



DEVELOPMENT APPLICATION

Development Permit – Reconfiguring a Lot

Staged Subdivision

(1 into 51 Lots & Balance Lot in 3 Stages)

7 Meringandan Shirley Road, Meringandan West

PLANNING REPORT

29 September 2026

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A handwritten signature in blue ink, appearing to read "A. Bullen", with a long, sweeping underline.

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Prepared For: McNamara-Healey Holdings
Pty Ltd ATF J & R McNamara
Unit Trust

Project Name: Development Application -
Reconfiguring a Lot - (Staged
Subdivision)

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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	7 Meringandan Shirley Road, Meringandan West
Real Property Description	Lot 11 SP247510
Area of Site	11.9092ha
Road Frontage(s)	Primary: Meringandan – Shirley Road Secondary: Main Street
Easements	Nil
Registered Owners	McNamara-Healey Holdings Pty Ltd

PLANNING INSTRUMENTS

Regional Plan	South East Queensland Regional Plan and Darling Downs Regional Plan
Regional Plan Designation	Urban Footprint
Planning Scheme	Toowoomba Regional Planning Scheme 2012
Local Area Plan/Neighbourhood Plan	Highfields, Meringandan and Meringandan Local Plan
Zone	Emerging Community Zone
Zone Precinct	N/A
Overlays	• Agricultural Land Overlay • Airport Environs Overlay • Environmental Significance Overlay • Flood Hazard Overlay
Existing Use	Vacant (Development Site)
Current Approvals	Nil (on development site)

APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Permit
Development Type	Reconfiguring a Lot
Development Description	Subdivision - Staged (1 into 51 Lots & balance lot)
Level of Assessment	Impact Assessable
Relevant Referral/Technical Agencies	Department of Transport and Main Roads

PROPOSED DEVELOPMENT

Existing Number of Lots	One (1)
Proposed Number of Lots	Fifty-one (51) & balance lot
Lot Sizes	Smallest: 500m ² Largest: 1082m ²
Average Lot Size	Approximately 534.71m ² (excluding balance lot)
Designated Dual Occupancy Lots	Three (3) x 600m ²
Vehicular Access	Meringandan School Road
Open Space Provision	Nil

APPLICANT DETAILS

Applicant	McNamara-Healey Holdings Pty Ltd ATF J & R McNamara Unit Trust c/- Precinct Urban Planning PO Box 3038 TOOWOOMBA QLD 4350
Contact Person	Andrew Bullen Phone: 07 4632 2535 Mobile: 0427 737 526 Email: andrew@precinctplan.com.au
Our Reference	2026-531

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Reconfiguring a Lot (Staged Subdivision 1 into 51 Lots & balance lot) on land at 7 Meringandan Shirley Road, Meringandan West, described as Lot 11 SP247510 (**the site**). The proposed development involves creating lots by subdividing another lot and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016* (**the Act**).

This town planning report addresses the merits of the development having regard to the provisions of the *Planning Act 2016* and the *Toowoomba Regional Planning Scheme 2012*. This planning report has been prepared on behalf of the applicant, McNamara-Healey Holdings Pty Ltd ATF J & R McNamara Unit Trust (**the applicant**).

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

2.0 SITE AND LOCALITY

2.1 SITE

The site is located at 7 Meringandan Shirley Road, Meringandan West, and is described as Lot 11 SP247510 (**the site**). The site is located within the suburb of Meringandan West and is approximately 500 metres west of the Meringandan Township. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of irregular configuration comprising a single title with a total site area of 11.9092ha. The site has primary frontage to Meringandan School Road and secondary frontage to Meringandan Shirley Road. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN

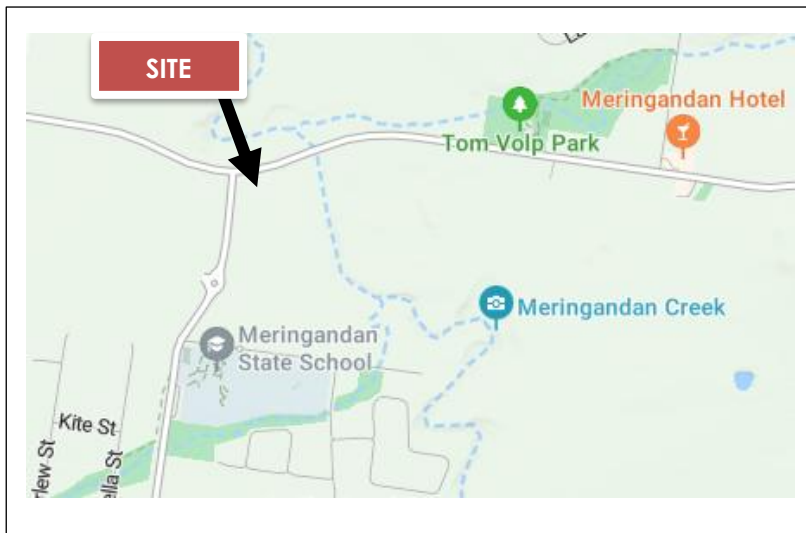


FIGURE 2 - CADASTRAL PLAN



The development site is vacant and presently used for grazing purposes. 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 Meringandan School Road and secondary frontage to Main Street.
 - Meringandan School Road is a twin lane, two-way sealed carriageway of 7.0m in width with a combination of kerb and channel (southern frontage) and drainage swales (northern frontage). It is defined as a Local Street under Council's Road Hierarchy
 - Main Street is a twin lane, two-way sealed carriageway of 9.0m in width with a combination of kerb and channel (northern frontage) and drainage swales (southern frontage). It is defined as a Regional Arterial Road under Council's Road Hierarchy

- Lands in the locality drain in a easterly direction towards Meringandan Creek. Meringandan Creek defines the eastern perimeter of the site and comprises the area's primary drainage feature.
- The site experiences a gradual decline in land elevation between the western and eastern boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the western boundary at approximately 497m AHD, with the lowest point of the site located adjacent to the eastern at approximately 485m AHD. This translates to a fall in natural ground level of approximately 12m across the site.
- The site is predominately clear of mature vegetation and does not contain mapped areas of remnant vegetation or ecological significance.
- The site is not burdened by, nor does it benefit from any existing easements.
- The site is serviced by Council's reticulated water supply, sewerage and stormwater drainage infrastructure; refer to **Figure 4**. The site is also serviced by reticulated electricity and telecommunications supply networks.

FIGURE 4 - CONTOUR AND INFRASTRUCTURE MAPPING

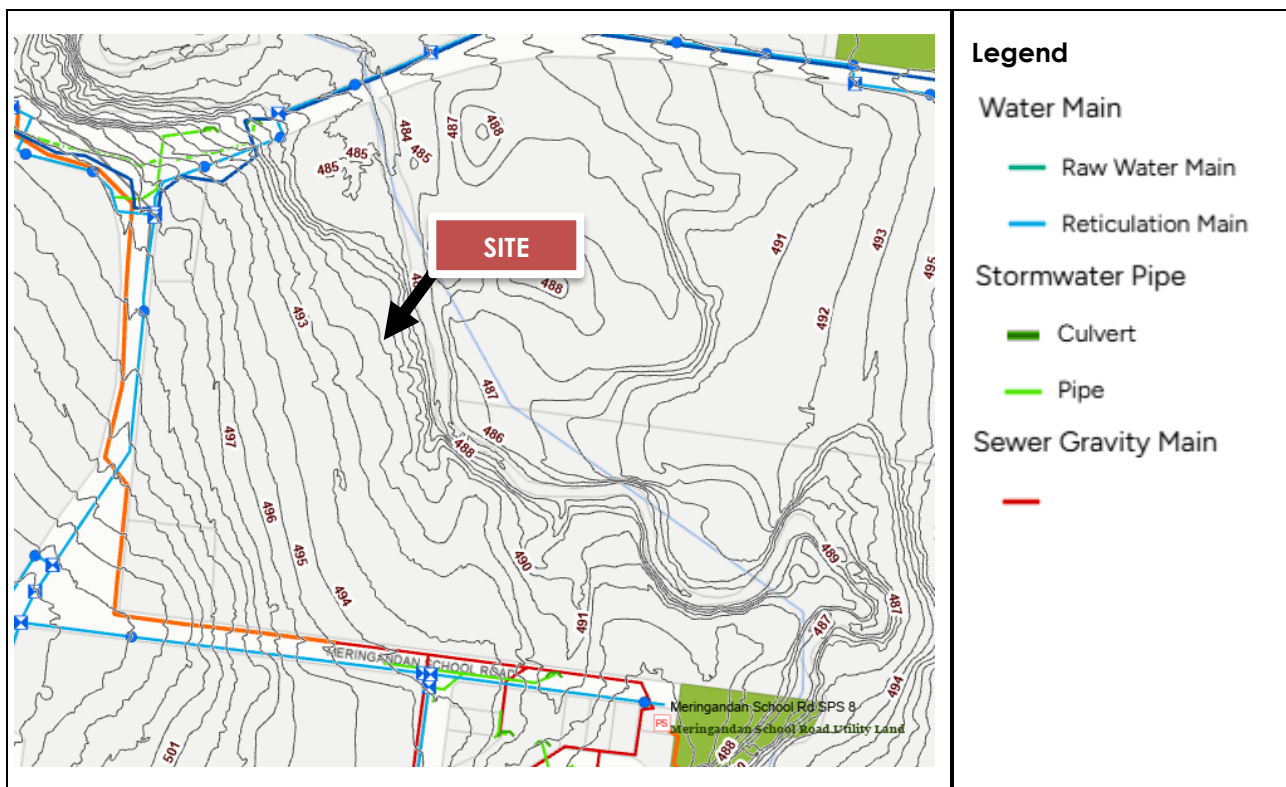


Figure 4 confirms that the site experiences a decline in land elevation between the western and eastern boundaries of the site. The figure also illustrates the locations of Council's reticulated water, sewerage and stormwater networks in relation to the site.

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



PHOTOGRAPH 1 - View of the site from its primary frontage of Meringandan School Road.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a mix of urban residential, commercial and community land uses. The scale and character of the built form in the locality is of a predominately of a low-rise residential and semi-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, includes the urban and rural areas fringing the Meringandan Township located in the vicinity of Main Street.



PHOTOGRAPH 2 - View looking north towards the Meringandan Township from the Meringandan School Road frontage.

- Land to the **east** of the site, as viewed from Meringandan School Road comprises predominantly vacant pastoral land. This area is identified for future residential expansion.



PHOTOGRAPH 3 - View of land to the east of the site from Meringandan School Road. The land is presently vacant and used for grazing purposes. It is identified as an area intended for future residential development being included in the Emerging Community Zone.

- Land to the **south** of the site, located on the southern frontage of Meringandan School Road is occupied by the Meringandan State Primary School. The site is occupied by school buildings and outdoor recreations areas.



PHOTOGRAPH 4 - View of the Meringandan State Primary School to the south of the site from Meringandan School Road.

- Land to the **west** of the site, contains dwellings and domestic outbuildings that will be demolished as part of the development of an approved Child Care Centre.



PHOTOGRAPH 5 - View looking west along Meringandan School Road towards the existing dwelling and associated outbuildings that will be demolished and removed as part of the establishment of an approved Child Care Centre.

2.4 CURRENT DEVELOPMENT APPROVALS

The site currently benefits from the following Development Approvals:

- On 23 February 2023, Toowoomba Regional Council issued a Decision Notice for Development Permit **MCUC/2022/154** for Material Change of Use – Child Care Centre.
- On 29 October 2024, Toowoomba Regional Council issued a Decision Notice for Combined Application for Preliminary Approval (including a Variation Request) **MCUI/2021/7073** and Development Permit **RAL/2021/7077** for Reconfiguring a Lot (Boundary Realignment).
- On 19 December 2024, Toowoomba Regional Council issued a Decision Notice for a Minor Change to Development Permit **MCUC/2022/154/C** for Material Change of Use – Child Care Centre.
- On 7 August 2025, Toowoomba Regional Council issued a Decision Notice for Development Permit **RAL/2025/3130** for Reconfiguring a Lot (Boundary Realignment).
- On 25 September 2025, Toowoomba Regional Council issued a Decision Notice for Operational Works **OW/2025/6242** for Earthworks.
- On 17 February 2026, Toowoomba Regional Council issued a Decision Notice for Operational Works **OW/2025/846** for Roadworks, Stormwater, Water infrastructure, Drainage work Earthworks, Sewage infrastructure, Signage and a Driveway Crossover.

The site is also subject to the following current application/s:

- On 24 February 2025, a Development Application for a Development Permit for Material Change of Use for a Service Station, Car Wash and Food and Drink Outlet(x2) **MCUC/2025/1310** was lodged with Toowoomba Regional Council and is under assessment.

3.0 PROPOSAL

This Development Application seeks approval for a Development Permit for Reconfiguring a Lot - Subdivision (1 into 51 Lots & balance lot) in three (3) stages on the site.

Details regarding the proposed design and operation of the development are provided below.

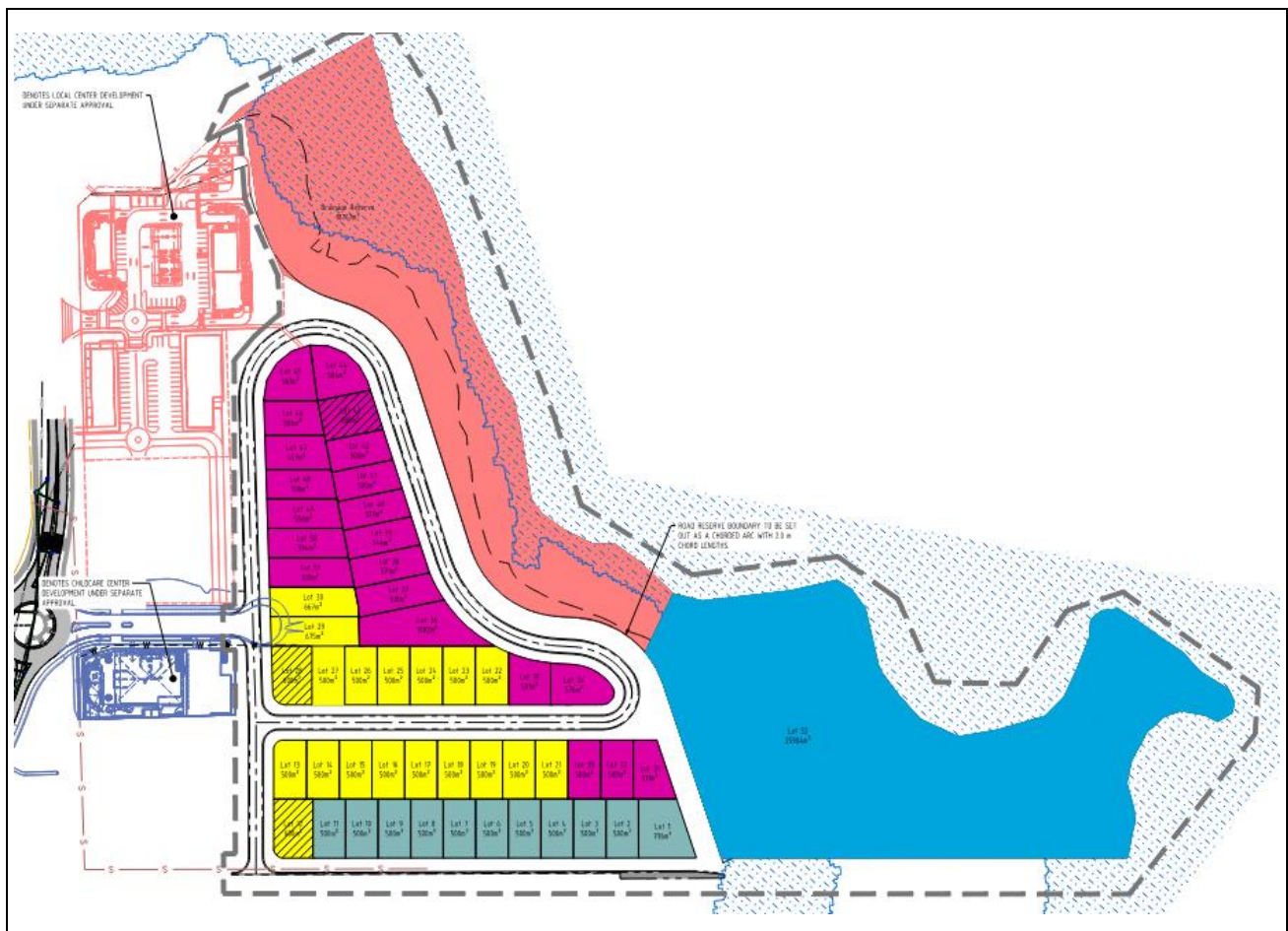
3.1 SITE COMPOSITION AND LAYOUT

The proposed development involves the subdivision of one (1) lot for the purpose of creating 52 new residential lots, new roads and a balance lot. The development will be undertaken within three (3) stages.

