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## **APPENDIX A – UPDATED VARIATION SCHEME DOCUMENT**

*Precinct Urban Planning*

## VARIATION SCHEME DOCUMENT

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Preliminary Approval – Variation Request – s50 Planning Act 2016

# Parklands Industrial Estate

**New England Highway, Crows Nest**

**VOLUME 2 – VARIATION SCHEME DOCUMENT**

**VERSION 2 – 17 FEBRUARY 2026**



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Preliminary Approval – Variation Request – s50 Planning Act 2016

# Parklands Industrial Estate

**New England Highway, Crows Nest**

PREPARED FOR: Woodhead, Haskings & Vogler

**VOLUME 2 – VARIATION SCHEME DOCUMENT**

VERSION 2 – 17 FEBRUARY 2026

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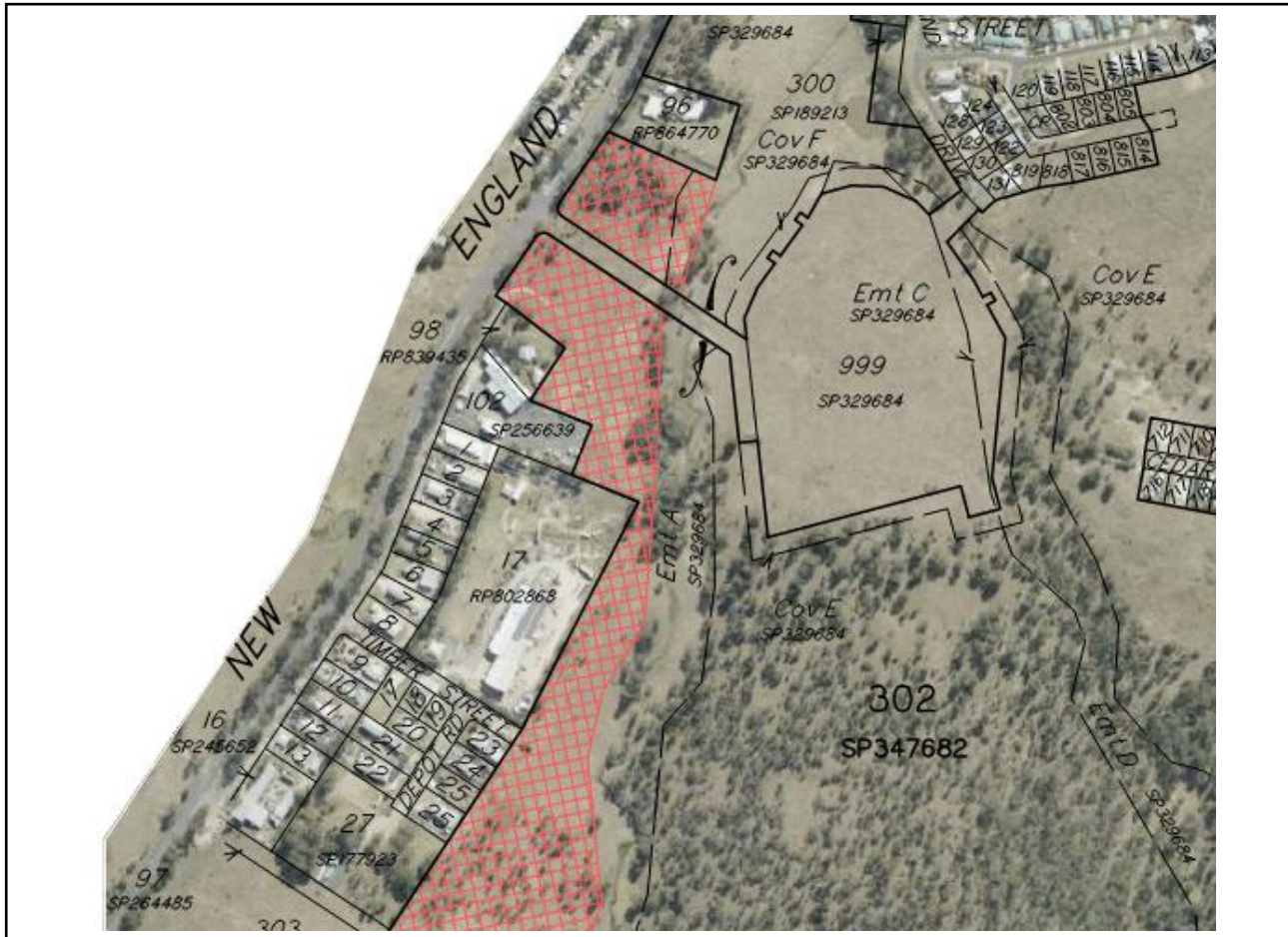
## 1.0 INTRODUCTION

- 1.1 The following document comprises the “Parklands Industrial Estate Variation Scheme”, herein referred to as the “**Variation Scheme**”. The provisions form part of a Preliminary Approval for a Variation Request pursuant to section 50(3) of the *Planning Act 2016* (**the Act**).
- 1.2 The Variation Scheme is structured as follows:
  - 1.0 Introduction
  - 2.0 Application
  - 3.0 Purpose
  - 4.0 Assessment Tables
  - 5.0 Assessment Criteria
  - 6.0 Definitions

## 2.0 APPLICATION

2.1 This Variation Scheme applies to the “Parklands Industrial Estate Variation Scheme Area” (**Variation Area**) being the land located at New England Highway, Crows Nest, described as Lot 302 SP329684; refer to **Figure 1**.

