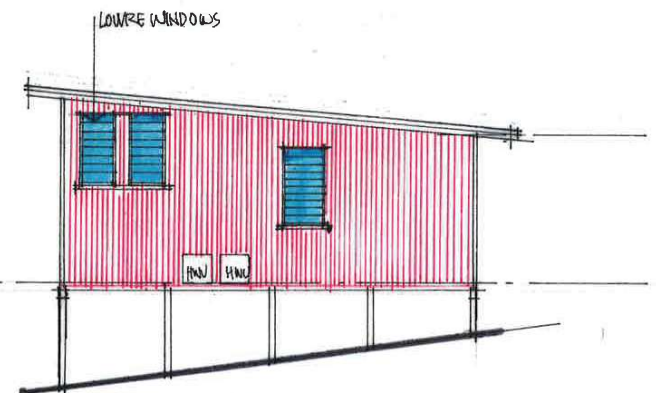


PLAN 1:100 22/4/17

APPROX AREA = 35.5 M²



ELEV C



ELEVATION D

TOOWOOMBA REGIONAL COUNCIL	
APPROVED PLAN	
referred to in Council's Decision Notice dated	28/09/2018
referred to in Council's Decision Notice dated	3 June 2025
This plan is subject to conditions of Approval Number	
MCUI/2017/5802/B	MCUI/2017/5802/A
<i>E. L. ...</i>	<i>[Signature]</i>
Assessment Manager	Assessment Manager

GOOGA OUTDOOR EDUCATION FACILITY

at 58 NESS WILSON ROAD, GOOGA CREEK QLD 4306

for THE LUTHERAN CHURCH OF AUSTRALIA

TYPICAL AMENITIES BLDG

drawing title / scale

PO Box 380, 9/661 Oxley Road, Corinda QLD 4075
p: 07 3379-7611 f: 07 3379-7622 e: bris@elia.com.au

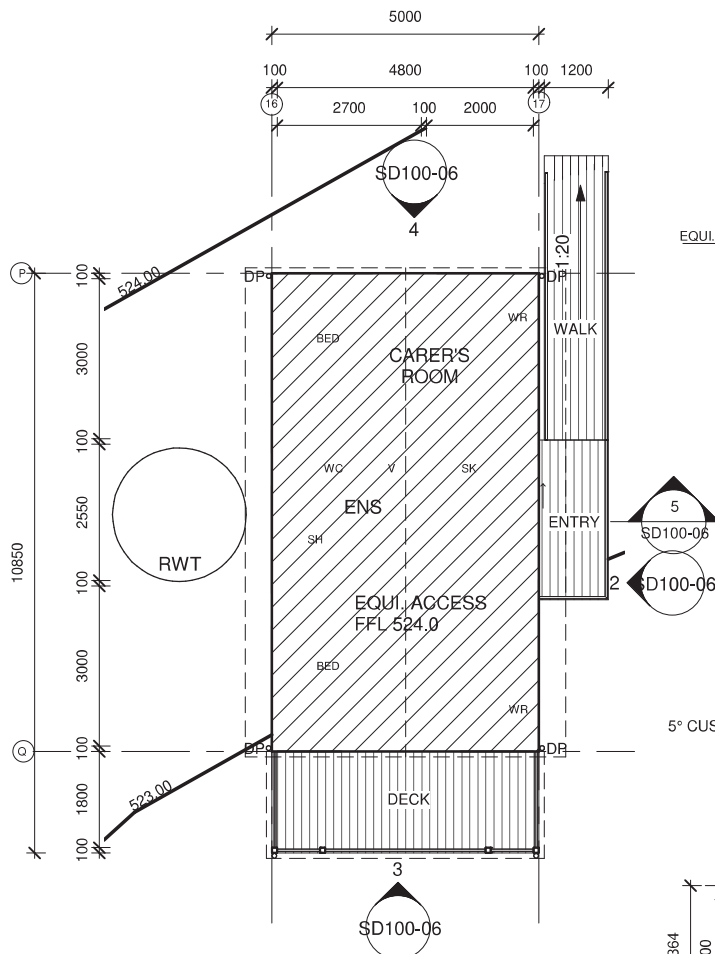
PO Box 547, 4/109 Herries St, Toowoomba QLD 4350
p: 07 4632-0200 f: 07 4638 8044 e: tmbe@elia.com.au

