

RECEIVED
16/10/2024

**TOOWOOMBA
REGIONAL COUNCIL**



CHANGE APPLICATION (OTHER CHANGE)

Preliminary Approval to vary the effect of the Planning Scheme

Glenvale Mixed Use Centre

202-224 Hursley Road, Glenvale

VOLUME 1 - PLANNING REPORT

OCTOBER 2024

TOOWOOMBA | IPSWICH

workable planning solutions

www.precinctplan.com.au



CHANGE APPLICATION (OTHER CHANGE)

Preliminary Approval to vary the effect of the Planning Scheme

Glenvale Mixed Use Centre

202-224 Hursley Road, Glenvale

Lot 4 on SP138133 and Lot 1 on RP51414

PREPARED FOR: **Glenvale Central Qld Pty Ltd**

OCTOBER 2024

TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
Site Details	5
Aspects of Development	5
Applicant Details	5
Proposal	6
Details of the Application	6
1.0 INTRODUCTION	7
1.1 Background	7
1.2 Application Documentation	7
2.0 SITE AND LOCALITY	8
2.1 Subject Site	8
2.2 Site Characteristics	9
2.3 Surrounding Land Use	11
2.3.1 Surrounding Locality	11
2.3.2 Adjoining Properties	11
2.4 Current Development Approvals	14
3.0 PROPOSAL	15
4.0 PLANNING FRAMEWORK	17
4.1 The Planning Act 2016	17
4.1 The Planning Act 2016	19
4.2 State Planning Policy	19
State Planning Policy (July 2017)	19
State Interest Policies and Assessment Benchmarks	20
4.3 State Agency Referrals	22
4.4 State Development Assessment Provisions	24
4.5 Regional Plans	25
4.5.1 South-East Queensland Regional Plan	25
4.5.2 Darling Downs Regional Plan	26
4.6 Toowoomba Regional Planning Scheme 2012	26

4.6.1	Introduction	26
4.6.2	Zoning and Assessment Status	27
4.6.3	Preliminary Approval – Glenvale Mixed Use Centre	27
4.6.4	Overlay Mapping	32
4.6.5	Strategic Framework	33
4.7	Assessment Benchmarks	34
5.0	SPECIALIST ASSESSMENTS	35
5.1	Introduction	35
5.2	Economic Impact Assessment	35
6.0	ASSESSMENT OF PLANNING MERITS	36
6.1	Legislative Context	36
6.2	Planning Merits	36
7.	CONSULTATION AND REFERRALS	38
7.1	Statutory Notification	38
7.2	Pre-Lodgement Meetings	38
8.	CONCLUSION	39
	APPENDIX A – ASSESSMENT BENCHMARKS	40
	APPENDIX B – STRATEGIC FRAMEWORK ASSESSMENT	41
	APPENDIX C – STATE CODE ASSESSMENT	42
	APPENDIX D – CONCEPTUAL MASTER PLAN	43
	APPENDIX E – ECONOMIC IMPACT ASSESSMENT	44

EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	202 – 216 Hursley Road and 218 – 224 Hursley Road, Glenvale
Real Property Description	Lot 4 on SP138133 and Lot 1 on RP51414 (including Easement A on SP274751)
Area of Site	Lot 4 on SP138133: 4.0443ha Lot 1 on RP51414: 2.023ha Total Site Area: 6.0673ha
Planning Area/Zone	Lot 4 on SP138133: Sport and Recreation Zone Lot 1 on RP51414: Low Density Residential Zone/General Precinct
Overlays	Airport Environs Overlay
Preliminary Approval	Glenvale Mixed Use Centre Preliminary Approval Document
Owners	Lot 4 on SP138133: Canyon (Aust) Pty Ltd Lot 1 on RP51414: Glenvale Central Qld Pty Ltd

ASPECTS OF DEVELOPMENT

Type of Development	Preliminary Approval
Change Application (Other Change) pursuant to section 78 of the <i>Planning Act 2016</i>	Impact Assessable