**FIGURE 1 - PARKLANDS INDUSTRIAL ESTATE VARIATION SCHEME AREA**



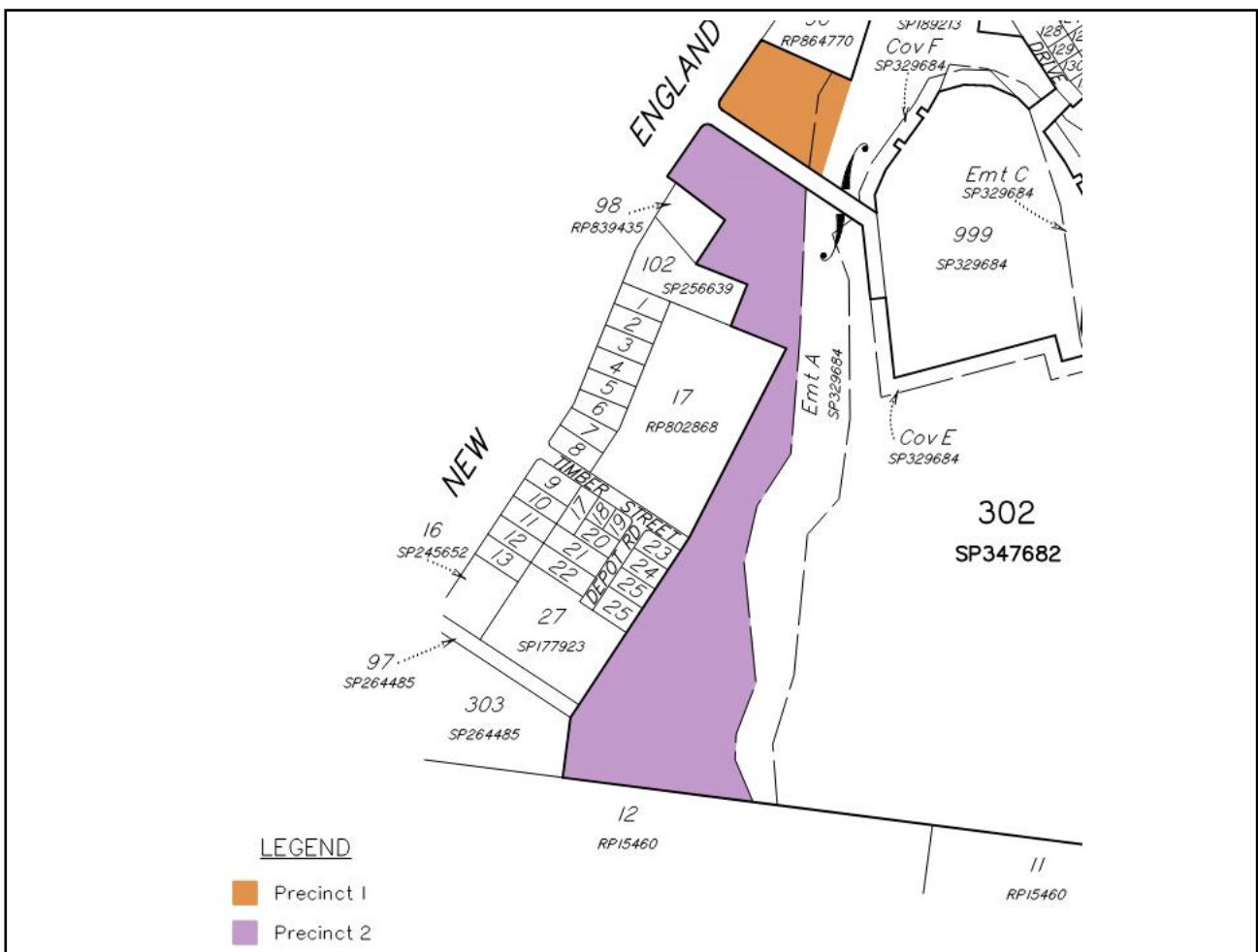
- 2.2 To remove any doubt, in the event that any inconsistency exists between the provisions of this Variation Scheme and the *Toowoomba Regional Planning Scheme 2012* (Version 28, commenced 28 November 2022), the provisions of the Variation Scheme prevail.
- 2.3 The provisions of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 22 November 2022) prevail in the absence of an equivalent provision in this Variation Scheme.
- 2.4 To the extent that the provisions of a future planning scheme conflict with the provisions of this Variation Scheme, the provisions of this Variation Scheme prevail.
- 2.4 To remove any doubt, a reference to an assessment benchmark or other planning provision is a reference to the assessment benchmarks and provisions of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 28 November 2022) and those assessment benchmarks and provisions will continue to apply despite any subsequent amendment to those assessment benchmarks and provisions, the planning scheme or any planning instrument.

### 3.0 PURPOSE

#### 3.1 GENERAL

- 3.1.1 The Variation Scheme is associated with a Development Application for Preliminary Approval – Variation Request pursuant to section 50(3) of the *Planning Act 2016*.
- 3.1.2 This Variation Scheme outlines a *Planning Act 2016* compliant framework for the integrated planning and development of the Variation Area. The future development and layout of the Variation Area is intended to be generally in accordance with the precinct plan attached as **Appendix C** and reproduced below as **Figure 2 – Parklands Industrial Estate Precinct Plan**.