SD100-05
drawing no

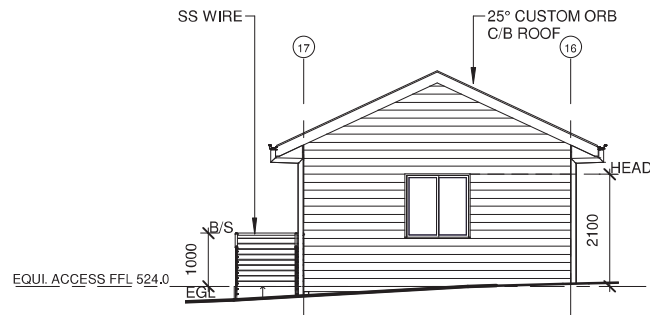
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project no
24-4-17
date



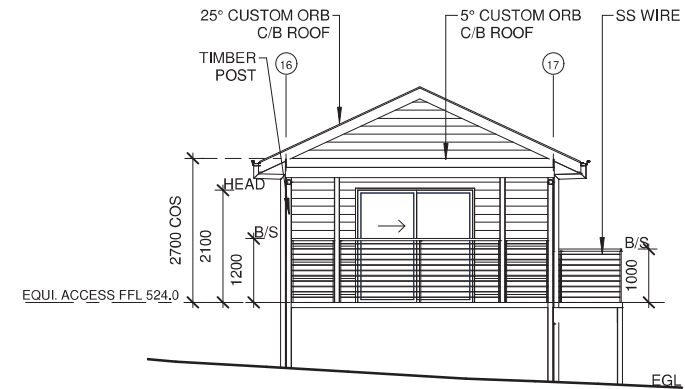
elia
architecture



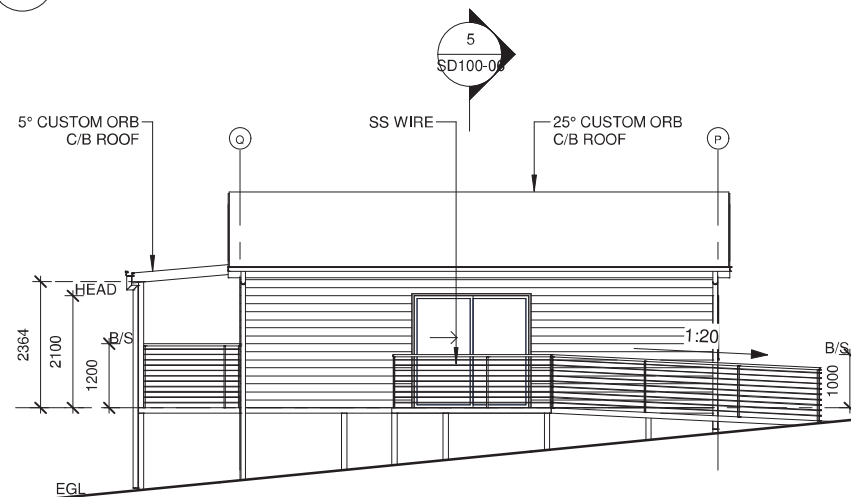
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1 : 100
APPROX. AREA = 44.75m² + WALK + ENTRY



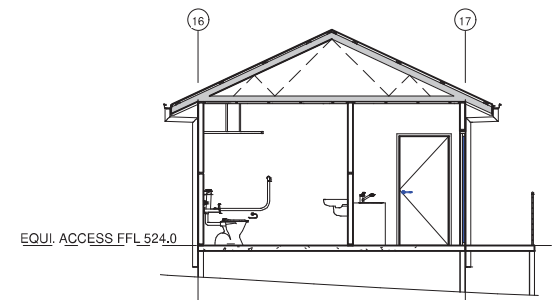
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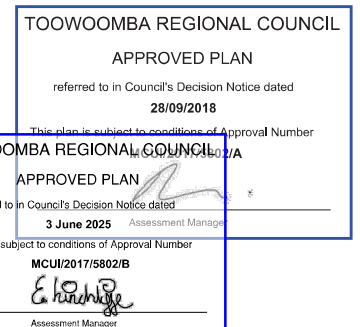
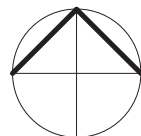
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2 EQUI. ACCESS ELEV 1
1 : 100