APPLICANT DETAILS

Applicant	Glenvale Central Qld Pty Ltd c/- Precinct Urban Planning PO Box 3038 TOOWOOMBA QLD 4350
Contact Person	Paul Kelly Phone: (07) 4632 2535 Mobile: 0488 772 991 Email: paul@precinctplan.com.au
Our Reference	2024-369

PROPOSAL

This proposal by Glenvale Central Qld Pty Ltd, seeks to make a Change Application (Other Change) pursuant to section 78 of the *Planning Act 2016* for a Preliminary Approval to vary the effect of the Planning Scheme under Section 242 of the superseded *Sustainable Planning Act 2009*. The current development approval reference is MCUI/2015/4220/C and applies to land situated at 202-224 Hursley Road, Glenvale. Reference is also made to the associated preliminary approval document i.e. *Glenvale Mixed Use Centre Preliminary Approval Document (PAD)*.

The nature of proposed changes to the PAD comprises:

- (i) Expand the code assessable provisions for a Shop (supermarket) use to allow for a full-line supermarket on this site. This results in an increase in the maximum allowable gross floor area for a Shop (supermarket) use from 1,500m² to 4,050m².
- (ii) Introduce a new use i.e. Warehouse (where in association with a supermarket). This is to allow for the inclusion of an e-commerce hub in association with the proposed full-line supermarket, that will allow fulfillment of large volumes of on-line orders for home delivery.

Additional changes to the PAD seek to ensure other development assessment tables (reconfiguring a lot, operational works, buildings works etc) align with the current version of the *Toowoomba Planning Scheme 2012* (Planning Scheme).

In accordance with Council's pre-lodgement advice, the applicant has commissioned the preparation of economic advice to support the proposed changes. The Economic Impact Assessment confirms an economic need exists for an additional full-line supermarket as well as an e-commerce hub in the main trade area at the anticipated time of construction in 2028. This is based on an assessment of the main trade area population demographic and growth rate, current competition and supermarket floorspace provision, retail forecast sales, impacts on the retail hierarchy/closest competitor and the net community benefit. The Economic Impact Assessment also confirms future development facilitated by the proposed change will not undermine the viability of other commercial centres in the surrounding area and broader region.

DETAILS OF THE APPLICATION

Change Application (Other Change)	sec242 Preliminary Approval to vary the effect of the Planning Scheme (Ref: MCUI/2015/4220/C) including <i>Glenvale Mixed Use Centre Preliminary Approval Document</i> .
Nature of Change	(i) Expand code assessable provisions for a Shop (supermarket) use to increase the maximum gross floor area from 1,500m² to 4,050m². (ii) Introduce a new use i.e. Warehouse (where in association with a supermarket) for the inclusion of an e-commerce hub for the supermarket.

1.0 INTRODUCTION

1.1 BACKGROUND

This report has been prepared in support of a Change Application (Other Change) pursuant to section 78 of the *Planning Act 2016* for a Preliminary Approval to vary the effect of the Planning Scheme under Section 242 of the superseded *Sustainable Planning Act 2009*. The application applies to land situated at 202-224 Hursley Road, Glenvale, described as Lot 4 on SP138133 and Lot 1 on RP51414 (including Easement A on SP274751).

The nature of the change seeks to expand the code assessable provisions for a Shop (supermarket) use to allow for a full-line supermarket on this site and at the same time, introduce a new use i.e. Warehouse (where in association with a supermarket). Accordingly, the proposed changes to the current Preliminary Approval comprise a Change Application (Other Change) pursuant to the *Planning Act 2016*.

This town planning report addresses the merits of the development with regards 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, Glenvale Central Qld Pty Ltd.

This Change Application (Other Change) is assessable development subject to impact assessment. 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*.

1.2 APPLICATION DOCUMENTATION

The application documentation is presented in two (2) volumes as follows:

- **Volume 1** – Planning Report including supporting documentation; and
- **Volume 2** – Preliminary Approval Document (PAD).

