



Amended by Council 7 July 2022

Table 2.1 – Reconfiguring a Lot within the Variation Approval Area

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Variation Approval Area	Accepted development	
	If the Regulation, schedule 6, Part 4 applies.	
	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10 of the Regulation	As per the Regulation, schedule 10. Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 14 of the Regulation.
If rearranging the boundaries of a lot by registering a plan of subdivision and:- (i) no additional lots are created; and (ii) the size of each lot created is equal to or greater than the minimum lot size for the zone as identified in Table 2.2.	Reconfiguring a Lot Code 'State Planning Policy 4/10 Healthy Waters – Appendix 1 Development Assessment Code' Low Impact Industry Zone Code where within the Low Impact Industry Area; Medium Impact Industry Zone Code where within the Medium Impact Industry Area; Reconfiguring a Lot Code; Airport Environs Overlay Code; Bushfire Hazard Overlay Code where within the Constrained Land Area;	
<p style="text-align: center;">TOOWOOMBA REGIONAL COUNCIL</p> <p style="text-align: center;">APPROVED DOCUMENT</p> <p style="text-align: center;">referred to in Council's Decision Notice dated 13 July 2022</p> <p style="text-align: center;">This plan is subject to conditions of Approval Number MCUI/2018/2226/A</p> <p style="text-align: center;"> Assessment Manager</p>	Environmental Significance Overlay Code where within the Constrained Land Area; Landslide Hazard Overlay Code where within the Constrained Land Area; Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy; Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy; Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy;	
<p style="text-align: center;">TOOWOOMBA REGIONAL COUNCIL</p> <p style="text-align: center;">APPROVED PLAN</p> <p style="text-align: center;">referred to in Council's Decision Notice dated 19 February 2026</p> <p style="text-align: center;">This plan is subject to conditions of Approval Number MCUI/2018/2226/C</p> <p style="text-align: center;"> Assessment Manager</p>	Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy;	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If:</p> <p>(i) creating a lot/s by subdividing another lot and the size of each lot created is equal to or greater than the minimum lot size for the zone as identified in Table 2.2; or</p> <p>(ii) creating an easement giving access to a lot from a constructed road.</p>	<p>Reconfiguring a Lot Code</p> <p>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p> <p>Low Impact Industry Zone Code where within the Low Impact Industry Area;</p> <p>Medium Impact Industry Zone Code where within the Medium Impact Industry Area;</p> <p>Reconfiguring a Lot Code;</p> <p>Airport Environs Overlay Code;</p> <p>Bushfire Hazard Overlay Code where within the Constrained Land Area;</p> <p>Environmental Significance Overlay Code where within the Constrained Land Area;</p> <p>Landslide Hazard Overlay Code where within the Constrained Land Area;</p> <p>Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy;</p>
	<p>Where land is proposed and conditioned to be dedicated to Council or to a utility provider approved by Council</p>	<p>Reconfiguring a Lot Code</p> <p>'State Planning Policy 4/10 Healthy Waters — Appendix 1 Development Assessment Code'</p> <p>Low Impact Industry Zone Code where within the Low Impact Industry Area;</p> <p>Medium Impact Industry Zone Code where within the Medium Impact Industry Area;</p> <p>Reconfiguring a Lot Code;</p> <p>Airport Environs Overlay Code;</p> <p>Bushfire Hazard Overlay Code where within the Constrained Land Area;</p> <p>Environmental Significance Overlay Code where within the Constrained Land Area;</p> <p>Landslide Hazard Overlay Code where within the Constrained Land Area;</p> <p>Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy;</p>

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy
Level of assessment		Assessment criteria
Impact Assessment		
Any other reconfiguring a lot not listed in this table		<p>The planning scheme:</p> <p>Variation Approval MCUI/2018/2226 Traffic Impact Assessment – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Stormwater Management Plan – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Wastewater Infrastructure Supply – Overall Strategy;</p> <p>Variation Approval MCUI/2018/2226 Water Supply – Overall Strategy;</p> <p><i>Note: Impact Assessable development in the Variation Approval Area is assessed as if it were identified in the Emerging Community Zone of the Toowoomba Regional Planning Scheme 2012 Version 19.</i></p>

Table 2.2 - Minimum Lot Sizes

Structure Plan (Area)	Minimum Lot Size*
Low Impact Industry Area	4,000m ² ; or 3,000m ² for a corner lot with dual road frontage of at least 30m on the shortest side
Medium Impact Industry Area	4,000m ² ; or 3,000m ² for a corner lot with dual road frontage of at least 30m on the shortest side

* Minimum Lot Size does not include land within the Constrained Land Area