The proposed fifty-two (52) residential lots will have site areas ranging between 500m² and 1082m² with an average lot size of 534.71m² (excluding balance lot). The proposed lots will have varying frontage/width dimensions subject to survey.

The layout and configuration of the subdivision (including allotment areas) for the residential lots proposed will be generally in accordance with Layout Plan No. DA03, Version 2 prepared by ADG Engineers, dated 9 September 2026, attached at **Appendix D** and reproduced as **Figure 5**.

FIGURE 5 - PROPOSED SITE PLAN



Three (3) allotments have been designated for Dual Occupancy development. Each allotment has an area of 600m² rendering them suitable for such development where designated for such purposes.

A summary of the number, size and attributes of allotments by stage is summarised in **Table 1**.

Table 1 – Allotment Summary

Subdivision Stage	No. Allotments	Size Range	Dwelling / Dual Occupancy Lots
Stage 1	11	500m ² -736m ²	11 Dwelling; 0 Dual Occupancy
Stage 2	19	500m ² -675m ²	17 Dwelling; 2 Dual Occupancy
Stage 3	21	500m ² -1082m ²	20 Dwelling; 1 Dual Occupancy
Balance	1	25,904m ²	N/A

3.2 ACCESS

Access to the proposed subdivision will be facilitated by the construction of a total length of 1008.71 metres of new road. The road design proposed will adopt a circular configuration to provide lawful access to all allotments and to maximise through access and convenience. The new road network will for an eastward extension from Meringandan -Shirley Road and Meringandan School Road. The proposed staging of the subdivision will result in the new road network being constructed in stages as follows:

- Stage 1: 209.85m (Road is existing, this is additional kerbing along existing school road)
- Stage 2: 304.41m
- Stage 3: 494.45m

All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements.

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

3.3 LANDSCAPING

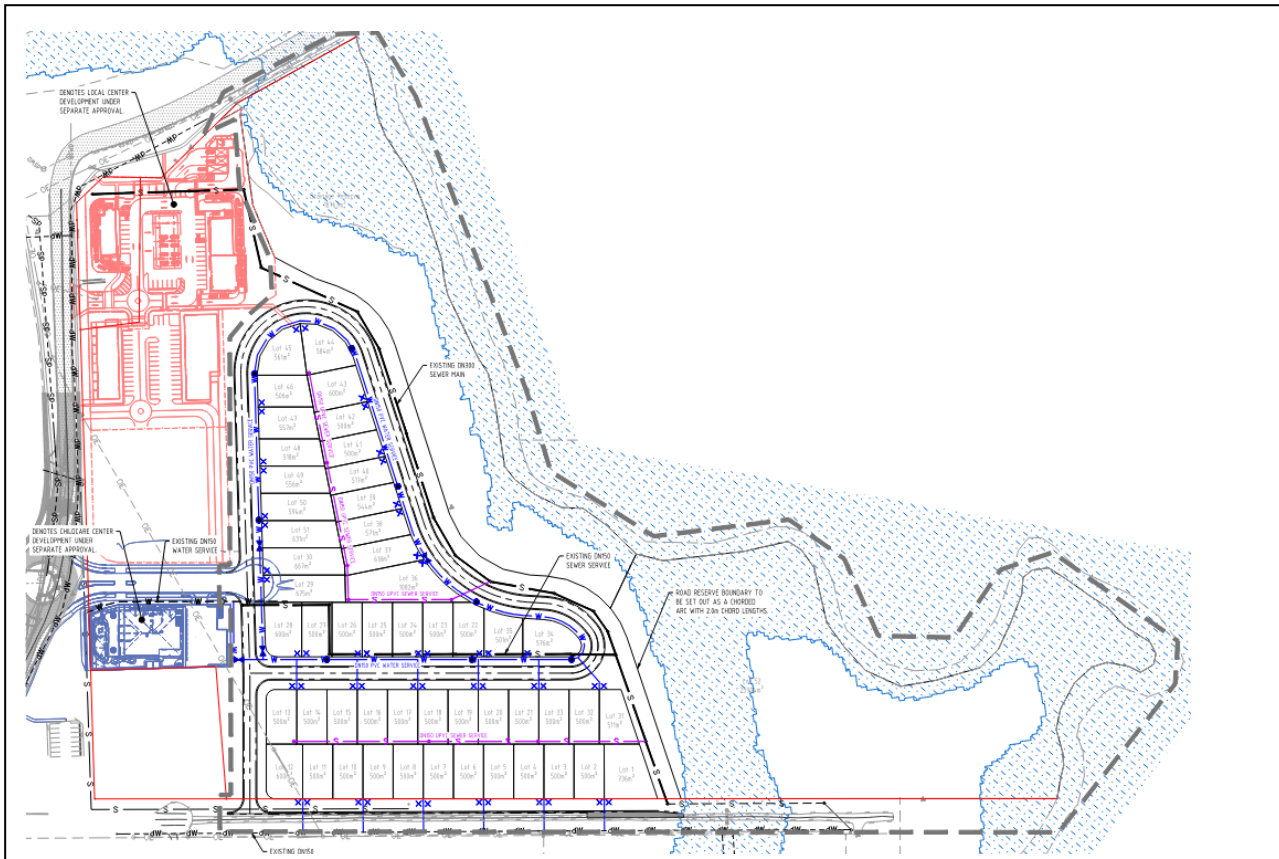
The proposed development will be provided with new street trees along all road frontages at a minimum rate of one (1) tree per 15m of frontage in accordance with Council requirements.

3.4 INFRASTRUCTURE AND SERVICING

All proposed residential lots will be connected to urban infrastructure networks, including reticulated water supply, reticulated sewerage, stormwater drainage, and electrical and telecommunications supply infrastructure.

The location and configuration of infrastructure networks is proposed to be generally in accordance with the Engineering Services Layout Plan No. DA05 dated 9th September 2026, prepared by ADG Engineers and attached as **Appendix E**. An excerpt of the Plan is illustrated in **Figure 6**.

FIGURE 6 - ENGINEERING SERVICES LAYOUT



A detailed Infrastructure Network Assessment has been prepared by ADG Engineers and is attached as **Appendix F**. This assessment evaluates water and sewerage demand, supply and capacity requirements. The assessment concludes:

".... the existing Council water supply and sewerage networks have sufficient capacity to service the proposed 52-lot residential subdivision at 7 Meringandan-Shirley Road, Meringandan West.

The development is expected to generate an additional demand of approximately 161.2EP for water supply and 150.8EP for sewerage. Servicing of the development will require the extension of approximately 700m of DN150 water main and 400m of DN150 sewer main to connect to existing and approved trunk infrastructure.

No upgrades to the existing water supply network, gravity sewer network, or downstream pump stations are required to facilitate the development. While additional emergency storage will ultimately be required at HIPS8 to satisfy the adopted 2061 planning horizon, this does not represent a current constraint to development.

Accordingly, the proposed subdivision can be serviced by Council's existing infrastructure, subject to detailed design, Operational Works approval, and Council acceptance of the final connection arrangements."

A detailed Site Based Stormwater Management Plan has been prepared by ADG Engineers and is attached as **Appendix G**. This assessment evaluates stormwater quantity and quality matters relevant to the subdivision of the land and concludes as follows:

"As outlined in Section 3 of this report, no detention for stormwater runoff is proposed, as runoff from the site can immediately discharge to Meringandan Creek. This is beneficial during any storm event, as the short time of concentration will allow the runoff from the site to quickly dissipate from the area before the onset of the upstream peak stormwater flows as referenced in the Meringandan Urban Stormwater Master Plan.

Stormwater quality objectives under the State Planning Policy (SPP) 2017 are not triggered for the proposed development, as Meringandan West is located within a population centre of less than 25,000 persons.

Accordingly, compliance with the SPP Water Quality Management Design Objectives is not required.

In preparing this report, ADG has achieved all requirements for Stormwater Management Plans as described in QUDM 2017 standards to suit the requirements of TRC for this development."

A detailed Flood Impact Assessment has been prepared by Down Roadside Engineering and is attached as **Appendix H**. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain an appropriate level of flood immunity for areas to be developed for residential purposes. The assessment concludes:

"...with the recommended mitigation measures and design considerations, the proposed development can proceed in a manner that is compliant, resilient, and consistent with the flood risk management objectives of Toowoomba Regional Council."

Extensions to existing infrastructure networks will be provided in accordance with the relevant requirements and considered as part of subsequent Operational Works applications.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

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

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

4.2 STATE PLANNING POLICY

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

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

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

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

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

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

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

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

4.2.1 STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

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

Part 2 of the *Toowoomba Regional Planning Scheme 2012* identifies the State interests under the State Planning Policy that have been integrated into the Planning Scheme. In this instance, the *Toowoomba Regional Planning Scheme 2012* confirms that all 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.

1. Liveable Communities

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

Where these circumstances apply, the development:

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

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

2. Mining and Extractive Resources

These provisions relate to the following developments:

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

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

3. Water Quality

These provisions relate to the following matters of state interest:

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

In this instance the proposed development involves a Reconfiguring a Lot on land with an area greater than 2,500m² and does involve the creation of six (6) or more lots intended for urban purposes. Accordingly, an assessment of the applicable assessment benchmarks for this State interest was undertaken. A detailed Site Based Stormwater Management Plan has been prepared by ADG Engineers and is attached as **Appendix G**. This assessment evaluates stormwater quantity and quality matters relevant to the subdivision of the land and concludes as follows:

"As outlined in Section 3 of this report, no detention for stormwater runoff is proposed, as runoff from the site can immediately discharge to Meringandan Creek. This is beneficial during any storm event, as the short time of concentration will allow the runoff from the site to quickly dissipate from the area before the onset of the upstream peak stormwater flows as referenced in the Meringandan Urban Stormwater Master Plan.

Stormwater quality objectives under the State Planning Policy (SPP) 2017 are not triggered for the proposed development, as Meringandan West is located within a population centre of less than 25,000 persons.

Accordingly, compliance with the SPP Water Quality Management Design Objectives is not required.

In preparing this report, ADG has achieved all requirements for Stormwater Management Plans as described in QUDM 2017 standards to suit the requirements of TRC for this development."

The assessment confirms that the development will not result in adverse stormwater quality impacts.

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 Flood Hazard under the State Planning Policy mapping. Accordingly, an assessment of the applicable assessment benchmarks for this State interest was undertaken. A detailed Flood

Impact Assessment has been prepared by Down Roadside Engineering and is attached as **Appendix H**. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain an appropriate level of flood immunity for areas to be developed for residential purposes. The assessment concludes:

"...with the recommended mitigation measures and design considerations, the proposed development can proceed in a manner that is compliant, resilient, and consistent with the flood risk management objectives of Toowoomba Regional Council."

This assessment confirms that the proposed development will not adversely affect matters associated with this State interest.

5. Strategic Airports and Aviation Facilities

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

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

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

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

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

4.3 STATE REFERRAL AGENCIES

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

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

application. The SDAP components of the overall development will be addressed by DSDIP as part of the application referral process.

TABLE 1 - REFERRAL TRIGGER ASSESSMENT

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally 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	Yes	The following relates to infrastructure-related referrals: • The proposed development exceeds 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 and is/is not within 100m of a State-controlled intersection. • The site is not identified as a future State-controlled road. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is located within 100m of an electricity substation. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.

Part	Application Involving	Applicable	Comment
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	Yes	The proposed development does 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 preceding assessment of the referral triggers under the *Planning Regulation 2017* confirms that the proposed development will trigger referral to the State Assessment and Referral Agency. The following referral triggers apply to this application.

Referral Trigger	Planning Regulation 2017	Agency Type	Technical Agency
Development for an aspect of development exceeding a threshold under Schedule 20	Schedule 10, Part 9, Division 4, Table 1, Item 1	Concurrence Agency	Department of Transport and Main Roads

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 triggers assessment against the following State Codes:

- **State Code 6** – Protection of State Transport Networks

An assessment of the proposed development against the applicable State Code is provided at **Appendix C**. This assessment confirms that the proposed development generally complies with the intent and outcomes sought under this State Code.

4.5 WALKABLE NEIGHBOURHOODS

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

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

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

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

Where a proposed development meets the referenced requirements, the Assessment Manager must consider the development with respect of the Assessment Benchmarks identified at Schedule 12A, Part 2 of the *Planning Regulation 2017*. The Assessment Benchmarks are taken to be performance-based criteria, with the Assessment Manager required to undertake a merits-based assessment. As the proposed development involves:

- the subdivision of a lot into 2 or more lots;
- the creation and extension of roads; and
- is within a prescribed zone under the *Toowoomba Regional Planning Scheme 2012*;

this application must be assessed against the Assessment Benchmarks listed under Schedule 12A, Part 2 of the *Planning Regulation 2017*. An assessment of these benchmarks is provided as follows:

TABLE 2 - WALKABLE NEIGHBOURHOODS' ASSESSMENT BENCHMARKS

Assessment Benchmark	Compliance Summary
4 – Connectivity	
The reconfiguration provides connectivity for pedestrians by – (a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and (b) ensuring that, to the extent topography and other physical constraints reasonable permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration – (i) connect to roads and footpaths in the surrounding areas; or (ii) allow for connection to future roads and footpaths in surrounding areas.	Complies: Access to the proposed subdivision will be facilitated by the construction of a total length of 1008.71 metres of new road. The road design proposed will adopt a circular configuration to provide lawful access to all allotments and to maximise through access and convenience. The new road network will for a eastward extension from Meringandan -Shirley Road and Meringandan School Road.
5 – Maximum length of particular blocks	
(1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of – (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or (b) 250m	Complies: The allotments proposed comply with applicable allotment size and configuration requirement applicable for conventional urban subdivision under the <i>Toowoomba Regional Planning Scheme 2012</i>.
(2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.	Complies: In this case a balance allotment being Lot proposed Lot 52 has an area of 25,904m² and is to be further developed in the future.