FIGURE 2 - PARKLANDS INDUSTRIAL ESTATE PRECINCT PLAN



- 3.1.3 In accordance with section 50(3) of the Act, this Variation Scheme seeks to:
- (a) vary the category of development by stating that development is –
    - (i) Assessable Development requiring Code or Impact Assessment; or
    - (ii) Accepted Development.
  - (b) identify assessment benchmarks applicable to the assessment of development.

## 3.2 PRECINCTS

### 3.2.1 PRECINCT STRUCTURE

- 3.2.1.1 For the purposes of this Preliminary Approval for a Variation Request pursuant to section 50(3) of the *Planning Act 2016*, the provisions of the Low Density Residential, Medium Impact Industry and Emerging Community Zones applying to the Variation Area under the *Toowoomba Regional Planning Scheme 2012* (Version 28, commenced 22 November 2022) are varied in accordance with this Variation Scheme.
- 3.2.1.2 The Variation Area has been divided into two (2) precincts as identified on the precinct plan attached as **Appendix C** and reproduced in **Figure 2 – Parklands Industrial Estate Precinct Plan**.
- 3.2.1.3 The purpose of identifying two (2) precincts is to establish a regulatory framework to convey contextually-appropriate variations in the preferred land use intent, the assessment status of uses and other development, and the applicability or otherwise of assessment benchmarks (applicable codes). These assessment provisions have been derived from the provisions of the *Toowoomba Regional Planning Scheme 2012* (version 28, commenced 22 November 2022), with modifications to suit the site context, as described as follows:

#### (A) Precinct 1 – Parklands Highway Precinct

The assessment provisions applicable to Precinct 1 have been derived from the Low Impact Industry Zone of the *Toowoomba Regional Planning Scheme 2012* (Version 28, commenced 22 November 2022). The applicable provisions of the planning scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct. Refer to section 3.2.2.1 for further details regarding the variations.

#### (B) Precinct 2 – Parklands Industrial Precinct

The assessment provisions applicable to Precinct 2 have been derived from the Low Impact Industry Zone of the *Toowoomba Regional Planning Scheme 2012* (Version 28, commenced 22 November 2022).

- 3.2.1.4 The planning intent (or purpose) and outcomes of this Variation Application and supporting overall outcomes are outlined in section 3.2.2.

### 3.2.2 PLANNING INTENT AND OUTCOMES – PARKLANDS INDUSTRIAL ESTATE VARIATION AREA

#### **Precinct 1 – Highway Precinct – Purpose (Intent)**

- 3.2.2.1 The purpose of **Precinct 1 – Parklands Highway Precinct** of the Variation Scheme Area is to provide for service and low impact industry uses, short-term accommodation and appropriate non-industrial and business uses that support the residential, industrial and highway uses in the locality. This precinct has excellent access to the New England Highway and residential areas to the east and is proximal to existing tourist accommodation. A range of uses which do not have off-site impacts are appropriate on land in this precinct.
- 3.2.2.2 The overall outcomes sought for **Precinct 1 – Parklands Highway Precinct** of the Variation Area are as follows:

(a) a range of industrial and non-industrial uses that satisfy the intent of the zone will be facilitated;

*(b) industrial uses which have a high standard of presentation and operational amenity and do not have off-site impacts will be facilitated in this precinct;*

*non-industrial uses, such as Food and Drink Outlets, Service Stations, Short-Term Accommodation, Tourist Park, Workforce Accommodation and Child Care Centres which serve the travelling public and/or a local need and/or directly support the industrial area are facilitated and are accessible by walking and cycling;*

*(c) recreation, community and entertainment uses, such as Club, Indoor Sport and Recreation and Place of Worship that include appropriate buffering and which do not unduly impact on the amenity of nearby sensitive land uses are facilitated;*

*(d) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas, but any off-site adverse impacts due to odour and/or dust, can be effectively mitigated are facilitated:*

*(i) Agricultural Supplies Stores.*

*(ii) Garden Centres.*

*(iii) Hardware and Trade Supplies.*

*(iv) Outdoor Sales.*

*(e) offices and direct sales are only provided as part of business or industry activities where ancillary and subordinate to industry activities occurring on the site;*

*(f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and avoid impacts on adjacent non-industrial land;*

*(g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;*

*(h) development is reflective of, and responsive to, the environmental constraints of the land and incorporates existing native vegetation fronting the New England Highway into the site design;*

*(i) the scale, character and built form of development contribute to a high standard of amenity when viewed from adjoining roads and local viewpoints;*

*(j) development has access to development infrastructure, including utility installations and essential services;*

*(l) adverse impacts on natural features and processes both on-site and on adjoining areas are minimised through location, design, operation and management of development; and*

*(m) existing and proposed accommodation activities and other sensitive land uses are protected from environmental harm and/or environmental nuisance through site design, buffering and operational management of non-residential uses.*

### **Precinct 2 – Industry Precinct – Purpose (Intent)**

3.2.2.3 The purpose of **Precinct 2 – Parklands Industry Precinct** of the Variation Scheme Area is to provide for service and low impact industry uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long term use of the land for industrial purposes. Activities considered appropriate in this precinct are defined as low impact industry or service industry in the schedule of definitions. The limited supply of land within this precinct is not taken up by higher impacting industrial or industry related uses that are more appropriately accommodated in other industry zones. The precinct is protected from encroachment by incompatible land uses.