2.0 SITE AND LOCALITY

2.1 SUBJECT SITE

The subject site is situated at 202-224 Hursley Road, Glenvale approximately four (4) kilometres west of the Toowoomba Central Business District (CBD). The land is described as Lot 4 on SP138133 and Lot 1 on RP51414 which includes Easement A on SP274751, being a drainage easement in favour of Lot 4 on SP1381133. The location of the subject land is illustrated in **Figure 1 – Locality Plan**. The subject site comprises two (2) separate but contiguous land titles and has a total area of 6.0673 hectares. The subject property is located on the corner of Hursley Road and McDougall Street and currently takes access from both road frontages. The subject site is illustrated in **Figure 2 – Site Plan**.

FIGURE 1 - LOCALITY PLAN

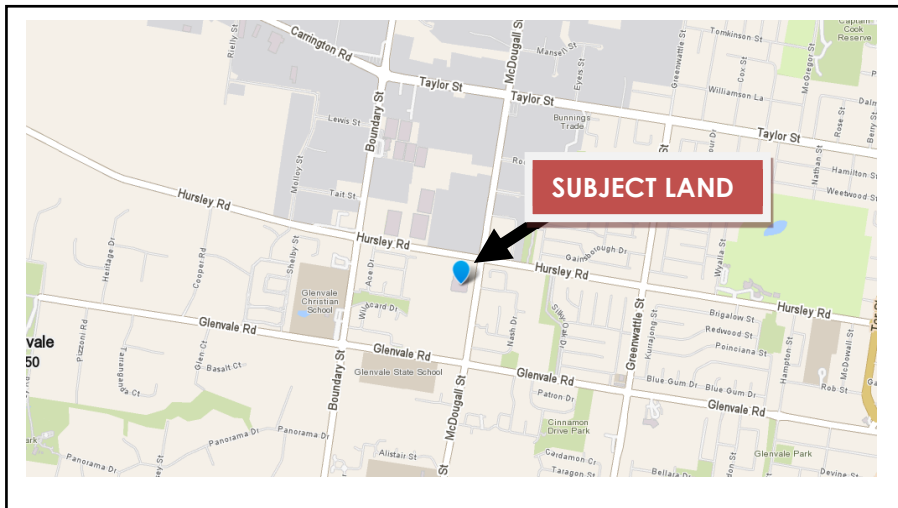
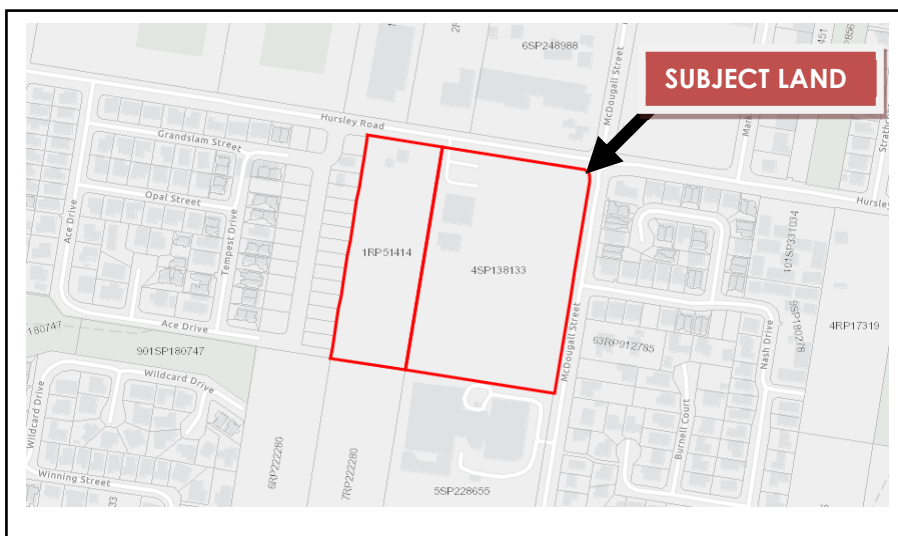
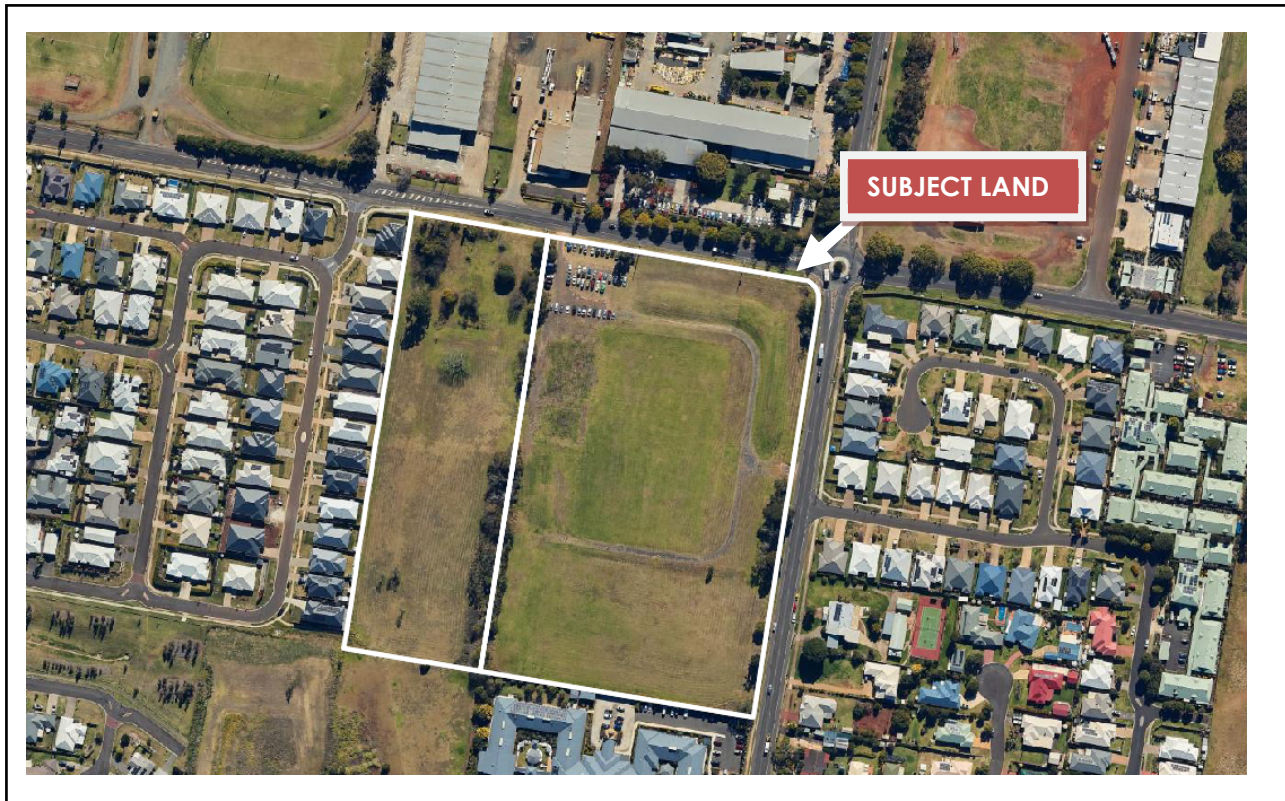