Assessment Benchmark	Compliance Summary
6 – Street trees	
The reconfiguration provides shade for comfortable walking by – (a) if a local assessment for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road – complying with the local assessment benchmark; or (b) otherwise – ensuring at least 1 tree is planted per 15m on each side of a new road.	Complies: The proposed development will be provided with new street trees along all road frontages at a minimum rate of one (1) tree per 15m of frontage in accordance with Council requirements.
7 – Footpaths	
The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring – (a) for a new road used mainly for providing direct access to a created lot – a footpath is constructed – (i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road – on both sides of the road; or (ii) otherwise – on at least 1 side of the new road; or (b) for another new road – a footpath is constructed on both sides of the road.	Complies: Footpaths will be provided on at least one side of all new roads.
8 – Parks and other areas of open space	
(1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public. (2) In this section – park includes – (a) an existing park; and (b) a park, to be provided under a development approval, if the development of the park has started; and (c) land identified as a park in a local planning instrument; and (d) land identified in an LGIP for public park infrastructure.	Complies: The proposed subdivision is part of a larger master planned residential community that will be provided with appropriate parkland as part of future subdivision stages, particular linear parkland in proximity to Meringandan Creek.

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

4.6 REGIONAL PLAN(S)

The site is located within the Toowoomba Regional Council Toowoomba Urban Extent and therefore the provisions of the South East Queensland Regional Plan and 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.

4.6.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

The *South-East Queensland Regional Plan 2023 (ShapingSEQ 2023)* provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living.

ShapingSEQ 2023 informs local planning across the region's twelve (12) local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and liveable region.

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

- A sustainable growth pattern;
- More homes, faster – supply, diversity and affordability;
- More social and affordable homes;
- Well-designed communities;
- Integrating land use and infrastructure;
- New economic opportunities and jobs;
- A sufficient pipeline of industrial land;
- Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations;
- Regional approach to natural hazards; and
- Better biodiversity outcomes for growth areas.

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

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

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

Under the settlement pattern identified in *ShapingSEQ 2023*, the site has been included within the **Urban Footprint**.

The Urban Footprint identifies land sufficient to provide for the region's urban development needs over the life of the plan. The area includes land intended to accommodate the full range of

acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open space.

Accordingly, the proposed development will not compromise the outcomes sought under the South-East Queensland Regional Plan.

4.6.2 DARLING DOWNS REGIONAL PLAN

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

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

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

The site is located within the City of Toowoomba which is identified as Restricted Area (RA) 384 under Appendix 2 of the Regional Plan.

This designation reflects the boundaries of the SEQ Regional Plan referred to under section 4.5.1 above.

The development satisfies the requirements of the SEQ Regional Plan and accordingly will not compromise the outcomes sought under the Darling Downs Regional Plan.

The proposal involves urban residential subdivision in an area suitable for such purposes. Accordingly, the application complies with the provisions of Darling Downs Regional Plan.

4.7 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.7.1 INTRODUCTION

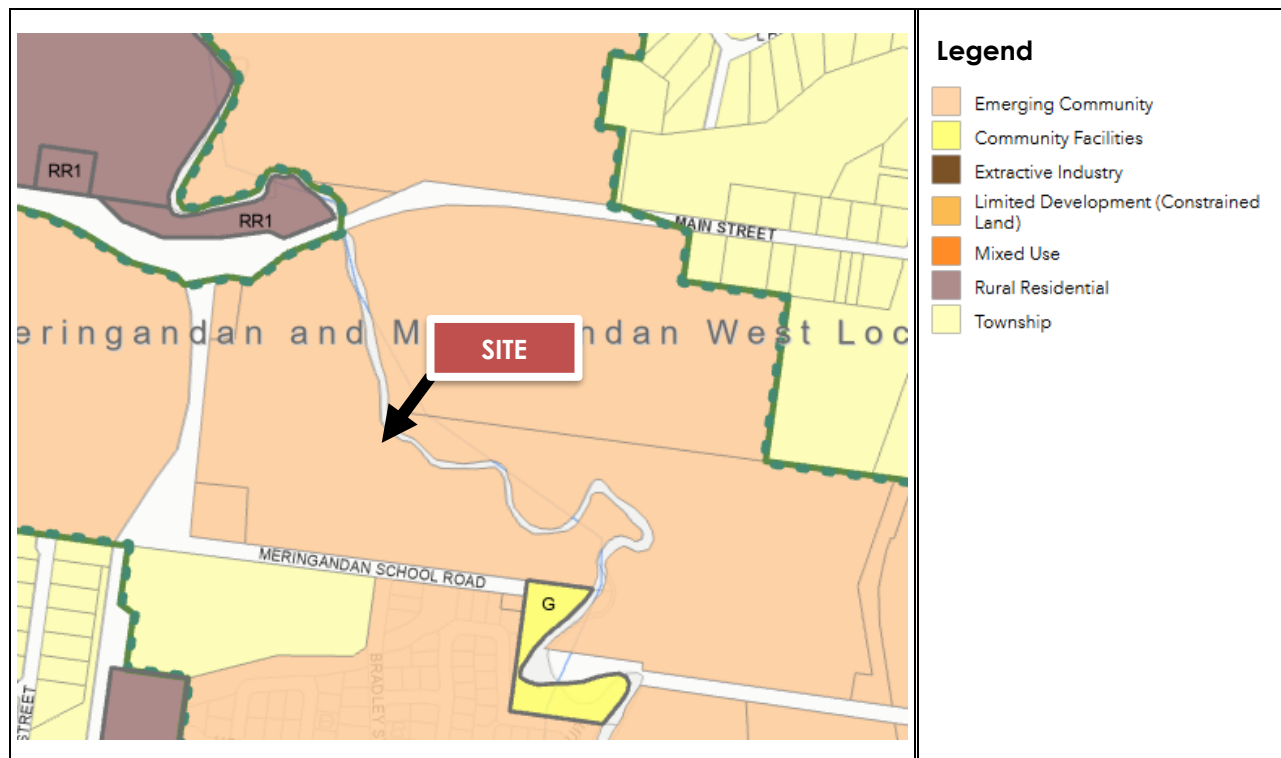
Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, a Development Application must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the *Toowoomba Regional Planning Scheme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

4.7.2 ZONING

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

The site is predominately located within the **Emerging Community Zone**. The zoning of the site and surrounding locality is illustrated in **Figure 7**.

FIGURE 7 - ZONING MAPPING

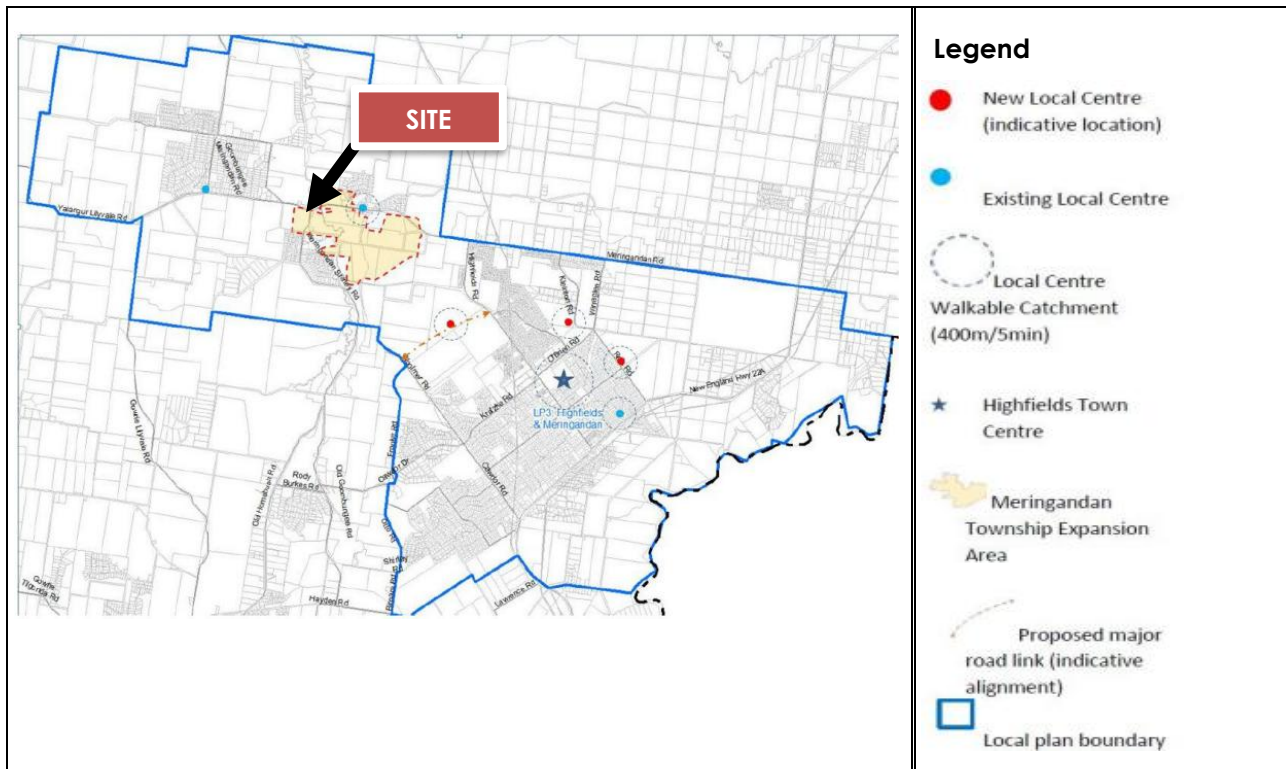


Under the assessment table for Reconfiguring a Lot at section 5.6 of the Toowoomba Regional Planning Scheme 2012, a Subdivision - Staged (1 into 52 Lots) within the Emerging Community Zone is identified as **Impact Assessable** development.

4.7.3 HIGHFIELDS, MERINGANDAN AND MERINGANDAN WEST LOCAL PLAN

In addition to land use zones and precincts, the Toowoomba Regional Planning Scheme 2012 also includes Local Plans to regulate development in specific sections of the planning scheme area. In this instance, the site is located in the Highfields, Meringandan and Meringandan West Local Plan. The applicability of the Local Area Plan on the site and surrounding locality is illustrated in **Figure 8**.

FIGURE 8 - LOCAL AREA PLAN MAPPING



Under the assessment table for the Highfields, Meringandan and Meringandan West Local Plan at section 5.9 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for Reconfiguring a Lot does not change the level of assessment.

4.7.4 OVERLAY MAPPING

The Planning Scheme includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay maps also identify those lands subject to assessment against specific area codes. In this instance, the subject land is impacted the following three (3) overlays:

- Airport Environs Overlay;
- Agricultural Land Overlay; and
- Flood Hazard Overlay.

The applicability of these overlays is illustrated in **Figures 9 - 11**.

FIGURE 9 - AIRPORT ENVIRONS OVERLAY MAPPING

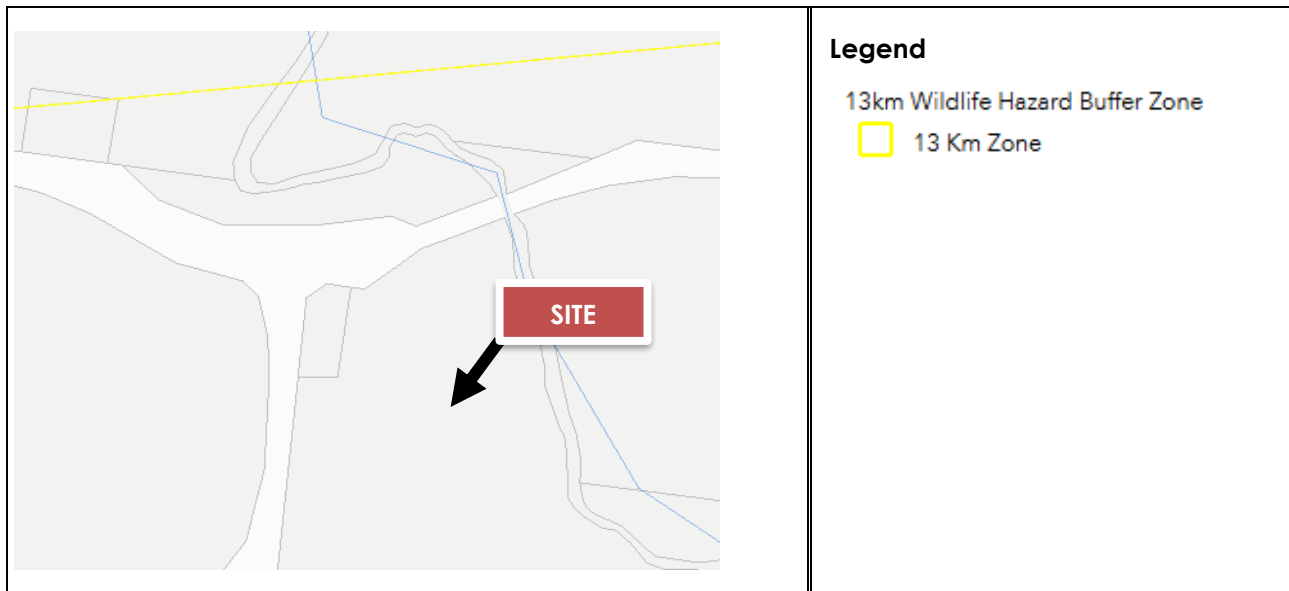


Figure 9 confirms that the site is impacted by the Airport Environs Overlay. In particular, the site is located within the 13km Wildlife Hazard Buffer Area of the Toowoomba Airport. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for Reconfiguring a Lot does not change the level of assessment and triggers assessment against the Airport Environs Overlay Code. An assessment of the proposed development against this code is provided at **Appendix A**.

FIGURE 10 - AGRICULTURAL LAND OVERLAY MAPPING



Figure 10 confirms that the site is impacted by the Agricultural Land Overlay. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for Reconfiguring a Lot does not change the level of assessment and triggers assessment

against the Agricultural Land Overlay Code. An assessment of the proposed development against this code is provided at **Appendix A**.