5 SECTION A
1 : 100



GOOGA OUTDOOR EDUCATION FACILITY
58 NESS WILSON RD, GOOGA CREEK QLD 4306

SD100-06
A



For
THE LUTHERAN CHURCH OF AUSTRALIA
EQUI. ACCESS UNIT
9/461 Osley Road, PO Box 380, Corinda 4075
P: 07 3379 7611, F: 07 3379 7622, E: bris@elia.com.au

160804
1 : 100 @ A3
21/05/2018 6:02:49 PM
109 Herries Street, PO Box 547, Toowoomba 4350
P: 07 4632 0200, F: 07 4638 8044, E: tmbo@elia.com.au



TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

3 June 2025

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MCUI/2017/5802/B

E. Kitching

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

28/09/2018

This plan is subject to conditions of Approval Number

MCUI/2017/5802/A

[Signature]

Assessment Manager

SIGNATURES

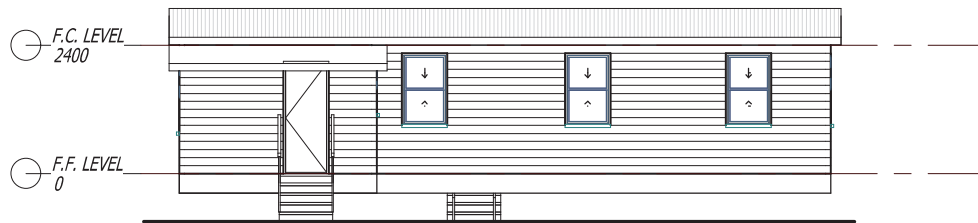
OWNER/S

BUILDER

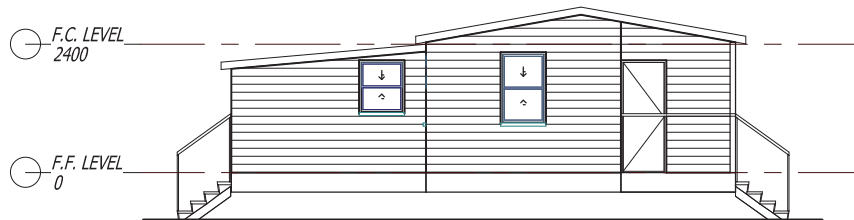
PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

1 floor plan
1 : 100

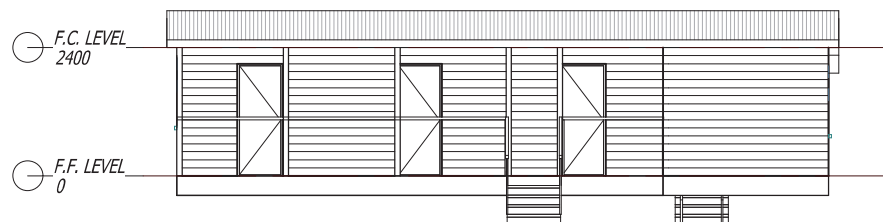
DESIGNER S REDDAN	CLIENT GOOGA OEC
CHECKED BY Checker	PROJECT NAME REMOVAL BUILDING - DURAH DORM NUKKU RD, GOOGA floor plan
1 15/01/17 SJR ISSUE FOR DA	SCALE 1 : 100
No DATE DESIGNER	DRAWING No. 16609.02
N3 TC2.5, T1, NS	No. IN SET 3
	AMT 1
	A3



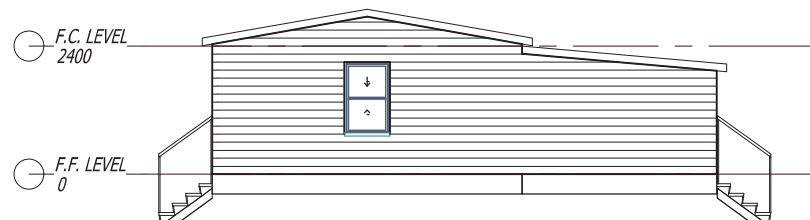
1 elevation to east
1 : 100



2 elevation to north
1 : 100



4 elevation to west
1 : 100



3 elevation to south
1 : 100



TOOWOOMBA REGIONAL COUNCIL	
APPROVED PLAN	
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Assessment Manager	