3.2.2.4 The overall outcomes sought for **Precinct 2 – Parklands Industry Precinct** of the Variation Scheme Area are as follows:

- (a) a range of industrial uses that satisfy the intent of the precinct will be facilitated;*
- (b) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;*
- (c) recreation and entertainment uses, such as Indoor Sport and Recreation, Major Sport, Recreation and Motor Sport Facility that require buffering from sensitive land uses and do not compromise the use of surrounding land for industrial purposes are facilitated;*
- (d) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust, are facilitated:*
  - (i) Agricultural Supplies Stores.*
  - (ii) Bulk Landscape Supplies.*
  - (iii) Garden Centres.*
  - (iv) Hardware and Trade Supplies.*
  - (v) Outdoor Sales.*
  - (vi) Wholesale Nurseries.*
- (e) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;*
- (f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;*
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;*
- (h) development is reflective of, and responsive to, the environmental constraints of the land;*
- (i) the scale, character and built form of development contribute to a high standard of amenity;*
- (j) development has access to development infrastructure, including utility installations and essential services;*
- (k) the viability of both existing and future industry uses is protected from the intrusion of incompatible uses;*
- (l) adverse impacts on natural features and processes both on-site and on adjoining areas are minimised through location, design, operation and management of development; and*
- (m) development is adequately separated from existing and future accommodation activities and other sensitive land uses by not building within or clearing the native vegetation located within the 'Vegetated Buffer' in Lots 28, 29, 103 and 104 illustrated on drawing numbered 1232-03 PP222 and 1232-03 PP223.*

### **3.3 PARTIAL OR STAGED DEVELOPMENT**

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

## 4.0 ASSESSMENT TABLES

- 4.1 For the purposes of this Variation Scheme, the Assessment Categories relevant to development involving a Material Change of Use in the Variation Scheme Area are those identified under:
- (i) **Appendix A Table 1 – Material Change of Use Assessment Table – Precinct 1 – Parklands Highway Precinct;**
  - (ii) **Appendix A Table 2 – Material Change of Use Assessment Table – Precinct 2 – Parklands Industry Precinct; and**
- 4.2 For the purposes of this Variation Scheme, development other than a Material Change of Use in the Variation Scheme Area are those identified under:
- (a) **Appendix B Table 1 – Reconfiguring a Lot Assessment Table – All Precincts; and**
  - (b) **Appendix B Table 2 – Minimum Lot Size – All Precincts.**
- 4.3 For the purposes of this Variation Scheme, the Assessment Categories relevant to Overlays, Building Works and Operational Works that apply to the Variation Scheme Area are those identified in the *Toowoomba Regional Planning Scheme 2012 (Version 28, commenced 22 November 2022)*.

## 5.0 ASSESSMENT BENCHMARKS

### 5.1 CODE APPLICABILITY

- 5.1.1 For the purposes of this Variation Scheme, the assessment benchmarks (applicable codes) relevant to Accepted Development Subject to Requirements and making a development application are those identified in the tables included at **Appendices A-B**, separately listed under paragraphs 4.1-4.3 above. They also include the Parklands Development Code (**the Development Code**) detailed in section 5.2. For clarity, the Parklands Development Code is only applicable to development involving Material Change of Use in Precinct 1.
- 5.1.2 Unless otherwise stated, the Applicable Codes referenced in **Appendices A-B** of the Variation Scheme are those codes prescribed in the *Toowoomba Regional Planning Scheme 2012 (Version 28, commenced 22 November 2022)*.
- 5.1.3 In circumstances where a conflict arises between the provisions of the Development Code, and any other code referenced in the Variation Scheme, the provisions of the Development Code prevail.
- 5.1.4 The purpose and overall outcomes for the Variation Scheme Area under the Variation Scheme prevail and replace those that would otherwise apply under a Zone Code referenced as an applicable assessment benchmark identified in this Variation Scheme.

### 5.2 PARKLANDS DEVELOPMENT CODE

- 5.2.1 The provisions of the Parklands Development Code are detailed in **Table 1**.

**TABLE 1 – PARKLANDS DEVELOPMENT CODE – REQUIREMENTS FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT.**

Performance outcomes		Acceptable outcomes	
<b>Material Change of Use in Precinct 1</b>			
<b>Caretaker's accommodation</b>			
PO <sub>1</sub>	Development provides for the accommodation of a caretaker and their family members in a manner that: <ul style="list-style-type: none"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe and comfortable for the amenity residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul>	AO <sub>1.1</sub>	A caretaker's accommodation is: <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 10m;</li> <li>(b) provided with a private landscape and recreation area which:               <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a verandah or a deck, has a minimum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul>
		AO <sub>1.2</sub>	No more than one (1) caretaker's accommodation unit is established.