FIGURE 11 - FLOOD HAZARD OVERLAY MAPPING

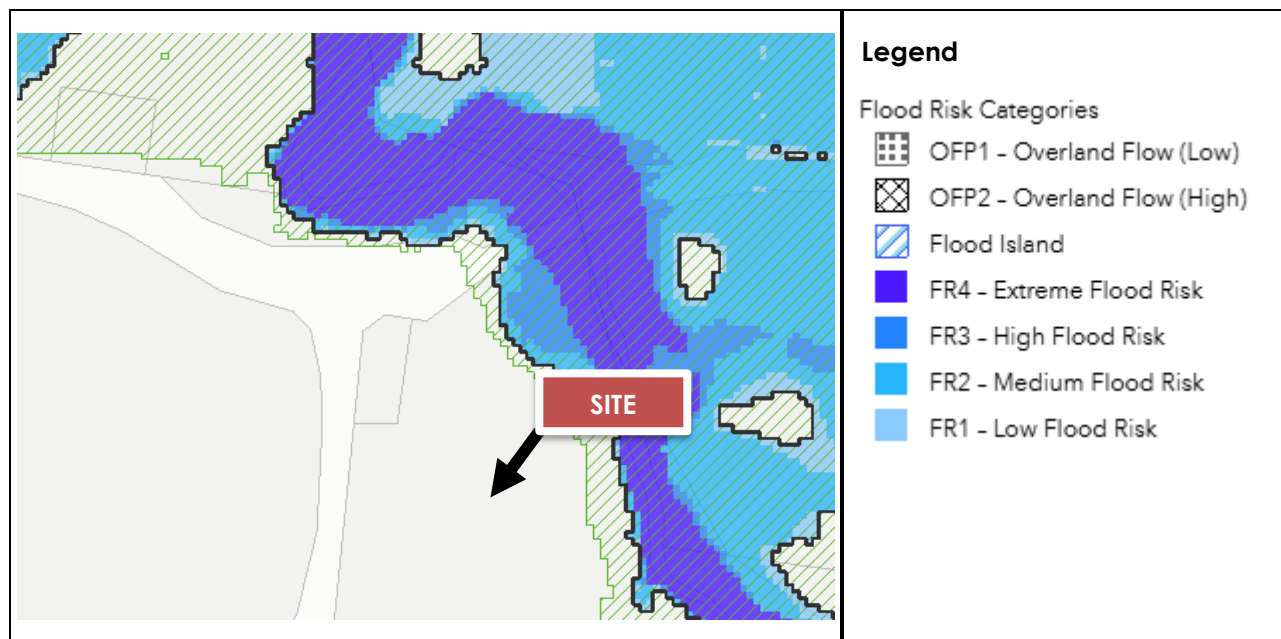


Figure 12 confirms that the site is impacted by the Flood Hazard Overlay. In particular, the site is located within the Extreme, High, Medium and Low Flood Risk areas. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for Reconfiguring a Lot does not change the level of assessment and triggers assessment against the Flood Hazard Overlay Code. An assessment of the proposed development against this code is provided at **Appendix A**.

4.8 ASSESSMENT BENCHMARKS

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

- Strategic Framework; refer to section 4.8.1
- Overall Outcomes – Emerging Community Zone; refer to section 4.8.2
- Highfields, Meringandan and Meringandan West Local Plan; refer to section 4.8.3
- Applicable Codes; refer to section 4.8.4

4.8.1 STRATEGIC FRAMEWORK

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

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

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

4.8.2 OVERALL OUTCOMES – EMERGING COMMUNITY ZONE

Section 6.6.2 of the Toowoomba Regional Planning Scheme 2012 outlines the general intent for development within the Emerging Community Zone through the collective identification of a series of Overall Outcomes for the zone. The proposed development generally complies with the intent of the Emerging Community Zone as detailed in **Table 3**.

TABLE 3 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) Development for new communities i. occurs after detailed land use master planning and infrastructure planning of areas within the zone has been undertaken; ii. is guided by and achieves the outcomes of the relevant Local Plan; iii. occurs in a logical pattern that facilitates the timely and cost efficient provision of infrastructure and supports the staged release of land; iv. dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street; v. a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure; vi. urban development in accordance with a master planning process provides for a variety and diversity of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net; vii. movement networks are established to promote active transport (walking and cycling) and public transport; viii. development retains and protects significant environmental, topographic, scenic and cultural features and values; ix. development provides for sufficient buffering to existing or intended non urban or incompatible uses in surrounding areas;	Complies: The proposed development: • has been subject to detailed land use master planning. • Planning outcomes are consistent with the Highfields, Meringandan and Meringandan West Local Plan. • The residential subdivision facilitates and logical growth pattern and the timely and cost-effective provision of infrastructure. • The proposed development achieves a high level of integration with existing development particular with respect to connectivity, centres and community infrastructure. • The development retains and protects significant environmental, topographic, scenic and cultural features and values.

Overall Outcome	Response
(b) Interim development: i. which is, or has the potential to become, incompatible with future urban development of the area does not occur; ii. consists of detached dwelling houses, caretakers accommodation and home based business on large lots iii. is compatible with the existing semi-rural character and urban uses.	Not Applicable: The proposed development does not comprise interim development.

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

4.8.3 HIGHFIELDS, MERINGANDAN AND MERIGANDAN WEST LOCAL PLAN

Section 7.2.1 of the Toowoomba Regional Planning Scheme 2012 outlines the intent for development within the Highfields, Meringandan and Meringandan West Local Plan area through the collective identification of a series of overall outcomes. The proposed development generally complies with the intent of the Highfields, Meringandan and Meringandan West Local Plan as detailed in **Table 3**.

TABLE 4 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
Highfields	
(c) an inter-urban break ensures that Highfields remains a physically discrete settlement from Toowoomba City;	Not Applicable: The proposed development is not within Highfields.
(d) development reinforces a local character for Highfields that is unique from the character of Toowoomba City and surrounding townships. Established areas of Highfields are characterised by predominantly low density housing. Newer neighbourhoods in northern Highfields will increasingly comprise greater housing diversity and at higher densities. Neighbourhoods are focussed around a town centre comprising development of greater density and mix of uses than surrounding areas, and established within a variety of urban layouts;	Not Applicable: The proposed development is not within Highfields.
(e) development consolidates the Highfields town centre as the focal point of the Highfields District;	Not Applicable: The proposed development is not within Highfields.
(f) development of the Highfields town centre is well planned, vibrant, active and integrated with surrounding neighbourhoods;	Not Applicable: The proposed development is not within Highfields.
(g) substantial additional retail development is provided in the Highfields town centre and not at Highfields Plaza;	Not Applicable: The proposed development is not within Highfields.
(h) residential expansion predominantly occurs to the north and north-west of the Highfields town centre;	Not Applicable: The proposed development is not within Highfields.

Overall Outcome	Response
(i) residential developments are formed as part of neighbourhoods or create new neighbourhoods with identifiable and vibrant centres;	Not Applicable: The proposed development is not within Highfields.
(j) housing of a higher density than other residential areas are encouraged within a walkable catchment of centres, generally a five minute walk or 400 - 500 metres;	Not Applicable: The proposed development is not within Highfields.
(k) development is predominantly located on the western side of the New England Highway to avoid fragmentation. New commercial and retail development is concentrated in the Highfields town centre or identified centres that service local catchment needs. Tourist related activities that do not adversely affect residential amenity or undermine the centres policy may be considered where adjacent to existing non-residential uses;	Not Applicable: The proposed development is not within Highfields.
(l) an integrated public transport system provides convenient connections throughout Highfields with good, efficient connections to Toowoomba City, Oakey and other key destinations in the Region. Development provides efficient and convenient access to public transport stops;	Not Applicable: The proposed development is not within Highfields.
(m) the major road network for Highfields is based on the key corridors of New England Highway, Highfields Road, Woolmer Road, Cawdor Road and Meringandan Road.	Not Applicable: The proposed development is not within Highfields.
(n) the minor road network distributes local traffic and provides good connections to reinforce the higher level function of New England Highway, Highfields Road, Woolmer Drive, Cawdor Road and Meringandan Road;	Not Applicable: The proposed development is not within Highfields.
(o) future road links proposed in the local plan code will improve internal connectivity and complement the existing road network, and establish a road link to the west of Toowoomba; and	Not Applicable: The proposed development is not within Highfields.
(p) development within the Cooby Creek Reservoir catchment does not have an adverse impact on the quantity or quality of inflows.	Not Applicable: The proposed development is not within Highfields.
Meringandan	
(a) development occurs within the existing township zone to reinforce the desire for this community to remain distinct and physically separate from Highfields;	Complies: The proposed development further consolidates Meringandan as a township physically separated and distinguishably from Highfields.
(b) the identified Meringandan township extension area (Emerging Community Zone) conserves land that may be suitable for urban development in the future, most likely beyond the life of the planning scheme. The timing of future development within this area is	Complies: The proposed staged residential subdivision forms part of a master planned community proposed adjacent to the Meringandan Township. This development forms part of the larger referenced master planned

Overall Outcome	Response
dependent on availability of infrastructure and demand;	community, which is wholly consistent with the form and density of development envisaged in the Meringandan township extension area.
(c) a local centre provides for local retail, commercial and community needs, and incorporates community and open spaces;	Complies: The proposed development partially fulfils this objective by contributing to the staged development of residential areas supporting the consolidation of the adjacent Local Centre approved under the Meringandan West Local Centre Development Variation Scheme Document.
(d) development strengthens Meringandan township by recognising the local centre as the central part of this community; and	Complies: The proposed development partially fulfils this objective by contributing to the staged development of residential areas supporting the consolidation of the adjacent Local Centre approved under the Meringandan West Local Centre Development Variation Scheme Document.
(e) public realm improvements to connecting streets and provision of entry statements further strengthen the character and identity of Meringandan township.	Complies: Further master planning of the locality is occurring in conjunction with the initial stage of the adjacent Local Centre development. This will complement and strengthen the role of the existing Meringandan Township.
Meringandan West	
(a) Meringandan West is a physically separate rural residential community;	Not Applicable: The proposed development is proximate to the Meringandan Township.
(b) development is consistent with the existing community character and urban form; and	Not Applicable: The proposed development is proximate to the Meringandan Township.
(c) a small local centre provides for local convenience needs and serves as a focal point for the community.	Not Applicable: The proposed development is proximate to the Meringandan Township.
Highfields Town Centre	
1. The Highfields town centre, which encompasses the Highfields Town Centre Core Precinct, Highfields Town Centre Frame Precinct and Medium Density Residential Precinct, provides the focal point for the Highfields, Meringandan and Meringandan West, and comprises a diverse range of facilities and services including higher level retail, business, mixed use, residential, tourism and entertainment, educational, cultural, government and community facilities.	Not Applicable: The proposed development is not within the Highfields Town Centre.
2. The form of development in the Highfields town centre focuses on the establishment of a 'Main Street' with 'sleeved' anchor stores provided in key locations, active street frontages along key streets, and a 'Town Square' which will function as a key civic node for Highfields.	Not Applicable: The proposed development is not within the Highfields Town Centre.

Overall Outcome	Response
3. Highfields Town Centre Core Precinct provides a focus for the primary retailing, commercial, administrative, and civic-based activities for the Highfields town centre. (a) The Precinct is protected and consolidated as a major centre and the preferred dominant centre for Highfields. Development is arranged and undertaken to give emphasis to the establishment of the 'Town Square' and 'Main Street' elements as primary focal points and community gathering places. (b) A range of specialty retail, office, dining, residential and other land uses that generate significant numbers of pedestrian movements and other activities are established in this Precinct. (c) Land uses that require high levels of exposure to vehicular traffic and easily accessible and highly visible on-site parking areas are not established in this Precinct. (d) There is a priority for pedestrian movement and a preference for the establishment of premises that generate a vibrant and active street-front at ground floor level, and with premises designed and orientated to address the street. (e) Strong pedestrian linkages from building to building are facilitated by the provision of continuous active frontages along pedestrian routes with ample shade and street furnishings provided in appropriate locations along these routes. (f) Buildings are generally, but not exclusively, limited to 4 storeys in height with a 2 storey podium level to maintain a traditional town centre scale for pedestrians. Opportunities for higher buildings and higher podium levels are possible along the 'Main Street' and on intersections with the 'Main Street', where the design of the building warrants meritorious consideration. (g) Roof lines and building form are articulated and incorporate appropriate architectural elements and features such as colonnades, recesses, shade awnings and glass window shop fronts at ground level to provide visual interest to pedestrians. Entries are at grade or ramped to allow for equitable access. (h) Mixed use development encourages activation of street life and a safe public environment. Accommodation premises or components thereof are only provided above ground and first floor levels.	Not Applicable: The proposed development is not within the Highfields Town Centre.

Overall Outcome	Response
(i) Entertainment and other non-residential uses that do not require a ground floor shop front presence are also placed behind premises providing an active street frontage, or above ground level. (j) Ceiling heights for ground and first floor levels are of a height to allow commercial, retail or other preferred non-residential land use activities that have a pedestrian orientated purpose to establish.	
4. Highfields Town Centre Frame Precinct provides complementary support facilities and services to the Highfields Town Centre Core Precinct including retail, commercial and civic services and facilities. (a) Land uses that require high levels of exposure to vehicular traffic and easily accessible and highly visible on-site parking areas are established in this Precinct. (b) The predominant uses are retail showrooms and service industries. Other commercial, community and indoor recreation uses may also be acceptable. New buildings are designed for equitable access and are robust in form and ceiling heights to allow ease of adaptation for a wide range of uses especially showroom types of development. Residential uses are not established within this Precinct. (c) Development in the Highfields Town Centre Frame Precinct protects the role and function of the Highfields Town Centre Core Precinct in the retail hierarchy. Anchor stores including department stores, discount department stores, discount variety stores and supermarkets are not established within the Highfields Town Centre Frame Precinct. Retail uses complement rather than detract from those established in the Highfields Town Centre Core Precinct.	Not Applicable: The proposed development is not within the Highfields Town Centre.
5. Medium Density Residential Precinct provides for a range of medium density residential forms of development close to the facilities and services in the Highfields Town Centre Core Precinct. Detached and other forms of housing at densities of below 15 dwellings per hectare are not established in the Precinct so that the land supply, residential capacity and infrastructure for Highfields district are optimised. (a) This Precinct is located on land that has good access to the Highfields Town Centre Core	Not Applicable: The proposed development is not within the Highfields Town Centre.

Overall Outcome	Response
Precinct, transport services, recreation facilities and employment opportunities. (b) Non-residential development within this precinct is restricted to the ground floor level.	
Meringandan Township Expansion Area	
1. The township expansion area is consistent with the existing Meringandan community character and urban form. Highfields and Meringandan are physically separate due to the natural landform and features of the locality, this maintains the distinct identity of each of these communities;	Complies: The proposed development partially fulfils this objective by contributing to the staged development of residential areas supporting the consolidation of the adjacent Local Centre approved under the Meringandan West Local Centre Development Variation Scheme Document. This development forms part of the larger referenced master planned community, which is wholly consistent with the form and density of development envisaged in the Meringandan township extension area.
2. Future development strengthens and consolidates the existing Meringandan community;	Complies: The proposed development further consolidates Meringandan as a township physically separated and distinguishably from Highfields.
3. This area contains primarily residential development and is supported by commercial and community activities.	Complies: The proposed development partially fulfils this objective by contributing to the staged development of residential areas supporting the consolidation of the adjacent Local Centre approved under the Meringandan West Local Centre Development Variation Scheme Document. This development forms part of the larger referenced master planned community, which is wholly consistent with the form and density of development envisaged in the Meringandan township extension area.

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

4.8.4 APPLICABLE CODES

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

TABLE 5 - APPLICABLE CODES

Zone Code(s)
Emerging Community Zone Code An assessment of the proposed development against the Zone Code is provided at Appendix B and confirms that the development complies with the outcomes sought within this code.
Local Area Plan Codes
Highfields, Meringandan and Meringandan West Local Plan Code
Overlay Codes
- Airport Environs Overlay Code - Agricultural Land Overlay Code - Flood Hazard Overlay 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:

- A detailed Infrastructure Network Assessment has been prepared by ADG Engineers and is attached as **Appendix F**. This assessment evaluates water and sewerage demand, supply and capacity requirements.
- A detailed Site Based Stormwater Management Plan has been prepared by ADG Engineers and is attached as **Appendix G**. This assessment evaluates stormwater quantity and quality matters relevant to the subdivision of the land.
- A detailed Flood Impact Assessment has been prepared by Down Roadside Engineering and is attached as **Appendix H**. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain an appropriate level of flood immunity for areas to be developed for residential purposes.