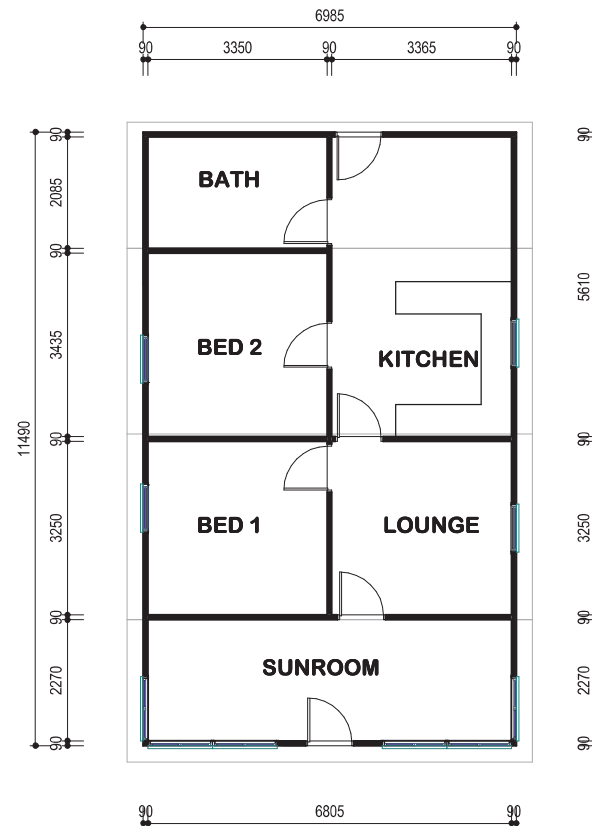
TOOWOOMBA REGIONAL COUNCIL	
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Assessment Manager	

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

SIGNATURES	
OWNER/S	
BUILDER	

NOTES:
F.F.L. DENOTES EXISTING FINISHED FLOOR LEVEL
F.C.L. DENOTES EXISTING FINISHED CEILING LEVEL

DESIGNER S REDDAN	CHECKED BY Checker	DATE 15/01/17	DESIGNER SJR	ISSUE FOR DA	AMENDMENT	SCALE 1 : 100	DRAWING NO. 16609.03	NO. IN SET 3	AMT 1	A3
N3 TC2.5, T1, NS					GOOGA OEC REMOVAL BUILDING - DURAH DORM NUKKU RD, GOOGA elevations					



TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

3 June 2025

This plan is subject to conditions of Approval Number

MCUI/2017/5802/B

E. Kinnear

Assessment Manager

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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28/09/2018

This plan is subject to conditions of Approval Number

MCUI/2017/5802/A

[Signature]

Assessment Manager

SIGNATURES

OWNER/S

BUILDER

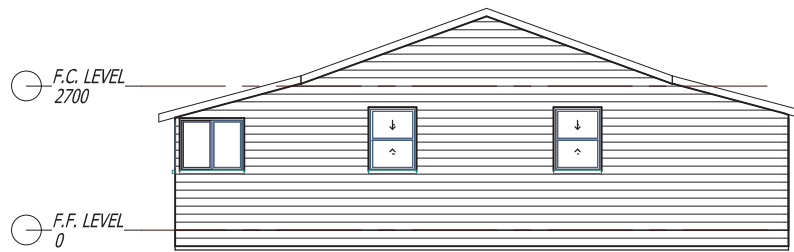
PRELIMINARY DRAWING ONLY

NOT FOR CONSTRUCTION

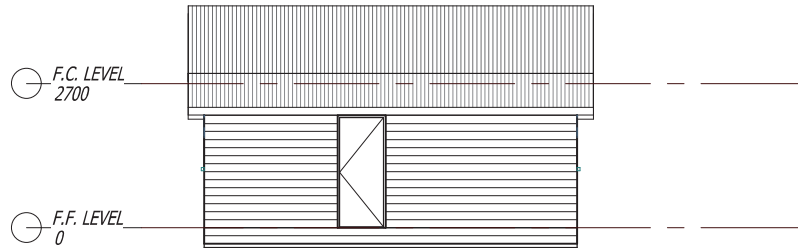
1 floor plan

1 : 100

DESIGNER	S REDDAN	CLIENT	GOOGA OED
CHECKED BY	Checker	PROJECT NO.	REMOVAL BUILDING - COTTAGE
			NUKKU RD, GOOGA
			floor plan
No	1	DATE	25/01/17
DESIGNER	SJR	ISSUE FOR DA	
AMENDMENT			
0	10m	20m	30m
40m	50m	60m	70m
FULL SIZE ON ORIGINAL			
SCALE	1 : 100	DRAWING No.	16009.02
No	3	REV	1
DATE	1	AMT	A3