FIGURE 2 - SUBJECT SITE



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



PHOTOGRAPH 1: Aerial view of the subject (bordered in white) and surrounding land uses. This view shows the land is currently vacant.

2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The subject site is a corner allotment with frontages to Hursley Road and McDougall Street noting the intersection of these two streets is controlled by a roundabout. Hursley Road is two-lane, bitumen sealed carriageway with concrete kerb and channel along the frontage to Lot 4 with earthen drains and a turning lane along the frontage to Lot 1. Hursley Road is identified as a Sub-Arterial Road on Council's Road Hierarchy. McDougall Street is a two-lane bitumen sealed carriageway with concrete kerb and channelling and is identified as a Distributor Road on Council's Road Hierarchy.
- The subject land is currently with all former structures (football stadium and residence) removed in recent years; refer to **Photographs 2 – 4**.
- Lands in the locality drain in a south-westerly direction towards a drainage reserve located in Wildcard Drive Park. This reserve is located approximately 100 metres to the south-west of the subject land and comprises the areas primary drainage feature; refer to **Figure 3**. A gradual decline in land elevation is experienced between the north-eastern and south-western boundaries of the site. This translates to a fall in natural ground level of approximately seven (7) metres; refer to **Figure 3**.
- The site is connected to Council's reticulated water and sewer, electricity and telecommunication infrastructure; refer to **Figure 3**.