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

6.2 PRE-LODGEEMENT MEETINGS

The proposed development was not the subject of formal pre-lodgement discussions, however informal meetings have been held to discuss the overall residential master planning of the surrounding precinct, of which this land forms part.

7.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot for Subdivision - Staged (1 into 51 Lots and a balance lot) on land at 7 Meringandan-Shirley Road, Meringandan West. The assessment that has been undertaken has demonstrated the following:

- The proposed staged residential subdivision comprises the initial residential stages of the detailed master planning and development of surrounding land in the Emerging Community Zone. It responds to a latent unsatisfied need for additional residential land to respond to the residential land supply shortage and will assist in responding to the housing supply and affordability crisis.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people or property because of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant Zone, Local Plan and Overlay Codes (as outlined in section 4.8).
- The proposal is an initial step in the orderly and planned development of a master planned residential community in the locality.

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

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

A handwritten signature in blue ink, appearing to read "A. Bullen", with a long, sweeping underline.

Andrew Bullen
Precinct Urban Planning
29 September 2026

APPENDIX A - STRATEGIC FRAMEWORK

Toowoomba Regional Planning Scheme 2012

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes	Yes	The proposed development involves a staged subdivision comprising the initial stages of the orderly and planned development of the subject land as part of a larger master planned community for urban residential purposes. This is consistent with the planning intent for the Meringandan Township Expansion Area, under the Highfields, Meringandan and Meringandan West Local Plan.
3.3.2 Element – network of towns	Yes	The proposed development contributes to the orderly and planned extension of the Meringandan Township as envisaged under the Highfields, Meringandan and Meringandan West Local Plan. The staged subdivision comprises the initial stages of the master planned development of the surrounding land included the Emerging Community Zone.
3.3.3 Element – compact urban form	Yes	The proposed development is located in the SEQ Regional Plan Urban Footprint, the Emerging Community Zone and Meringandan Township Expansion Area. The proposal is within a designated urban area and will not detract from a compact urban form.
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	No	
3.3.10 Element – natural places	No	
3.3.11 Element – development constraints	Yes	Development constraints are identified within the overlay maps of the planning scheme and have been addressed in the responses to the applicable overlay codes.
3.3.12 Element – incompatible land uses	Yes	The proposed development will maintain a high level of residential amenity to ensure that the use has no adverse impacts on the surrounding residential amenity.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes	No	
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	No	
3.5.2 Element – rural community identity	Yes	The proposed development contributes to the orderly and planned extension of the Meringandan Township as envisaged under the Highfields, Meringandan and Meringandan West Local Plan. The proposed development comprises suitably located residential activity supporting the progressive expansion of Meringandan and Meringandan West residential growth areas.
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	Yes	The proposed development contributes to the orderly and planned extension of the Meringandan Township as envisaged under the Highfields, Meringandan and Meringandan West Local Plan. The staged subdivision is proposed as a prerequisite to the further detailed master planning and development of surrounding land in the Emerging Community Zone. It allows for an allotment to be established adjacent to the Main Street

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
		frontage capable of facilitating the future extension of the Meringandan Township (which could include residential and/or non-residential uses). Further it includes the balance land to be master planned for residential purposes in a single allotment thereby retaining flexibility for future planning.
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	
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	The proposed development is located in the SEQ Regional Plan Urban Footprint, the Emerging Community Zone and Meringandan Township Expansion Area. The proposal is with a designated urban area and will not detract from a compact urban form.
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	Yes	The proposed development will be serviced by necessary urban infrastructure including reticulated water, sewer, telecommunications and electricity supply networks.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
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 contributes to the orderly and planned extension of the Meringandan Township as envisaged under the Highfields, Meringandan and Meringandan West Local Plan. The staged subdivision comprises the initial stages of the master planned development of the surrounding land included the Emerging Community Zone.
3.9.2 Element - economic growth	No	
3.9.3 Element – activity centres and employment	No	
3.9.4 Element – creative & knowledge-based industries	No	
3.9.5 Element – tourism	No	

APPENDIX B - ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012

Toowoomba Regional Planning Scheme 2012 (v28.0)

Emerging Community Zone – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO₁ Setbacks are provided within new non-residential development to: (a) avoid potential nuisance to existing and future neighbours; (b) protect residential amenity within and external to the zone; (c) protect the functioning of existing uses and activities; and (d) maintain the local streetscape or landscape character.	AO_{1.1} Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances: (a) from any dwelling on surrounding land in the Emerging Community or Rural Zone - 50m; and (b) from any land included in a residential zone or the Rural Residential zone - 100m.	Complies: The proposed staged subdivision comprises the initial stages of the detailed master planning and development of the surrounding land included in the Emerging Community Zone. The pattern and intensity of subdivision proposed for low density residential purposes is consistent with the logical, orderly and planned transition of the land to urban use
PO₂ Development maintains the existing semirural character, and does not adversely impact on the future urban character and form of the locality, having regard to the likely scale and visibility of existing and likely future buildings.	AO_{2.1} Development is of a low density consisting of dwelling house, caretakers accommodation and home based business on separate large lots. AO_{2.2} Building height (other than for silos, windmills and similar structures) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Complies: The proposed staged subdivision comprises the initial stages of the detailed master planning and development of the surrounding land included in the Emerging Community Zone. The pattern and intensity of subdivision proposed for low density residential purposes is consistent with the logical, orderly and planned transition of the land to urban use
Caretaker's accommodation		
PO₃ Development provides for the accommodation of a caretaker involved in the running of a non-urban use, and their family members in a manner that: (a) does not compromise the productivity or operations of the primary use of the land; (b) is safe and comfortable for the amenity of residents; and	AO_{3.1} A caretaker's accommodation unit is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with private landscape and recreation area which: (i) is directly accessible from a habitable room; and	N/A: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Emerging Community Zone – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(c) has regard to the landscape and private recreation needs of the residents.	(ii) if at ground level has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or deck, has a minimum area of 8m ² with minimum dimensions of 2.4m AO _{3.2} No more than one (1) caretaker's accommodation unit is established per non-residential use.	
Cropping being forestry		
PO ₄ Forestry is established, maintained and operated in a manner that protects the amenity of the locality	AO _{4.1} 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 _{4.2} Forestry does not occur on land having slopes steeper than 15%.	N/A: The proposal involves the staged subdivision of land only.
PO ₅ Daily truck movements from harvesting activities are limited to avoid adverse traffic impacts on the road network.	AO _{5.1} Truck movements associated with the use do not exceed four (4) return trips per day.	N/A: The proposal involves the staged subdivision of land only.
PO ₆ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{6.1} Land is not left in a disturbed and exposed condition and is rehabilitated following harvesting	N/A: The proposal involves the staged subdivision of land only.
Roadside stall		
PO ₇ The display and sale of agricultural produce does not impact negatively upon the amenity,	AO _{7.1} Any structure used for the sale of goods or produce is limited to 10m ² gross floor area.	N/A: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Emerging Community Zone – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
character or safety of rural areas and the safety and efficiency of roads.	AO7.2 Access to the structure is via the primary property access point. AO7.3 Produce sold is grown or produced on the land on which the road side stall is erected.	
Building Work (not associated with a Material Change of Use)		
PO ₈ 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.	AO _{8.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	N/A: The proposal involves the staged subdivision of land only.
PO ₉ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	AO _{9.1} No reduction of previously approved landscaping areas is to occur.	N/A: The proposal involves the staged subdivision of land only.
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 – Engineering Standards – Roads and Drainage Infrastructure.	N/A: The proposal involves the staged subdivision of land only.
PO ₁₁ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{11.1} 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 AO _{11.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	N/A: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Emerging Community Zone – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
Master Planning (New communities)		
PO₁ New communities comply with a master plan for the locality based on detailed site investigations which provides a context and ensures development: (a) contributes to a logical pattern and sequence of development and infrastructure; (b) facilitates efficient use of land and infrastructure; (c) complies with the relevant Local Plan where located in a local plan area; (d) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure; (e) responds to constraints and natural values on the site and mitigates any impacts on areas of ecological significance ; (f) provides for a range of lots that enables a variety and diversity of housing types, which achieve a dwelling yield of 15 dwellings per hectare net; (g) establishes movement networks that support and promote walking, cycling and public transport.	AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning	Complies: The proposed staged subdivision comprises the initial stages of the detailed master planning and development of the surrounding land included in the Emerging Community Zone. The pattern and intensity of subdivision proposed for low density residential purposes is consistent with the logical, orderly and planned transition of the land to urban use

Toowoomba Regional Planning Scheme 2012 (v28.0)

Emerging Community Zone – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
Uses prior to master planning (Interim development)		
PO ₂ Unless otherwise specified as part of an approved master plan ⁹⁴ , the zone primarily accommodates a limited range of rural activities and other uses that do not prejudice the long term urban development potential of the land.	AO_{2.1} Unless otherwise specified as part of an approved master plan, uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) caretaker's accommodation; (c) cropping; (d) dwelling house; (e) educational establishment; (f) emergency services; (g) home based business; (h) major electricity infrastructure; (i) outdoor sport and recreation; (j) place of worship; (k) roadside stall if for products from a rural use on or adjacent to the site; and (l) substation. AO_{2.2} Unless otherwise specified as part of an approved master plan, uses which are inconsistent with the intent of the zone include: (a) accommodation activities (other than dwelling houses); (b) business activities; (c) entertainment activities; (d) industry activities; and (e) rural activities (other than those listed in AO_{1.1}).	N/A: The proposal involves the staged subdivision of land only.
PO ₃ Development does not limit or preclude the long term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No acceptable outcome is nominated.	Complies: The proposal is an initial step in the orderly and planned development of the locality.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Emerging Community Zone – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
Effects of development (New communities and interim development)		
PO₄ Development does not unduly impact on the amenity, character or other values 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; (c) the natural landform and avoidance of visual scarring; and (d) noise, odour and other emissions	No acceptable outcome is nominated.	Complies: The proposal is an initial step in the orderly and planned development of the locality. This area has undergone detailed master planning.
PO₅ The site layout responds sensitively to onsite and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	Complies: The proposal is an initial step in the orderly and planned development of the locality. This area has undergone detailed master planning.
PO₆ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Complies: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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 staged subdivision comprises the initial stages foreshadowed under previous detailed master planning and development of surrounding land in the Emerging Community Zone. The proposed development facilitates the orderly and planned development of land for predominantly low density residential purposes as part of a master planned community occupying the Meringandan Township Expansion Area. The land has been permanently alienated from Agricultural use by virtue of being committed to urban use under the SEQ Regional Plan and Toowoomba Regional Planning Scheme 2012.
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>	Complies: Refer 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	Complies: The land has been permanently alienated from Agricultural use by virtue of being committed to urban use under the SEQ Regional Plan and Toowoomba Regional Planning Scheme 2012.

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.	Complies: The land has been permanently alienated from Agricultural use by virtue of being committed to urban use under the SEQ Regional Plan and Toowoomba Regional Planning Scheme 2012.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Height of Buildings and Other Structures		
PO ₁ The height of buildings or other structures does not affect the operational efficiency of the Toowoomba Airport or Oakey Army Aviation Centre or create a hazard to the safe navigation of aircraft using the airport.	AO_{1.1} Buildings and other structures in areas adjacent to the Toowoomba Airport do not penetrate the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps. AO_{1.2} Buildings or other structures (including private forestry plantations) in areas adjacent to the Oakey Army Aviation Centre shown on the Airport Environs Overlay maps do not exceed the following heights: (a) Area A – 0m; (b) Area B – 7.5m; (c) Area C – 15m; (d) Area D – 45m; and (e) Area F – 90m. AO_{1.3} Any cranes or other equipment used during the construction do not exceed the heights set out in AO_{1.1} or AO_{1.2}.	N/A: The proposal involves the staged subdivision of land only.
Acoustic Amenity		
PO ₂ Development is appropriately located and designed to prevent adverse impacts from aircraft noise in accordance with Australian Standards AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.	AO_{2.1} Premises are not developed for: (a) dwelling house, multiple dwelling, dual occupancy, retirement facility, tourist park, hospital, health care services, relocatable home park, community residence, child care centre, educational establishment, residential care facility, resort complex, rooming accommodation or rural worker's	N/A: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	accommodation on land within the 25 or higher ANEF contour; (b) short term accommodation, community use, hotel, place of worship, rooming accommodation or theatre, on land within the 30 or higher ANEF contour; (c) business activities or commercial uses on land within the 35 or higher ANEF contour.	
PO₃ Development for: (a) caretaker's accommodation, community residence, dwelling house, dwelling unit, multiple dwelling, dual occupancy, child care centre, retirement facility, tourist park, educational establishment, hospital, health care services, rooming accommodation, relocatable home park, residential care facility, resort complex or rural worker's accommodation on land situated between the 20 and 25 ANEF contours; (b) short term accommodation, club, community uses, hotel, place of worship or theatre, on land situated between the 20 and 30 ANEF contours; or (c) business activities or commercial uses on land situated between the 20 and 35 ANEF contours; incorporates effective noise attenuation measures which meet Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion – Building Siting and Construction and Australian Standard AS2107 – Acoustics – Recommended	No acceptable outcome is nominated.	N/A: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
design sound levels and reverberation times for building interiors.		
Lighting and Emission Hazards		
PO₄ The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airports by way of: (a) introducing reflective surfaces, very bright lighting, or lighting similar to aerodrome lighting, which can distract or confuse aircraft pilots; (b) interfering with navigation or communication facilities; or (c) emissions that may effect pilot visibility or aircraft operations.	AO_{4.1} Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve: (a) lighting that shines light above the horizontal; (b) coloured or flashing lights; (c) sodium lights; or (d) flare plumes. AO_{4.2} Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve configurations of lights in straight parallel lines 500m to 1,000m long. AO_{4.3} Roofs of buildings within the airport dangerous light area shown on Airport Environs Overlay maps are of a non-reflective colour or material.	N/A: The proposal involves the staged subdivision of land only.
PO₅ Development and operational activities do not generate emissions within the airport obstacle limitation surface shown on the Airport Environs Overlay maps that may affect pilot visibility or aircraft operation by way of: (a) gas plumes; (b) particulate emissions (e.g. dust or smoke); or (c) electromagnetic field radiations.	In partial fulfilment of the performance outcome: AO_{5.1} Any cleared vegetation is mulched or removed from the site and not burnt on-site. AO_{5.2} Any gas plumes do not have peak vertical velocities of more than 4.3m/sec and/or oxygen content of less than 50% of ambient levels.	N/A: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Development within the Public Safety Area		
PO ₆ Development does not introduce or intensify uses within the public safety area shown on the Airport Environs Overlay maps which are likely to increase risks to public safety.	AO _{6.1} Premises within the Public Safety Area are not developed for: (a) accommodation activities; (b) uses that attract large numbers of people (e.g. business, community or industrial activities involving large numbers of workers or customers such as shopping centres, child care centres, health care services, major sport, recreation and entertainment facility, place of worship or club); (c) institutional uses (e.g. educational establishment, hospital or detention facility); (d) uses involving the manufacture or depot storage of hazardous materials (e.g. fuel, lubricants and other flammable materials, chemical, explosives, and poisonous or noxious gases); and (e) utility installations being transport terminals.	N/A
Potential Wildlife Hazards		
PO ₇ The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of attracting wildlife to the area which could cause or contribute to bird-strike hazard.	AO _{7.1} The following uses are not located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps: (a) animal keeping (being a bird sanctuary or fauna reserve); (b) aquaculture; (c) cropping (being fruit cropping or turf farming); (d) intensive animal industries (being a piggery or feedlot);	N/A

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(e) special industries (being an abattoir or food processing plant); and (f) commercial fish processing. AO7.2 The following uses are located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered: (a) animal keeping (being a riding school, the keeping, handling and racing of horses or stables); (b) community use (being show grounds); (c) outdoor sport and recreation (being a drive in theatre); and (d) food and drink outlet (being a drive-through facility). AO7.3 The following uses are located between the 3km and 8km Wildlife Hazard Buffer Zones shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered: (a) animal keeping (being a bird sanctuary or fauna reserve); (b) aquaculture; (c) cropping (being fruit cropping or turf farming); (d) intensive animal industries (being a piggery or feedlot); (e) special industries (being an abattoir or food processing plant); and (f) commercial fish processing.	