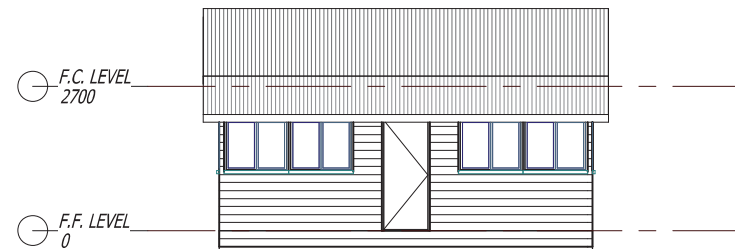
1 elevation to east
1 : 100



2 elevation to north
1 : 100



4 elevation to west
1 : 100



3 elevation to south
1 : 100

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

NOTES:
F.F.L. DENOTES EXISTING FINISHED FLOOR LEVEL
F.C.L. DENOTES EXISTING FINISHED CEILING LEVEL



TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

3 June 2025

This plan is subject to conditions of Approval Number

MCUI/2017/5802/B

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

28/09/2018

This plan is subject to conditions of Approval Number

MCUI/2017/5802/A

Assessment Manager

DESIGNER
S REDDAN

CHECKED BY

DATE

DESIGNER

ISSUE FOR DA

AMENDMENT

SCALE

1 : 100

DRAWING No.

16009.03

No. IN SET

3

AMT

1

A3

CLIENT
GOOGA OED

PROJECT No.

REMOVAL BUILDING - COTTAGE

NUKKU RD, GOOGA

elevations

SCALE

1 : 100

DRAWING No.

16009.03

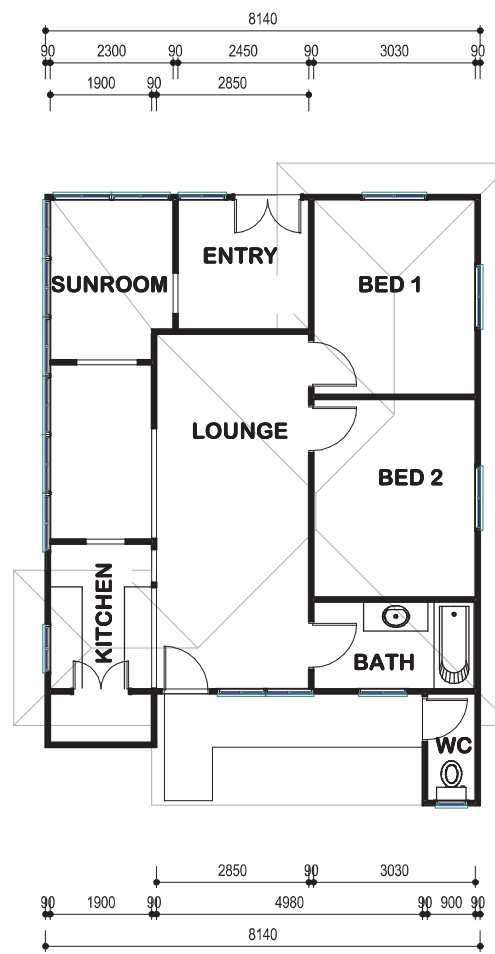
No. IN SET

3

AMT

1

A3



TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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MCUI/2017/5802/B

E. L. Smith

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN Assessment Manager

referred to in Council's Decision Notice dated

28/09/2018

This plan is subject to conditions of Approval Number

MCUI/2017/5802/A

[Signature]