Performance outcomes	Acceptable outcomes
<b>Noise amenity</b>	
PO <sub>2</sub> Where adjoining non-industrial zoned land the use does not adversely impact on the amenity of adjoining sensitive land uses.	AO <sub>2.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining sensitive land uses.
PO <sub>3</sub> Hours of operation are controlled so that non-residential uses do not impact on the amenity or privacy of adjoining sensitive land uses.	AO <sub>3.1</sub> Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.
<b>Privacy and screening</b>	
PO <sub>4</sub> Adequate screening is provided where adjoining non-industrial zoned land so that the privacy and amenity of adjoining residential land uses is protected.	AO <sub>4.1</sub> A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO <sub>4.2</sub> Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO <sub>5</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO <sub>5.1</sub> Refuse storage areas are located behind the front building line and/or are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
<b>Outdoor lighting</b>	
PO <sub>6</sub> Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO <sub>6.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO <sub>6.2</sub> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
<b>Utilities</b>	
PO <sub>7</sub> A water supply is provided that is adequate for the current and future needs of the intended use.	AO <sub>7.1</sub> Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO <sub>8</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO <sub>8.1</sub> Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .
PO <sub>9</sub> The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO <sub>9.1</sub> Premises are connected to an electricity supply approved by the relevant energy regulatory authority

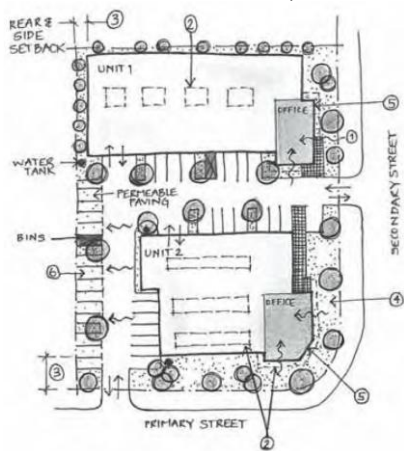
Performance outcomes	Acceptable outcomes
<b>Waste management</b>	
<p>PO<sub>10</sub> Development is designed to ensure that waste storage can be undertaken in a manner that complies with Council's <i>Technical Guideline for New Developments (Waste Storage and Collection Requirements)</i>.</p>	<p>AO<sub>10.1</sub> Refuse container storage areas are provided which:</p> <ul style="list-style-type: none"> <li>(a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5m high solid fence or wall or dense vegetation;</li> <li>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system;</li> <li>(c) are within normal hose length of a hose cock; and</li> <li>(d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use</li> </ul>

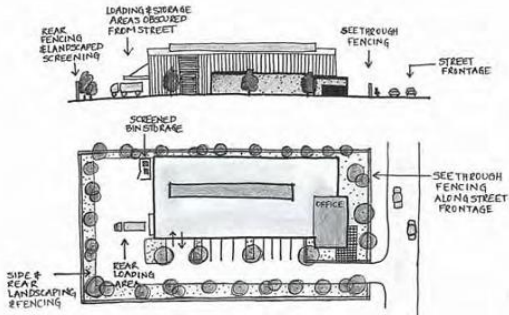
**TABLE 2 – PARKLANDS DEVELOPMENT CODE – ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT.**

Performance outcomes	Acceptable outcomes
<b>Uses</b>	
<p>PO<sub>2</sub> Precinct 1 accommodates low impact industrial uses, as well as compatible uses which service the local community and/or the travelling public:</p> <ul style="list-style-type: none"> <li>(a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or</li> <li>(b) which directly support the industrial functions of the zone; or</li> <li>(c) which service the travelling public and if a sensitive land use, can be designed/buffered from industrial uses and road corridor noise.</li> </ul>	<p>AO<sub>2.1</sub> Uses which are consistent with the intent of Precinct 1 include:</p> <ul style="list-style-type: none"> <li>(a) adult store</li> <li>(b) agricultural supplies store;</li> <li>(c) car wash;</li> <li>(d) caretakers accommodation;</li> <li>(e) child care centre;</li> <li>(f) club;</li> <li>(g) emergency services;</li> <li>(h) food and drink outlet;</li> <li>(i) garden centre;</li> <li>(j) hardware and trade supplies;</li> <li>(k) indoor sport and recreation;</li> <li>(l) low impact industry;</li> <li>(m) outdoor sales;</li> <li>(n) place of worship;</li> <li>(o) sales office;</li> <li>(p) service industry;</li> <li>(q) service station;</li> <li>(r) short term accommodation;</li> <li>(s) tourist park;</li> <li>(t) transport depot;</li> <li>(u) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment;</li> <li>(v) warehouse;</li> <li>(w) veterinary services;</li> <li>(x) warehouse; and</li> <li>(y) workforce accommodation.</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>AO<sub>2.2</sub> Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) accommodation and business activities other than those listed in AO<sub>1.1</sub>;</li> <li>(b) medium and high impact industry;</li> <li>(c) recreation activities (other than indoor sport and recreation); and</li> <li>(d) rural activities (other than agricultural supplies store and wholesale nursery); and</li> <li>(e) special industry.</li> </ul>
PO <sub>3</sub> Office space provided as part of industry or business activities is ancillary, subordinate and is directly related to the industry or business activity conducted on the site.	No acceptable outcome provided.
<b>Effects of development</b>	
PO <sub>4</sub> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust and other emissions to air.	<p>AO<sub>4.1</sub> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2019</i>.</p> <p>AO<sub>4.2</sub> Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> <li>(a) being wholly enclosed in storage bins; or</li> <li>(b) a watering program so material cannot become airborne.</li> </ul>
PO <sub>5</sub> Development prevents or minimises the generation of noise so that: <ul style="list-style-type: none"> <li>(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and</li> <li>(b) desired ambient noise levels at sensitive receptors are not exceeded.</li> </ul>	AO <sub>4.1</sub> Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2019</i> .
PO <sub>6</sub> Development for a sensitive land use must not result in that use being exposed to air, noise or odour emissions that impact on human health, amenity and wellbeing.	<p>AO<sub>6.1</sub> The use is designed to ensure that:</p> <ul style="list-style-type: none"> <li>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2019</i> are met; and</li> <li>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2019</i>, are met.</li> </ul> <p><i>Note: Design measures that may assist in achieving the acceptable outcome may include:</i></p> <ul style="list-style-type: none"> <li>(a) landscaping;</li> <li>(b) setbacks;</li> <li>(c) the orientation of buildings away from the industrial area; and</li> <li>(d) barriers, mounds and fencing; and/or screening.</li> </ul>
PO <sub>7</sub> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<p>AO<sub>7.1</sub> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO<sub>7.2</sub> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road</i></p>