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO_{7.4} Utility installations (being waste facilities that involve the disposal of putrescible waste) only establish within the 13km Wildlife Hazard Buffer zone shown on the Airport Environs Overlay Maps. AO_{7.5} Landscaping does not include species that at maturity would intersect the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.	
Transient Aviation Activities		
PO ₈ Development does not adversely impact on the operational airspace of the Toowoomba Airport or Oakey Army Aviation Centre.	AO _{8.1} Development that includes activities involving transient intrusions such as parachuting, hot-air ballooning or hang gliding are not located within the operational airspace shown on the Airport Environs Overlay maps.	Complies: The proposed development is not a transient aviation activity.

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Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Development in Flood islands only		
PO₁ Development involving a vulnerable use is not located in a flood island area. Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO_{1.1} Vulnerable uses are not located within a flood island area.	Complies: The proposal involves the staged subdivision of land only.
Material change of use (Home based business only)		
PO₂ Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events.	AO_{2.1} Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area. AO_{2.2} Materials stored on site: (a) are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).	Complies: The proposal involves the staged subdivision of land only.
Rearrangement of Boundaries		
PO₃ Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.	AO_{3.1} Development ensures there is sufficient area outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area to accommodate the intended use(s). AO_{3.2} Development ensures that building envelopes are located in an area other than the FR4 and	N/A: The proposal involves the staged subdivision of land only.

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Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	FR3 flood risk areas and the OFP2 (high) overland flow path area. AO_{3.3} Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.	
Resilient Built Form (all other development, including Dwelling house and Dual Occupancy)		
PO₄ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are: (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.	AO_{4.1} Buildings are not located in the FR4 or FR3 flood risk areas. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council. AO_{4.2} Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council. AO_{4.3} Buildings in a flood risk area: (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; (b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; and	Complies: The proposal involves the staged subdivision of land only.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
General (applies to all land within the Local Plan area)		
PO ₁ Higher order retailing or commercial development activities only occur within the Highfields Town Centre.	AO _{1.1} Business activities with a Gross Floor Area greater than 1,000m ² only occur within the Highfields Town Centre.	Complies: The proposal involves the staged subdivision of land only.
Road Network		
PO ₂ Development maintains and reinforces the integrity of the main road structure formed by the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	AO _{2.1} New roads associated with new development do not assume a greater importance in the road hierarchy for Highfields than the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	Complies: All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements.
PO ₃ Development facilitates the establishment of a road connection (distributor or higher) from the intersection of Highfields Road and Polzin Road to Woolmer Road.	No acceptable outcome is nominated.	Complies: The proposal involves the staged subdivision of land only.
PO ₄ Development facilitates the establishment of a western road link (distributor or higher) from the northern section of Highfields Road into Toowoomba.	No acceptable outcome is nominated.	Complies: The proposal involves the staged subdivision of land only.
Where in the Low-medium Density Residential Zone		
PO ₅ Local centres form a community focal point for new neighbourhoods and comprise a compatible mix of retail, commercial and community uses which provide for daily needs, and may include urban open spaces	No acceptable outcome is nominated.	N/A: The proposal involves the staged subdivision of land only and is not located in the Low – Medium Density Residential Zone.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₆ New local centres are located and distributed to provide a centre within a 400-500m walk for most residents. Centres should be highly accessible to the community it is intended to serve, be located on a higher order road and have appropriate amenity for the successful operation of the centre.	AO _{6.1} Centres are generally located in areas indicated on Highfields Local Plan Map (Figure 2); AO _{6.2} Alternative locations for centres meet the following criteria: (a) located at an intersection with a distributor road (as indicated on 'road hierarchy mapping – Schedule 2'); and (b) located a minimum of 800m from the nearest existing centre and/or future centre as indicated on Highfields Local Plan Map (Figure 2).	Complies: The proposal involves the staged subdivision of land only. It comprises the initial stages of residential development under a broader master plan over the Meringandan Township Expansion Area and surrounds.
PO ₇ Housing forms of a higher density than other residential areas are encouraged within the walkable catchment of a centre so as to maximise the number of people living within the catchment.	AO _{7.1} Development within 400m of a centre achieves a minimum density of 40 dwellings per hectare (nett).	Complies: The proposal involves the staged subdivision of land only. It comprises the initial stages of residential development under a broader master plan over the Meringandan Township Expansion Area and surrounds.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₈ An interconnected street network focuses on local centres and has strong links between local centres and the Highfields Town Centre.  Figure 1: Diagram of the neighbourhood unit which is based on a 400m radius, five-minute walk to local centre. Source: Liveable Neighbourhoods – a Western Australian Government sustainable cities initiative	No acceptable outcome is nominated.	Complies: The proposal involves the staged subdivision of land only. It comprises the initial stages of residential development under a broader master plan over the Meringandan Township Expansion Area and surrounds.
Structure and Built Form – Where in the Highfields Town Centre		
PO₉ Developments that include higher density residential development are located within a convenient and accessible walking distance from the Highfields Town Centre Core Precinct, except where the residential component would conflict with the efficient operation of vehicle-oriented uses such as community facilities, bulky	AO_{9.1} Residential development within the Highfields Town Centre (excluding the Highfields Town Centre Frame Precinct) achieves densities of up to 40 dwellings units per hectare (nett). AO_{9.2} Residential development does not occur in the Highfields Town Centre Frame Precinct.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
goods retailing and service industries in the Highfields Town Centre Frame Precinct.		
PO ₁₀ Development is of a density, scale and form that accentuates the dominance of the Highfields town centre.	AO_{10.1} Development has a maximum height of: (a) Four (4) storeys in the Highfields Town Centre Core Precinct; (b) Three (3) storeys in the Highfields Town Centre Frame Precinct; and (c) Four (4) storeys in the Highfields Medium Density Residential Precinct. AO_{10.2} Development has a maximum density of 40 dwellings per hectare (nett) in the Highfields Medium Density Residential Precinct.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.
PO ₁₁ Development in the Highfields town centre supports the creation of 'main street' environments generating pedestrian activity and facilitating active pedestrian focussed street frontages.	AO_{11.1} For sites in the Highfields Town Centre Core Precinct: (a) residential accommodation is limited to the floors above the first two (2) levels of a building; and (b) commercial and retail premises are provided in shopfront tenancies at ground level or in upper floors. AO_{11.2} For sites in the Highfields Town Centre Medium Density Residential Precinct non-residential uses occur in shopfront tenancies at ground level only and are associated with residential accommodation at levels above the ground floor.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.
PO ₁₂ Development is designed to accommodate a mix of activities that:	AO _{12.1} Buildings have floor to ceiling heights generally in accordance with the following:	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.
(a) can be interchanged between tenancies without substantial design alterations; (b) are mutually compatible;	(a) ground level: 3.3m minimum to allow for commercial and/or retail uses; and (b) all other floors: 3m minimum.	

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) allow for a range of densities and housing types; and (d) provide for the daily convenience needs of customers.		
PO₁₃ Buildings are designed to: (a) achieve distinction between various elements and levels; (b) relate to the human scale, particularly at interfaces to public streets and communal/semi-public spaces; and (c) screen carparking, service areas, building plant and other components and activities that have the potential to adversely impact on amenity.	AO_{13.1} Buildings over two (2) storeys have distinct street level and upper level elements with distinctions between elements achieved through varied setbacks and/or variations in building materials, colours, and textures at the threshold between the elements. AO_{13.2} Development in the Highfields Town Centre Core Precinct fronting a 'Main Street' are built to the front boundary at street level and set back at upper level. AO_{13.3} Development in the Highfields Town Centre Core Precinct integrates car parking areas within or beneath buildings so that carparking areas are screened from view from pedestrian thoroughfares. AO_{13.4} Development in the Highfields Town Centre Frame Precinct integrates carparking areas and structures so that: (a) car parking areas are located within, behind or beneath buildings so that they are screened from view from pedestrian thoroughfares; and (b) carparking areas are consolidated and accessed from shared driveways. AO_{13.5} Services, structures and mechanical plant (including individual air conditioning equipment for dwelling units) are visually integrated into the	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	design and finish of the building or effectively screened from view. AO_{13.6} Roofs include pitches, gables, skillions or other articulated styles, and include other articulated features such as parapets, where in the Highfields Town Centre Core Precinct and Highfields Town Centre Frame Precinct.	
PO₁₄ Ground storeys with frontages to public open spaces incorporate open and active uses that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants).	AO_{14.1} Development in locations identified as having 'Active Frontages' on Figure 2d – Highfields Town Centre Precinct - Pedestrian/Cyclist Network, incorporate one or more of the following uses at ground floor level: (a) community use; (b) educational establishment; (c) food and drink outlet; (d) health care services; (e) service industry; (f) shop; (g) showroom; and (h) veterinary services. AO_{14.2} Entrances to buildings address the street or public space to which the building has frontage. AO_{14.3} Where buildings are located on a corner site, the main entrance faces the principal street or the corner. AO_{14.4} Clear windows are provided at ground storey and grille or translucent security screens (where provided) are used rather than solid shutters, screens or roller-doors. AO_{14.5} Buildings which front a street or public open space incorporate shops or food and drink outlets.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₁₅ Patterns of lots, urban spaces, buildings and uses: (a) facilitate convenient pedestrian and vehicular access; (b) provide clear, safe and convenient connections to existing streets, public transport routes and paths for pedestrians and cyclists; (c) provide for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces; (d) maintain visual links to important views or key features of the Highfields town centre (indicated as placemaking features on Figure 2a – Highfields Town Centre Precinct - Key Features); and (e) provide for buildings facing streets and public open spaces that have their entries visible, clearly recognisable and accessible from the street or public space.	No acceptable outcome is nominated.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.
Major Design Features – Where in the Highfields Town Centre		
PO₁₆ The 'Town Square' is: (a) the pre-eminent civic space and community focal point for the Highfields District. It is generally located central to the Highfields Town Centre Core Precinct and fronting part of O'Brien Road (the 'Main Street');	AO_{16.1} The area of the Town Square is at least 7,500m² with a frontage of at least 80m to the 'Main Street'. Refer to Figure 2b – Highfields Town Centre Precinct - Key Features for indicative location of the 'Town Square'. AO_{16.2} The land required for the Town Square is surveyed and transferred to Council as part of the first development approval for any	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.

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

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

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

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

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₂₄ Street furniture is provided and meets the needs of likely users and contributes to the desired character and landscaping theme of the centre and includes, but is not limited to, seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting.	AO_{24.1} Development in the Highfields Town Centre Core Precinct incorporates the provision of street furniture and landscape works where the scale of the development exceeds: (a) for mixed use development including residential uses: 25 dwellings/hectare (nett); (b) for Shops and Shopping Centres, over 1,000m² GFA; (c) offices over 500m² GFA; (d) short-term accommodation over 1,000m² GFA. AO_{24.2} Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape. AO_{24.3} Incorporation of street furniture and landscape works is provided in accordance with a streetscape planting design manual, relevant planning scheme policy or in the absence of these as per an agreement between the Council and the developer of the land use for the reasonable provision of streetscape works that enable the intent of the Precinct to be achieved. AO_{24.4} Bicycle parking facilities are provided in accordance with the Austroads Guide to Traffic Management – Part 11: Parking (Section 7.8.5), and are designed to meet AS 2890.3-1993.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.
PO₂₅ Street trees and landscaping treatment contribute to the character, amenity, utility and safety of public and semi-public thoroughfares	AO_{25.1} Street trees are provided along footpaths, in public open spaces and in carparks, consistent with the requirements of the Landscaping Code.	N/A: The proposal involves the staged subdivision of land only. The subject land is outside the Highfields Town Centre.

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

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

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

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

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

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

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

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Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information. AO_{4.4} Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.	
PO ₅ Development does not worsen flooding on adjacent properties.	AO_{5.1} Earthworks in the FR4, FR3, FR2 or FR1 flood risk areas or the OFP1 (low) overland flow path area or OFP2 (high) overland flow path area do not worsen flood flows or drainage on adjacent properties. Note: A report should be provided from an RPEQ certified professional indicating the proposed earthworks will not increase flood flows or drainage upstream or downstream of the proposed development. For the avoidance of doubt, RPEQ certification is not required for development in the FR1 or Balance (mixed) flood risk areas or the OFP1 overland flow area.	Complies: There is no development proposed within waterway, wetland or flood liable areas. This ensures an appropriate management regime for downstream drainage such that it will not worsen downstream drainage impact or result in actionable nuisance. A detailed Flood Impact Assessment has been prepared by Down Roadside Engineering and is attached as Appendix H. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain and appropriate level of flood immunity for areas to be

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Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		developed for residential purposes. The assessment concludes: <i>“...with the recommended mitigation measures and design considerations, the proposed development can proceed in a manner that is compliant, resilient, and consistent with the flood risk management objectives of Toowoomba Regional Council.”</i>

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Development in Flood islands only		
PO₁ Development involving a vulnerable use is not located in a flood island area. Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO_{1.1} Vulnerable uses are not located within a flood island area.	Complies: The proposal involves the staged subdivision of land only.
Risk-compatible Land Use		
PO₂ Development is compatible with the level of risk associated with the natural hazard, such that: (a) vulnerable uses are not located in the Vulnerable Uses Restriction Area; (b) all other uses within the: (i) FR4 flood risk area are limited to non-urban uses; (ii) FR3 flood risk area are consistent with the intent of any underlying Flood Management Precinct or otherwise are limited to non-urban uses; (iii) FR2 flood risk area, FR1 flood risk area, Balance (mixed) flood risk area or OFP1(low) overland flow path area are consistent with the overall outcomes of the relevant zone or any Flood Management Precinct. Note: Non-urban uses can include Rural activities, sport and recreation activities such as Outdoor sport and recreation or Park, and conservation activities such as Permanent plantation. It does not include tourism activities such as Nature based tourism or Tourist park, or residential activities of any type (including Relocatable home park or Short term	No acceptable outcome provided.	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed development will not be affected by areas subject to inundation or flood hazard. A detailed Flood Impact Assessment has been prepared by Down Roadside Engineering and is attached as Appendix H. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain and appropriate level of flood immunity for areas to be developed for residential purposes. The assessment concludes: <i>"...with the recommended mitigation measures and design considerations, the proposed development can proceed in a manner that is compliant, resilient, and consistent with the flood risk management objectives of Toowoomba Regional Council."</i>

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
accommodation). Building work in the FR4 and FR3 areas should be avoided wherever possible.		
Resilient Built Form		
PO₃ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that it is: (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.	AO_{3.1} Buildings are not located in the FR4 or FR3 flood risk areas. AO_{3.2} Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct. AO_{3.3} Buildings in a flood risk area: (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; (b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions. Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information. AO_{3.4} Buildings in an overland flow path area provide a finished habitable floor level located,	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed development will not be affected by areas subject to inundation or flood hazard.