Assessment Manager

SIGNATURES

OWNER/S

BUILDER

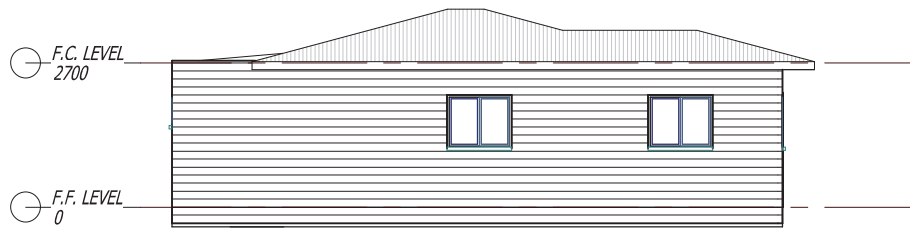
PRELIMINARY DRAWING ONLY

NOT FOR CONSTRUCTION

1 floor plan

1 : 100

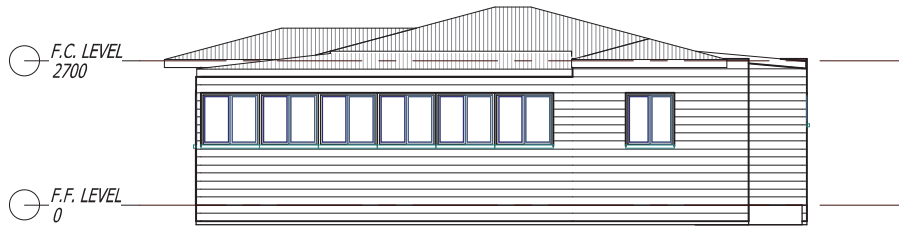
DESIGNER S REDDAN	PROJECT NO. GOOGA OED
CHECKED BY Checker	PROJECT NAME REMOVAL BUILDING - HIGH HOUSE
	NUKKU RD, GOOGA
	floor plan
1 25/01/17 SUR ISSUE FOR DA	SCALE 1 : 100
No DATE DESIGNER	DRAWING No. 16009.02
0 10m 20m 30m 40m 50m 60m 70m	No. IN SET 3
N3 TC2.5, T1, NS	AMT 1
	A3



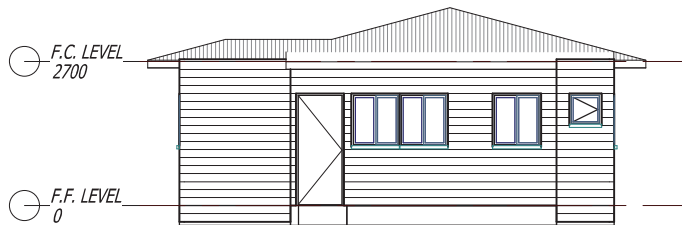
1 elevation to east
1 : 100



2 elevation to north
1 : 100



4 elevation to west
1 : 100



3 elevation to south
1 : 100

NOTES:
F.F.L. DENOTES EXISTING FINISHED FLOOR LEVEL
F.C.L. DENOTES EXISTING FINISHED CEILING LEVEL

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION



TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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28/09/2018