Performance outcomes	Acceptable outcomes
	<i>Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements.</i>
<p>PO<sub>8</sub> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>AO<sub>8.1</sub> Areas where potentially contaminating substances are stored or used are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p>AO<sub>8.2</sub> Storage areas for potentially contaminating substances are located in areas free of flood in a 1 in 100 year event.</p> <p>AO<sub>8.3</sub> Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO<sub>8.4</sub> Roof water is piped away from areas of potential contamination.</p>
<p>PO<sub>9</sub> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> <li>(a) any earthworks are minimised;</li> <li>(b) the retention of natural drainage lines is maximised;</li> <li>(c) the retention of existing vegetation is maximised;</li> <li>(d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(e) there is adequate buffering, screening and separation to sensitive land uses.</li> </ul>	No acceptable outcome is nominated.
<p>PO<sub>10</sub> Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sightlines;</li> <li>(b) exterior building designs which promote safety;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate way-finding mechanisms (e.g. signage);</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul>	<p>AO<sub>10.1</sub> Site layout provides the following characteristics:</p> <ul style="list-style-type: none"> <li>(a) visitor parking is located adjacent to the office component of the building; and</li> <li>(b) safe, identifiable pedestrian access from the site frontage/s and from vehicular parking areas to the building entrance/s.</li> </ul>
<p>PO<sub>11</sub> Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO<sub>11.1</sub> Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> <li>(a) designs with an absence of 'natural ladders';</li> <li>(b) minimal unbroken vertical surface areas; and</li> <li>(c) graffiti-deterrent surface treatments.</li> </ul>
<p>PO<sub>12</sub> Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<b>Built Form</b>	
<p>PO<sub>13</sub> Where adjoining non-industrial zoned land, development:</p> <ul style="list-style-type: none"> <li>(a) is of a bulk and height that is not visually intrusive; and</li> <li>(b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected.</li> </ul>	<p>AO<sub>13.1</sub> Building height does not exceed 10m.</p> <p>AO<sub>13.2</sub> New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m.</p> <p>AO<sub>13.3</sub> A minimum 1.8m high solid lapped timber, brick or masonry fence is provided along any common boundary with Lot 96 RP864770 (or the Crows Nest Motel).</p> <p>AO<sub>13.4</sub> All external manoeuvring areas are landscaped and sealed.</p> <p>AO<sub>13.5</sub> Where adjoining non-industrial zoned land, buildings or other structures do not result in overshadowing of habitable room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p>
<p>PO<sub>14</sub> Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.</p>	<p>AO<sub>14.1</sub> The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO<sub>14.2</sub> Ancillary office space and sales areas of each building is sited and oriented towards the Cedarwood Drive frontage.</p> <p>AO<sub>14.3</sub> The design incorporates windows and doors which can be clearly seen from the frontage and identify the main entrance for customers and visitors to the premises.</p>  <p>AO<sub>14.4</sub> Pedestrian entries:</p> <ul style="list-style-type: none"> <li>(a) are visible from the street and visitor car parking areas and are separate to vehicle access points;</li> <li>(b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>(c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).</p> <p>AO<sub>14.5</sub> If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel.</p> <p><b>Screening and Fencing</b></p> 
<p>PO<sub>15</sub> Building setbacks facilitate significant landscaping at the front of the site and providing a consistent building setback line with other premises in the streetscape.</p>	<p>AO<sub>15.1</sub> Buildings have the following minimum front boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) 6m or half the height of the building (whichever is greater) from Cedarwood Drive; and</li> <li>(b) 6m from the New England Highway.</li> </ul>
<p>PO<sub>16</sub> A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. Examples below.</p>	<p>AO<sub>16.1</sub> The unarticulated length of external walls does not exceed 15m where:</p> <ul style="list-style-type: none"> <li>(a) facing a road frontage; or</li> <li>(b) visible from a residential area or public open spaces.</li> </ul> <p>AO<sub>16.2</sub> Development achieves articulation through the use of variation in textures, colours, finishes and landscaping.</p> <p>AO<sub>16.3</sub> Variation of building form and elevation is appropriate to the building's internal function.</p>
Landscaping and Screening	
<p>PO<sub>17</sub> Existing trees on the site and highway frontage are retained and landscaping is provided to enhance the appearance of the development, screen unsightly components and provide a visual buffer to nearby sensitive land uses.</p>	<p>AO<sub>17.1</sub> Existing mature trees on the site and highway frontage are retained and incorporated into new landscaping that is provided for a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 3m along any frontage to the New England Highway; and</li> <li>(b) 2m along any other road frontage or to a side boundary.</li> </ul> <p>AO<sub>17.2</sub> Screening landscaping is provided along the northern boundary of the site, for a minimum width of 6m.</p> <p>AO<sub>17.3</sub> Outdoor work, storage and servicing areas are:</p> <ul style="list-style-type: none"> <li>(a) not located adjacent to any road frontage; and</li> <li>(b) screened from public view by either:</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or</li> <li>(ii) mature landscaping that has the same effect as a 1.8m high wall.</li> </ul> <p>AO<sub>17.4</sub> A minimum of 5% of the site is used to provide landscaping.</p>