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.	
PO ₄ Development ensures that a use which requires an interface with the public realm, (including a commercial or residential use), maintains a functional and attractive relationship with the adjacent street frontage.	AO_{4.1} Development for a residential use where pier and pole construction is utilised: (a) if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. AO_{4.2} Development for a commercial building or structure maintains an active street frontage through: (a) providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; (b) providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; (c) urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede flood flow.	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed development will not be affected by areas subject to inundation or flood hazard.
Siting of Development for Reconfiguring a Lot		
PO ₅ Development siting and layout in a flood risk area responds to flooding potential and maintains personal safety at all times, such that:	AO_{5.1} Development is avoided on that part of any land within the FR4, FR3 or FR2 flood risk areas, or otherwise as specified in the overall outcomes of a Flood Management Precinct. AO_{5.2} Development complies with the filling requirements of table 8.2.3.5.	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed development will not be affected by areas subject to inundation or flood hazard.

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) subdivision of land occurs consistent with the overall outcomes of any applicable Flood Management Precinct; (b) lots for urban purposes provide a ground level above the Defined Flood Event; (c) rural and rural residential lots provide sufficient area outside the Defined Flood Event to accommodate the required minimum lot size; (d) lots (excluding balance or common property lots) on a building format plan under the Land Title Act 1994 which is subject to a community titles scheme under the Body Corporate and Community Management Act 1997 and associated with a material change of use are located above the Defined Flood Event.	AO_{5.3} Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event to be retained for the purposes of reserve or Park.	A detailed Flood Impact Assessment has been prepared by Down Roadside Engineering and is attached as Appendix H. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain and appropriate level of flood immunity for areas to be developed for residential purposes. The assessment concludes: <i>"...with the recommended mitigation measures and design considerations, the proposed development can proceed in a manner that is compliant, resilient, and consistent with the flood risk management objectives of Toowoomba Regional Council."</i>
PO₆ Development siting and layout in an overland flow path area accommodates the flow path characteristics and minimises the risk to persons, property and infrastructure both on site and external to the site.	AO_{6.1} Development: (a) for urban purposes avoids maintaining overland flow paths in private ownership; (b) for rural or rural residential purposes provides sufficient area outside the overland flow path areas to accommodate the required minimum lot size. OR AO_{6.2} Development is in accordance with an approved site-based stormwater management plan.	Complies: There is no development proposed within waterway, wetland or flood liable areas. This ensures an appropriate management regime for downstream drainage such that it will not worsen downstream drainage impact or result in actionable nuisance. A detailed Site Based Stormwater Management Plan has been prepared by ADG Engineers and is attached as Appendix G. This assessment evaluates stormwater quantity and quality matters relevant to the subdivision of the land and concludes as follows: <i>"As outlined in Section 3 of this report, no detention for stormwater runoff is proposed, as</i>

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		runoff from the site can immediately discharge to Meringandan Creek. This is beneficial during any storm event, as the short time of concentration will allow the runoff from the site to quickly dissipate from the area before the onset of the upstream peak stormwater flows as referenced in the Meringandan Urban Stormwater Master Plan. Stormwater quality objectives under the State Planning Policy (SPP) 2017 are not triggered for the proposed development, as Meringandan West is located within a population centre of less than 25,000 persons. Accordingly, compliance with the SPP Water Quality Management Design Objectives is not required. In preparing this report, ADG has achieved all requirements for Stormwater Management Plans as described in QUDM 2017 standards to suit the requirements of TRC for this development."
Access and Isolation		
PO ₇ Development in a flood risk area is sited and designed such that:	AO _{7.1} Road and/or pathway layout within the development provides a safe and clear evacuation path:	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed development will not be affected by areas subject to inundation or flood hazard.

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) road layout avoids isolation in a flood hazard event and does not impede evacuation; (b) vehicular access during a flood hazard event is enabled; (c) provision is made for on-site sheltering during a flood event; and (d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.	(a) to ensure persons are not physically isolated from an adjacent flood-free urban area; (b) by locating entry points into the reconfiguration above the Defined Flood Event and avoiding cul-de-sacs or other non-permeable layouts; and (c) in the form of at least one (1) evacuation route that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event. AO7.2 An area is available within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated. AO7.3 Development ensures that: (a) signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; (b) if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.	A detailed Flood Impact Assessment has been prepared by Down Roadside Engineering and is attached as Appendix H. This assessment evaluates the hydrological attributes of the land and makes recommendations to verify and maintain and appropriate level of flood immunity for areas to be developed for residential purposes. The assessment concludes: <i>"...with the recommended mitigation measures and design considerations, the proposed development can proceed in a manner that is compliant, resilient, and consistent with the flood risk management objectives of Toowoomba Regional Council."</i>
Flood Storage and Conveyance		
PO ₈ Development complies with the requirements of table 8.2.3.5 and does not change the flood characteristics of the area, taking account of	No acceptable outcome provided.	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
the cumulative impact of development, outside the site in ways that result in: (a) loss of flood or overland flow storage/conveyance; (b) loss of or changes to flow paths; (c) acceleration or retardation of flows; (d) increase in the depth or duration of flood or overland flow waters; or (e) any reduction in flood warning times elsewhere on the floodplain. Note: To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy No.1 – Development application requirements.		development will not be affected by areas subject to inundation or flood hazard.
Emergency Management and Business Continuity		
PO₉ Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a flood hazard event up to and including the Defined Flood Event or the Overland Flow Event.	AO_{9.1} Development enables or does not hinder or complicate self-evacuation of persons, and ensures sufficient warning time for the nature of the use. AO_{9.2} Materials stored on site: (a) are not located within the FR4 and FR3 flood risk areas or the OFP2 (high) overland flow path area, and otherwise are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.	Complies: There is no development proposed within waterway, wetland or flood liable areas. The proposed development will not be affected by areas subject to inundation or flood hazard.

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Performance outcomes	Acceptable outcomes	Compliance summary
	Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).	
Hazardous Materials		
PO ₁₀ Development not in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area ensures public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.	AO_{10.1} Development ensures: (a) the manufacture or storage in bulk of hazardous materials is located at least above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or (b) structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters. Note: Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.	Complies: The proposal involves the staged subdivision of land only.
Infrastructure		
PO ₁₁ Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) is located outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area or maintains its function during and immediately after flood events.	AO _{11.1} Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are:	Complies: Infrastructure is appropriately located outside of flood hazard areas.

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Performance outcomes	Acceptable outcomes	Compliance summary
	(a) located outside the FR4 and FR3 flood risk areas or OFP2 (high) overland flow path area; and (b) located above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or (c) designed and constructed to exclude floodwater intrusion/infiltration. AO_{11.2} Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by all flood events.	
Community Infrastructure		
PO₁₂ Development involving community infrastructure: (a) is not located within a flood risk area, flood island or the OFP2 (high) overland flow path area if it involves a vulnerable use; (b) remains functional to serve community need during and immediately after a flood event; (c) retains essential site access during a flood event such that the following uses have	No acceptable outcome provided.	Complies: The proposal involves the staged subdivision of land only.

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Flood Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
direct access to low hazard evacuation routes as defined in Table 8.2.3.6: (i) a vulnerable use located outside the Vulnerable Uses Restriction Area; (ii) substation; (iii) utility installations involving water and sewerage treatment plants (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.		

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₁ The lots resulting from the rearrangement of boundaries does not contribute to: (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO_{1.1} No additional lots are created by the rearrangement of boundaries. AO_{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.	Complies: The proposal involves the staged subdivision of land, not the realignment of boundaries.
PO₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	AO_{2.1} All lots resulting from rearrangement of boundaries: (a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; (b) do not require additional infrastructure connections or augmentation of existing connections; (c) except where in the Rural Zone, have sealed vehicle crossovers; (d) have stormwater drainage for lots 4000m² or less: (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.	Complies: The proposal involves the staged subdivision of land, not the realignment of boundaries.
PO₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	AO_{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.	N/A: The land is not in the Rural Zone.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Lot Sizes and Design		
PO₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to: (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. Editors note: i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. ii. A building envelope may demonstrate suitability to accommodate future development.	AO_{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4. AO_{4.2} Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for: (a) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations; (b) private open space and recreation areas; (c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.	Complies: The allotments created are of regular and predominantly rectangular configuration and are of suitable size, width and depth.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Master Planning		
PO₁ Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development: (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks.	AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.	Complies: The proposal involves the staged subdivision of land only. It comprises the initial stages of residential development under a broader master plan over the Meringandan Township Expansion Area and surrounds.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by: (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area.	Where included in a local plan: AO_{2.1} Neighbourhood design and lot layout is consistent with the requirements of any local plan. All other circumstances: No acceptable outcome provided.	Complies: Access to the proposed subdivision will be facilitated by the construction of a total length of 1008.71 metres of new road. The road design proposed will adopt a circular configuration to provide lawful access to all allotments and to maximise through access and convenience. The new road network will for a eastward extension from Meringandan -Shirley Road and Meringandan School Road. The proposed staging of the subdivision will result in the new road network being constructed in stages as follows: • Stage 1: 209.85m (Road is existing, this is additional kerbing along existing school road) • Stage 2: 304.41m • Stage 3: 494.45m All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements
PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by: (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations;	<i>In partial fulfilment of the performance outcome:</i> AO_{3.1} A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	Complies: The staged subdivision responds to the natural topography and features of the land. Key landscape features such as Meringandan Creek are preserved.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and (i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct.		
PO₄ Street blocks and lot types are generally rectilinear and arranged to provide: (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety.	<i>In partial fulfilment of the performance outcome</i> AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that: (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of	Complies: The proposed fifty-two (52) residential lots will have site areas ranging between 500m² and 1082m² with an average lot size of 534.71m² (excluding balance lot). The proposed lots will have varying frontage/width dimensions subject to survey. The road design proposed will adopt a circular configuration to provide lawful access to all allotments and to maximise through access and convenience. The new road network will form a eastward extension from Meringandan -Shirley Road and Meringandan School Road. The proposed lots have been designed to ensure that they are of a sufficient size and dimensions to allow for on-site manoeuvring and parking of vehicles

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	adjoining lots (to minimise the risk of set out error); AO4.2 Subdivision involving the creation of lots for residential use ensures lots with access to a laneway intended to accommodate more than one dwelling have a: (a) minimum width of 7.5m; and (b) minimum depth of 30m. AO4.3 Street blocks fronting local streets do not exceed 100m in length.	associated with their future intended use for residential purposes.
PO ₅ Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO5.1 Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Complies: The proposed subdivision avoids or mitigates any unacceptable risk to human health or safety.
PO ₆ The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres.	No acceptable solution is nominated.	Complies: The proposed fifty-two (52) residential lots will have site areas ranging between 500m² and 1082m² with an average lot size of 534.71m² (excluding balance lot). The proposed lots will have varying frontage/width dimensions subject to survey. The road design proposed will adopt a circular configuration to provide lawful access to all allotments and to maximise through access and convenience. The new road network will form a eastward extension from Meringandan -Shirley Road and Meringandan School Road. The proposed lots have been designed to ensure that they are of a sufficient size and dimensions to allow for on-site manoeuvring and parking of vehicles

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Performance outcomes	Acceptable outcomes	Compliance summary
		associated with their future intended use for residential purposes.
PO₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting.	No acceptable solution is nominated.	Complies: The proposed development will be provided with new street trees along all road frontages at a minimum rate of one (1) tree per 15m of frontage in accordance with Council requirements. A detailed Site Based Stormwater Management Plan has been prepared by ADG Engineers and is attached as Appendix G. This assessment evaluates stormwater quantity and quality matters relevant to the subdivision of the land and concludes as follows: <i>“As outlined in Section 3 of this report, no detention for stormwater runoff is proposed, as runoff from the site can immediately discharge to Meringandan Creek. This is beneficial during any storm event, as the short time of concentration will allow the runoff from the site to quickly dissipate from the area before the onset of the upstream peak stormwater flows as referenced in the Meringandan Urban Stormwater Master Plan.</i> <i>Stormwater quality objectives under the State Planning Policy (SPP) 2017 are not triggered for the proposed development, as Meringandan West is located within a population centre of less than 25,000 persons.</i>

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		<i>Accordingly, compliance with the SPP Water Quality Management Design Objectives is not required.</i> <i>In preparing this report, ADG has achieved all requirements for Stormwater Management Plans as described in QUDM 2017 standards to suit the requirements of TRC for this development."</i>
PO ₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	Complies: The proposal involves the staged subdivision of land only. It comprises the initial stages of residential development under a broader master plan over the Meringandan Township Expansion Area and surrounds.
PO ₉ Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types: (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses. (b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots contribute significantly to diversity within	AO _{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and (b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.	Complies: The proposal involves the staged subdivision of land only. It comprises the initial stages of residential development under a broader master plan over the Meringandan Township Expansion Area and surrounds. The proposed staged residential subdivision comprises the initial residential stages of the detailed master planning and development of surrounding land in the Emerging Community Zone. It responds to a latent unsatisfied need for additional residential land to respond to the residential land supply shortage and will assist in responding to the housing supply and affordability crisis.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors. (c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m. (d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot.		
PO ₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.	AO _{10.1} Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	N/A
PO ₁₁ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.	No acceptable outcome is nominated.	N/A

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Performance outcomes	Acceptable outcomes	Compliance summary
Lot Sizes and Design		
PO ₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO _{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Complies: The proposed staged residential subdivision comprises the initial residential stages of the detailed master planning and development of surrounding land in the Emerging Community Zone. It responds to a latent unsatisfied need for additional residential land to respond to the residential land supply shortage and will assist in responding to the housing supply and affordability crisis.
PO ₁₃ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO _{13.1} Lots have a minimum area as shown in Table 9.4.5:4.	N/A
Movement network design		
PO ₁₄ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles;	AO _{14.1} The street and road network is consistent with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: Access to the proposed subdivision will be facilitated by the construction of a total length of 1008.71 metres of new road. The road design proposed will adopt a circular configuration to provide lawful access to all allotments and to maximise through access and convenience. The new road network will for an eastward extension from Meringandan -Shirley Road and Meringandan School Road. The proposed staging of the subdivision will result in the new road network being constructed in stages as follows: Stage 1: 209.85m (Road is existing, this is additional kerbing along existing school road)

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.		• Stage 2: 304.41m • Stage 3: 494.45m All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements. The proposed lots have been designed to ensure that they are of a sufficient size and dimensions to allow for on-site manoeuvring and parking of vehicles associated with their future intended use for residential purposes.
PO ₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO _{15.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements.
PO ₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	Complies: All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements.
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: Access arrangements are consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.
PO ₁₉ On-road car parking is provided according to projected needs taking into account: (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.	AO _{19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.	N/A
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: Infrastructure will be provided consistent with applicable standards including SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.
PO ₂₁ Rear lanes are designed to: (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane;	AO _{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A – Rear lanes are not proposed.