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MCUI/2017/5802/A

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN - OWNER/S

Assessment Manager

referred to in Council's Decision Notice dated

3 June 2025

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MCUI/2017/5802/B

Assessment Manager

Assessment Manager

SIGNATURES

BUILDER

DESIGNER
S REDDAN

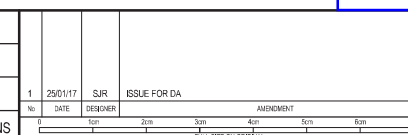
CHECKED BY
Checker

DATE
25/01/17

DESIGNER
SJR

ISSUE FOR DA

N3 TC2.5, T1, NS



CLIENT
GOOGA OED

PROJECT NAME
REMOVAL BUILDING - HIGH HOUSE

NUKKU RD, GOOGA

elevations

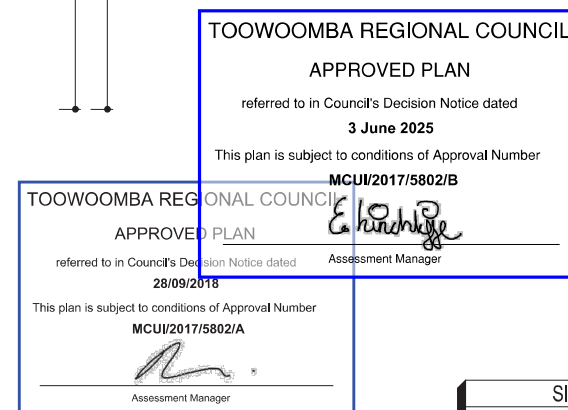
SCALE
1 : 100

DRAWING NO.
16009.03

NO. IN SET
3

AMT
1

A3



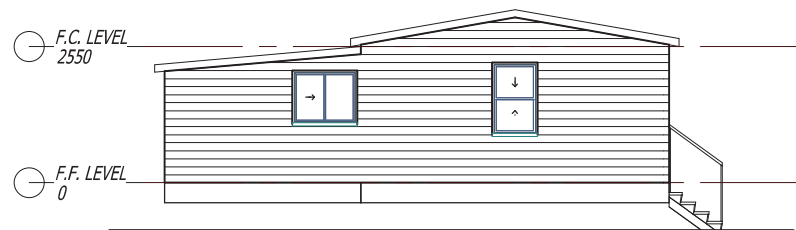
SIGNATURES	
OWNER/S	
_____	_____
_____	_____
BUILDER	
_____	_____

1 : 100

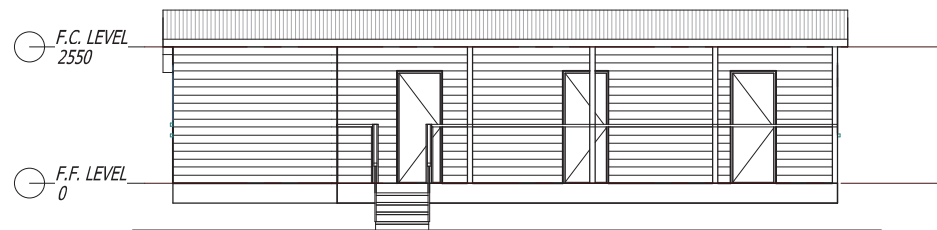
DESIGNER					CLIENT:						
CHECKED BY Checker					PROJECT INFO:						
	1										
	No.	DATE	DESIGNER	REVISIONMENT							
	floor plan SCALE 1 : 100 DRAWING NO. 02 No. IN SET 0 AUT 0										



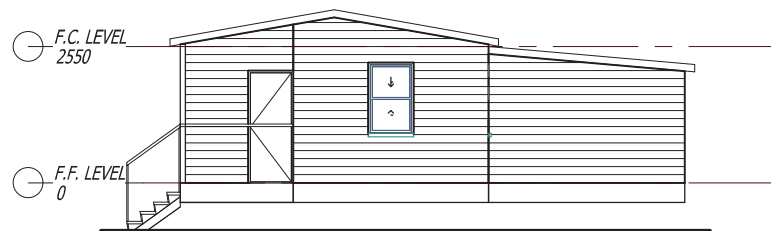
1 elevation to east
1 : 100



2 elevation to north
1 : 100



4 elevation to west
1 : 100



3 elevation to south
1 : 100

NOTES:
F.F.L. DENOTES EXISTING FINISHED FLOOR LEVEL
F.C.L. DENOTES EXISTING FINISHED CEILING LEVEL



TOOWOOMBA REGIONAL COUNCIL	
APPROVED PLAN	APPROVED PLAN
referred to in Council's Decision Notice dated	referred to in Council's Decision Notice dated
3 June 2025	28/09/2018
This plan is subject to conditions of Approval Number	This plan is subject to conditions of Approval Number
MCUI/2017/5802/B	MCUI/2017/5802/A
<i>E. Kinnear</i>	<i>[Signature]</i>
Assessment Manager	Assessment Manager

PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION

DESIGNER	CHECKED BY	DATE	DESIGNER	AMENDMENT	SCALE	DRAWING No.	No. IN SET	REV
	Checker				1 : 100	03	0	0

APPENDIX E - PROPOSED SITE PLANS

Aspect Architects & Project Managers

APPENDIX F - PROPOSED STAGE 1 PLANS

Aspect Architects & Project Managers

APPENDIX G - PROPOSED STAGE 2A PLANS

Aspect Architects & Project Managers

APPENDIX H - PROPOSED STAGE 2B PLANS

Aspect Architects & Project Managers

APPENDIX I - TRAFFIC IMPACT ASSESSMENT

Harrison Infrastructure Group

APPENDIX J - WASTEWATER LETTER

Taylor Environmental