## 6.0 DEFINITIONS

6.1 For the purposes of this Variation Scheme, references to use definitions, clustering of use definitions, industry thresholds and administrative definitions are consistent with Schedule 1 of the Toowoomba Regional Planning Scheme 2012 (Version 28, commenced 22 November 2022), with the addition/exception of:

**workforce accommodation—**

(a) means the use of premises for—

(i) accommodation that is provided for persons who perform work as part of—

(A) a resource extraction project; or

(B) a project identified in a planning scheme as a major industry or infrastructure project; or

(C) a rural use; or

(ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but

(b) does not include rural workers' accommodation.

**sensitive land use means—**

(a) caretaker's accommodation; or

(b) a childcare centre; or

(c) a community care centre; or

(d) a community residence; or

(e) a detention facility; or

(f) a dual occupancy; or

(g) a dwelling house; or

(h) a dwelling unit; or

(i) an educational establishment; or

(j) a health care service; or

(k) a hospital; or

(l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or

(m) a multiple dwelling; or

(n) a relocatable home park; or

(o) a residential care facility; or

(p) a resort complex; or

(q) a retirement facility; or

(r) rooming accommodation; or

- (s) rural workers' accommodation; or
- (t) short-term accommodation; or
- (u) a tourist park; or
- (v) workforce accommodation.

## APPENDIX A – MATERIAL CHANGE OF USE ASSESSMENT TABLE

**TABLE 1 – MATERIAL CHANGE OF USE ASSESSMENT TABLE – PRECINCT 1 – PARKLANDS HIGHWAY PRECINCT**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development	
Adult Store	<b>Accepted development subject to requirements</b>		
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code	
	<b>Code assessment</b>		
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code	
Agricultural Store	Supplies	<b>Accepted development subject to requirements</b>	
		If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>		
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code	
Caretaker's Accommodation	<b>Accepted development subject to requirements</b>		
		Parklands Development Code	
	<b>Code assessment</b>		
	If not complying with one or more required acceptable outcomes in the assessment	Parklands Development Code Environmental Standards Code Integrated Water Cycle Management Code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	benchmarks identified for accepted development subject to requirements.	Landscaping Code Transport, Access and Parking Code Works and Services Code
Car Wash	<b>Code assessment</b>	
		Parklands Development Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Child Care Centre	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
	<b>Accepted development subject to requirements</b>	
Club	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject	Parklands Development Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	
Emergency Services	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
Food and Drink Outlet	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Garden Centre	<b>Accepted development subject to requirements</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
<b>Code assessment</b>		
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Hardware and Trade Supplies	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
<b>Code assessment</b>		
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Indoor Sport and Recreation	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
<b>Code assessment</b>		
	If: (i) not meeting the description listed in the categories of development and	Parklands Development Code Community and Recreation Uses Code Environmental Standards Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>assessment column for accepted development subject to requirements; or            (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code</p>
Low Impact Industry	<b>Accepted development subject to requirements</b>	
	<p>If:            (i) the reuse of an existing building;            and            (ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>	<p>Parklands Development Code</p>
	<b>Code assessment</b>	
Outdoor Sales	<p>If:            (i) the reuse of an existing building;            and            (ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>	<p>Parklands Development Code</p>
	<p>If:            (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or            (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for</p>	<p>Parklands Development Code            Centre Activities Code            Environmental Standards Code            Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	accepted development subject to requirements.	
Place of Worship	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Community and Recreation Uses Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code	
Sales Office	<b>Accepted development subject to requirements</b>	
		Sales Office Code
	<b>Code assessment</b>	
If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Sales Office Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code	
Service Industry	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more	Parklands Development Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	
Service Station	<b>Code assessment</b>	
		Parklands Development Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Short Accommodation	Term	<b>Accepted development subject to requirements</b>
	If: (i) the reuse of an existing residential building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Tourist Park	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing residential building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the	Parklands Development Code Medium Density Residential Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	assessment benchmarks identified for accepted development subject to requirements.	
Transport Depot	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	<b>Code assessment</b>	
Utility Installation	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
Veterinary Services	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Parklands Development Code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Planning Scheme