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Performance outcomes	Acceptable outcomes	Compliance summary
(d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas.		
PO₂₂ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.	AO_{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	Complies: All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements.
Road design		
PO₂₃ The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	AO_{23.1} Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: All roads will be defined as Local Access Streets under Council's adopted Road Hierarchy and will have reserves of 20m in width, and a 7.0m wide sealed carriageway complying with Council's typical cross-sectional requirements. Design of the roads will comply with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Pedestrian and cyclist facilities		
PO₂₄ A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.	AO_{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{24.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i>.	N/A
PO₂₅ The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	No acceptable outcome is nominated.	N/A
PO₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.	AO_{26.1} Crossings and intersections are provided in accordance with <i>SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure</i>	N/A

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.	
Public transport		
PO ₂₇ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	No acceptable outcome is nominated.	N/A
PO ₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO _{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	N/A
PO ₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	N/A
Open Space Network		
PO ₃₀ Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features;	AO _{30.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.	Complies: The proposal involves a staged subdivision comprising the initial stages of an overall masterplan. The dedication of land for public purposes is proposed as part of future stages as foreshadowed under the masterplan.

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Performance outcomes	Acceptable outcomes	Compliance summary
(iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values.		
PO ₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and	AO _{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme.	Complies: The proposal involves a staged subdivision comprising the initial stages of an overall masterplan. The dedication of land for public purposes is proposed

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	AO_{31.1} The public park meets the standards identified in Table 9.4.5:3.	as part of future stages as foreshadowed under the masterplan.
PO₃₂ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.	No acceptable outcome is nominated.	Complies: The proposal involves a staged subdivision comprising the initial stages of an overall masterplan. The dedication of land for public purposes is proposed as part of future stages as foreshadowed under the masterplan.
Amenity		
PO₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation	No acceptable outcome is nominated.	Complies: The proposed allotments do not adjoin incompatible uses.

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Performance outcomes	Acceptable outcomes	Compliance summary
activities and other sensitive land uses from nearby incompatible uses.		
PO ₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	N/A
PO ₃₅ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{35.1} Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: (a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met through the use of measures such as: (i) landscaping and open space; (ii) setbacks; (iii) the orientation of lots away from the industrial area; (iv) barriers, mounds and fencing; and/or (v) screening.	Complies: The proposed allotments do not adjoin or are not located proximate to industrial activities.

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Performance outcomes	Acceptable outcomes	Compliance summary
Safety and security		
PO₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO_{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.	Complies: The subdivision corresponds with the established pattern of development in the locality and will rely on extension to the current road network. The proposed layout is consistent with CPTED principles.
Natural values		
PO₃₇ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO_{37.1} Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following: (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings.	Complies: The subject land is presently serviced by the reticulated water supply service. A new connection will not be required to service the new allotments.
PO₃₈ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	Complies: The proposal does not impact adversely on areas of ecological significance.
PO₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise	No acceptable outcome is nominated.	Complies: The subdivision corresponds with the established pattern of development in the locality and will rely on extension to the current road network.

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Performance outcomes	Acceptable outcomes	Compliance summary
fragmenting waterways, wetlands, habitat areas or ecological corridors.		
Climatic response		
PO ₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<i>In partial compliance with the performance outcome:</i> AO_{40.1} Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. AO_{40.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	N/A
Services		
PO ₄₁ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:	No acceptable outcome is nominated.	Complies: Reticulated water supply and sewerage is available.
(a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure.		

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Performance outcomes	Acceptable outcomes	Compliance summary
Noise Impacts		
PO ₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO _{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB $L_{A10}(18hr)$. AO _{42.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	N/A
PO ₄₃ Noise attenuation measures: (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and (c) are designed to discourage crime and anti-social behaviour, having regard to: (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance.	No acceptable outcome is nominated.	N/A
Air Quality		
PO ₄₄ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.	No acceptable outcome is nominated.	N/A

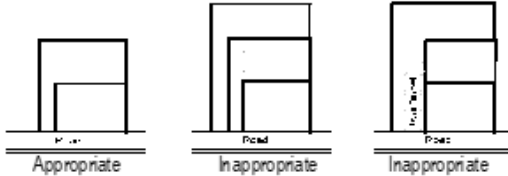
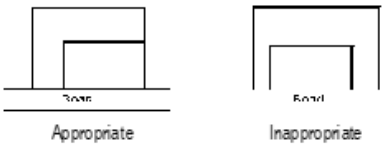
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Performance outcomes	Acceptable outcomes	Compliance summary
Additional requirements for volumetric subdivision		
PO ₄₅ The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.	N/A
Hatchet Lots		
PO ₄₆ Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs); (d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and (e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).	AO _{46.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	N/A

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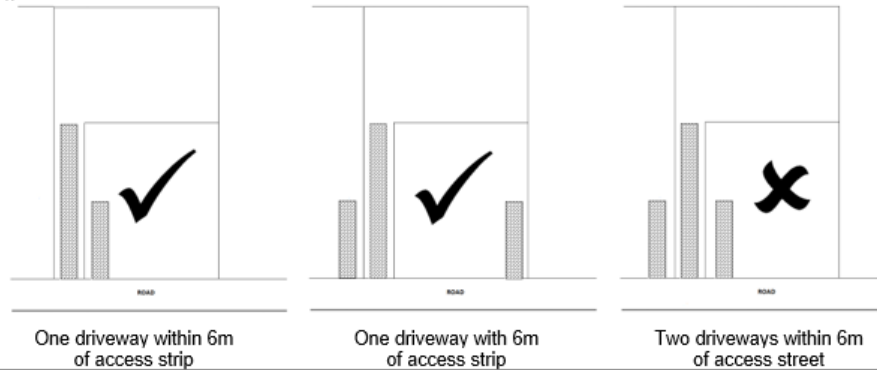
Performance outcomes	Acceptable outcomes	Compliance summary
PO₄₇ The location and configuration of the access strip/easement and main body does not compromise: (a) the streetscape qualities of the area; (b) the residential amenity of the area; or (c) the Street System.	AO_{47.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below. Figure 1  AO_{47.2} The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below. Figure 2 	N/A
PO₄₈ The configuration of hatchet lots maintain the ability of existing buildings and structures to – (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and	AO_{48.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.	N/A

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Performance outcomes	Acceptable outcomes	Compliance summary
(c) not adversely impact on the amenity and privacy of residents on adjoining lots.		
PO₄₉ The access strip/easement: (a) has a minimum width of 6 metres for its full length; (b) is located on the southern or western side of the lot; (c) has a maximum length of 30 metres; (d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below).	No acceptable outcome is nominated.	N/A

Figure 3



PO₅₀ Stormwater is discharged from the site to a lawful point of discharge, as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the	AO_{50.1} The site: (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or	Complies: Stormwater will be discharged to a lawful point of discharge. A detailed Site Based Stormwater Management Plan has been prepared by ADG Engineers and is attached
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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control. Note: Land over which Council has tenure or control does not include Council's open space network.	(b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.	as Appendix G. This assessment evaluates stormwater quantity and quality matters relevant to the subdivision of the land and concludes as follows: <i>“As outlined in Section 3 of this report, no detention for stormwater runoff is proposed, as runoff from the site can immediately discharge to Meringandan Creek. This is beneficial during any storm event, as the short time of concentration will allow the runoff from the site to quickly dissipate from the area before the onset of the upstream peak stormwater flows as referenced in the Meringandan Urban Stormwater Master Plan.</i> <i>Stormwater quality objectives under the State Planning Policy (SPP) 2017 are not triggered for the proposed development, as Meringandan West is located within a population centre of less than 25,000 persons.</i> <i>Accordingly, compliance with the SPP Water Quality Management Design Objectives is not required.</i> <i>In preparing this report, ADG has achieved all requirements for Stormwater Management Plans as described in QUDM 2017 standards to suit the requirements of TRC for this development.”</i>
Reconfigurations creating lots less than 450m² in area in a residential zone		
PO ₅₁ Lot reconfigurations creating lots less than 450m ² and at least 20 new lots, facilitate the orderly,	AO _{51.1} Lot reconfigurations creating lots less than 450m ² incorporate an Approved Plan of Development	N/A

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
neighbourly, integrated and timely development of those lots through a Plan of Development. Note: <i>Orderly</i> neatly and methodically arranged. <i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour. <i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole <i>Timely</i> done or occurring at a favourable or useful time.	prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following: (a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths; (b) land slope and major infrastructure items; (c) primary and secondary street frontages (if necessary); (d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations); (f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m²: (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and (iii) driveway crossovers	
PO ₅₂ The lots are located on a road that is appropriate to accommodate small lots.	AO _{52.1} Small lots are located in accordance with the following table:	Complies: The proposal does not involve the creation of small lots.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	Compliance summary										
		<table><tr><th>Proposed lot width</th><th>Vehicle Access Location</th></tr><tr><td>Lot width <10m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 10 – 12.4m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 12.5 – 14.9m</td><td>Laneway, Local, collector or distributor roads only</td></tr><tr><td>Lot width >15m</td><td>Laneway, Local, collector, distributor or sub-arterial roads only</td></tr></table> Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	
Proposed lot width	Vehicle Access Location												
Lot width <10m	Laneway, Local or collector roads only												
Lot width 10 – 12.4m	Laneway, Local or collector roads only												
Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only												
Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only												
PO ₅₃	Small lots are located so as to minimise the need to cut and fill the land.	AO _{53.1} Small lots are located on land with a pre-development gradient of less than 10%;	Complies: The proposal does not involve the creation of small lots.										
PO ₅₄	Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO _{54.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	Complies: The proposal does not involve the creation of small lots.										
Reconfigurations facilitating Dual Occupancy development													
PO ₅₅	Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy	AO _{55.1} Lot reconfigurations designate lots for Dual Occupancy development; AO _{55.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development. AO _{55.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development.	Complies: The proposal does involve the creation of lots to facilitate dual occupancy development. Three dual occupancy allotment have been designated.										

Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
becoming the dominant form of housing within a street.	AO_{55.4} Hatchet lots are not designated as Dual Occupancy lots. See Figure 4  Each red line in this figure is an example of the extent of a street block. No more than 20 percent of properties within the street block are designated for dual occupancy development. Figure 4	
PO ₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape	AO _{56.1} Lots designated for Dual Occupancy development:	Complies: The proposal does involve the creation of lots to facilitate dual occupancy development. Three dual occupancy allotment have been designated.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
and dimensions suitable to accommodate their intended use.	(a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low-Density Residential Zone, Emerging Community Zone or Township Zone; and (c) are rectilinear in shape; and (d) have a frontage that is consistent with the minimum frontage required for the applicable zone.	

APPENDIX C - STATE CODES

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies: The use will not compromise safety on the SCR network.
PO2 Development does not adversely impact the structural integrity or physical condition of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies: The site does not adjoin State Controlled Roads and will not comprise the structural integrity of the SCR network.
PO3 Development ensures no net worsening of the operating performance the state-controlled road network.	No acceptable outcome is prescribed.	Complies
PO4 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Complies: The site does not adjoin State Controlled Roads and will not direct traffic to the SCR network.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road .	No acceptable outcome is prescribed.	N/A
PO6 Development does not require a new railway level crossing.	No acceptable outcome is prescribed.	N/A
PO7 Development does not adversely impact the operating performance of an existing railway crossing .	No acceptable outcome is prescribed.	N/A
PO8 Development does not adversely impact on the safety of an existing railway crossing .	No acceptable outcome is prescribed.	N/A
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing .	No acceptable outcome is prescribed.	N/A
PO10 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	N/A
PO11 Development does not adversely impact the operating performance of the railway corridor .	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
PO12 Development does not interfere with or obstruct the railway transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	N/A
PO13 Development does not adversely impact the structural integrity or physical condition of a railway corridor or rail transport infrastructure .	No acceptable outcome is prescribed.	N/A
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a state transport corridor or state transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a state transport corridor or state transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the state transport corridor or state transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO17 Development associated with a state-controlled road or road transport infrastructure ensures that stormwater is lawfully discharged.	AO17.1 Development does not create any new points of discharge to a state transport corridor or state transport infrastructure . AND AO17.2 Development does not concentrate flows to a state transport corridor . AND AO17.3 Stormwater run-off is discharged to a lawful point of discharge . AND	N/A

Performance outcomes	Acceptable outcomes	Response
	AO17.4 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor or state transport infrastructure .	
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a state transport corridor or state transport infrastructure	<i>For a state-controlled road or road transport infrastructure, all of the following apply:</i> AO18.1 For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a state transport corridor. AND AO18.2 For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a state transport corridor. AND AO18.3 For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a state transport corridor. <i>No acceptable outcome is prescribed for a railway corridor or rail transport infrastructure.</i>	N/A
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a state transport corridor .	<i>For a state-controlled road environment, both of the following apply:</i>	N/A

Performance outcomes	Acceptable outcomes	Response
	AO19.1 Drainage infrastructure associated with, or in a state-controlled road is wholly contained within the development site, except at the lawful point of discharge. AND AO19.2 Drainage infrastructure can be maintained without requiring access to a state transport corridor. <i>For a railway environment both of the following apply:</i> AO19.3 Drainage infrastructure associated with a railway corridor or rail transport infrastructure is wholly contained within the development site. AND AO19.4 Drainage infrastructure can be maintained without requiring access to a state transport corridor.	
PO20 Drainage infrastructure associated with, or in a state-controlled road or road transport infrastructure is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	N/A
Planned upgrades		
PO21 Development does not impede delivery of planned upgrades of state transport infrastructure .	No acceptable outcome is prescribed.	N/A

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with public passenger transport infrastructure, active transport infrastructure or public passenger services .	No acceptable outcome is prescribed.	N/A
PO23 Development does not compromise the safety of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO24 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO25 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO26 Upgraded or new public passenger transport infrastructure and active transport infrastructure is provided to accommodate the demand for public passenger transport and active transport generated by the development.	No acceptable outcome is prescribed.	N/A
PO27 Development is designed to ensure the location of public passenger transport infrastructure prioritises and enables efficient public passenger services .	No acceptable outcome is prescribed.	N/A
PO28 Development enables the provision or extension of public passenger services, public passenger transport infrastructure and active transport infrastructure to the development and avoids creating indirect or inefficient routes for public passenger services .	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
PO29 New or modified road networks are designed to enable development to be serviced by public passenger services .	AO29.1 Roads catering for buses are arterial or sub-arterial roads, collector or their equivalent. AND AO29.2 Roads intended to accommodate buses are designed and constructed in accordance with: 1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND AO29.3 Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO31 On-site vehicular circulation ensures the safety of both public passenger transport services and pedestrians.	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	N/A
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and booked hire services other than taxis.	No acceptable outcome is prescribed.	N/A
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	AO34.1 A taxi facility is provided parallel to the kerb and adjacent to the main entrance. AND AO34.2 Taxi facilities are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	N/A
PO35 Educational establishments are designed to ensure the safe and efficient operation of public passenger services , pedestrian and cyclist access and active transport infrastructure .	AO35.1 Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	N/A