**TABLE 2 – MATERIAL CHANGE OF USE ASSESSMENT TABLE – PRECINCT 2 – PARKLANDS INDUSTRY PRECINCT**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
Agricultural Supplies Store	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
Bulk Landscape Supplies	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</li> <li>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</li> </ul>	Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Caretaker's Accommodation	<b>Accepted development subject to requirements</b>	
		Low Impact Industry Zone Code
	<b>Code assessment</b>	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Car Wash	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Child Care Centre	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Club	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
	<b>Code assessment</b>	
	If: (i) not meeting the description listed in the categories of development	Parklands Development Code Low Impact Industry Zone Code Community and Recreation Uses Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Environmental Standards Code            Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code            State Planning Policy (July 2017) Appendix 2 –            Stormwater management design objectives</p>
Crematorium	<b>Code assessment</b>	
		<p>Parklands Development Code            Low Impact Industry Zone Code            Industry Uses Code            Environmental Standards Code            Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code            State Planning Policy (July 2017) Appendix 2 –            Stormwater management design objectives</p>
Emergency Services	<b>Code assessment</b>	
		<p>Parklands Development Code            Low Impact Industry Zone Code            Environmental Standards Code            Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code            State Planning Policy (July 2017) Appendix 2 –            Stormwater management design objectives</p>
Food and Drink Outlet	<b>Accepted development subject to requirements</b>	
	<p>If -</p> <p>(i) the reuse of an existing building; and</p> <p>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</p>	<p>Low Impact Industry Zone Code</p>
	<b>Code assessment</b>	
	<p>If -</p> <p>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</p> <p>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes</p>	<p>Parklands Development Code            Low Impact Industry Zone Code            Centre Activities Code            Environmental Standards Code            Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code            State Planning Policy (July 2017) Appendix 2 –            Stormwater management design objectives</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	in the assessment benchmarks identified for accepted development subject to requirements.	
Funeral Parlour	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
Garden Centre	<b>Code assessment</b>	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
	<b>Accepted development subject to requirements</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hardware and Trade Supplies	If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</li> <li>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</li> </ul>	Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Indoor Sport and Recreation	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Low Impact Industry	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</li> </ul>	Parklands Development Code Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Major Electricity Infrastructure	<b>Accepted development subject to requirements</b>	
		Works and Services Code
	<b>Code assessment</b>	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Motor Sport Facility	<b>Code assessment</b>	
	If use is conducted wholly indoors.	Parklands Development Code Low Impact Industry Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Outdoor Sales	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Parking Station	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Place of Worship	<b>Accepted development subject to requirements</b>	
	If: (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
Service Industry	<b>Accepted development subject to requirements</b>	
	If - (i) the reuse of an existing building; and (ii) no more than 25m <sup>2</sup> additional Gross Floor Area is proposed.	Low Impact Industry Zone Code
Service Station	<b>Code assessment</b>	
		Parklands Development Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Substation	<b>Accepted development subject to requirements</b>	
		Works and Services Code
	<b>Code assessment</b>	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Parklands Development Code Low Impact Industry Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Transport Depot	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Telecommunications Facility	<b>Accepted development</b>	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	<b>Accepted development subject to requirements</b>	
	If: (i) not increasing the number of Telecommunications facilities on the site, and: (a) increasing the height of an existing Telecommunications facility by no more than 5m, or (b) replacing an existing Telecommunications facility with a new Telecommunications facility with a height no more than 5m greater than the existing Telecommunications facility;  OR	Telecommunications Facility Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(ii) not meeting the description listed in the categories of development and assessment column for accepted development.</p> <p><b>Code assessment</b></p> <p>(i) If:</p> <p>(a) the site contains one existing Telecommunications facility, and</p> <p>(b) no more than one additional Telecommunications facility is proposed, and</p> <p>(c) one of the following applies:</p> <p>i) where the existing Telecommunications facility has a height greater than 30m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or</p> <p>ii) where the existing Telecommunications facility has a height no more than 30m, the new Telecommunications facility has a height no more than 30m;</p> <p>OR</p> <p>(ii) If the site does not contain an existing Telecommunications facility, only one additional Telecommunications facility is proposed and the proposed Telecommunications facility is no more than 30m in height;</p> <p>OR</p> <p>(iii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</p>	<p>Parklands Development Code            Low Impact Industry Zone Code            Telecommunications Facility Code            Environmental Standards Code            Integrated Water Cycle Management Code            Landscaping Code            Transport, Access and Parking Code            Works and Services Code            State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives</p>
Utility Installation	<p><b>Accepted development subject to requirements</b></p> <p>If:</p> <p>(i) for distribution of local utility services; and</p> <p>(ii) does not involve bulk transmission, storage, generation and/or treatment.</p>	<p>Works and Services Code</p>
Veterinary Services	<p><b>Accepted development subject to requirements</b></p>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
<b>Code assessment</b>		
		Parklands Development Code Low Impact Industry Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Warehouse	<b>Accepted development subject to requirements</b>	
	If - <ul style="list-style-type: none"> <li>(i) the reuse of an existing building; and</li> <li>(ii) no more than 25m<sup>2</sup> additional Gross Floor Area is proposed.</li> </ul>	Low Impact Industry Zone Code
<b>Code assessment</b>		
	If – <ul style="list-style-type: none"> <li>(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or</li> <li>(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.</li> </ul>	Parklands Development Code Low Impact Industry Zone Code Industry Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Wholesale Nursery	<b>Code assessment</b>	
		Parklands Development Code Low Impact Industry Zone Code Rural Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Winery	<b>Code assessment</b>	Parklands Development Code Low Impact Industry Zone Code Rural Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		Parklands Development Code The Planning Scheme