FIGURE 3 - CONTOUR AND INFRASTRUCTURE MAP



Figure 3 confirms subject site slopes from the north-eastern to the south-western corner. This translates to a change in contour of approximately seven (7) metres, with the highest point of the subject land being the 628m contour level in the north-eastern corner.

Figure 3 also confirms the subject site is available for connection to Council's reticulated water, wastewater and stormwater networks. The drainage easement (Easement A on SP274751 at the southern end of Lot 11 on RP51414 to service Lot 4 on SP138133 ensures both subject lots can discharge to the stormwater network in Wild Card Drive at the south-western corner of the site.

Photographs illustrating features of the subject land are provided below:



PHOTOGRAPH 2: View of the subject land at 202-216 Hursley Road (L4 SP138133) from its Hursley Road frontage.



PHOTOGRAPH 3: View of the subject land at 218-224 Hursley Road (L1 RP51414) from its Hursley Road frontage.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The subject site is situated approximately four (4) kilometres west of the Toowoomba Central Business District (CBD) within a mixed use area of the suburb of Glenvale.

The surrounding locality is predominantly characterised by a mix of low density residential development, low impact industry and community activities.

2.3.2 ADJOINING PROPERTIES

The prevailing pattern of land use surrounding the subject land may be summarised as follows:

- Land to the **north** of subject land across Hursley Road is located in the Low Impact Industry Zone of the Planning Scheme and is improved with three (3) industrial premises. These include (i) Russell Mineral Equipment at 149 Hursley Road (refer to **Photograph 4**), (ii) an industrial premises at 163 Hursley Road and (iii) Raytheon Technologies at 169 Hursley Road.



PHOTOGRAPH 4 – View of Russell Mineral Equipment at 149 Hursley Road to the north of the subject land.

- Land to the **east** of the site across McDougall Street includes residential premises comprising primarily detached housing; refer to **Photograph 5**.



PHOTOGRAPH 5 – View of the residential premises to the east of the site across McDougall Street adjacent the intersection of Nash Drive.

- Land adjoining the **southern** side boundary of the subject site described as Lot 4 on SP138133 includes a Bupa Aged Care Facility at 357-383 McDougall Street (refer to **Photograph 6**). Land adjoining the southern side boundary of Lot 1 on RP51414 includes the rear yard of a rural residential premises at 229-235 Glenvale Road.



PHOTOGRAPH 6 – View of the Bupa Aged Care Facility at 357-383 McDougall Street adjoining the southern boundary of the site.

- Land adjoining the **western** side boundary of the subject site includes residential premises along Ace Drive comprising primarily detached housing; refer to **Photograph 7**.



PHOTOGRAPH 7 – View of the residential premises along Ace Drive looking south, premises on the left side of the photograph adjoin the western side boundary of the subject land.

2.4 CURRENT DEVELOPMENT APPROVALS

The subject land benefits from the following development approvals:

- MCUC/2015/4220 & RAL/2015/4221 being a combined development application for a Material Change of Use for a s242 Preliminary Approval and Reconfiguring a Lot (2 into 3 lots), dated 31/07/2015. This approval applied to the whole of the site.
- MCUC/2017/5428 & RAL/2017/5430 being a combined development application for Material Change of Use for Child Care Centre and Reconfiguring a Lot (1 into 3 lots), dated 18/10/2017. This approval applied to the south-eastern corner of the site; refer to the Conceptual Master Plan at **Volume 1 Appendix D**.
- MCUC/2017/5736 for a Material Change of Use for Service Station and Food Drink Outlet, dated 01/11/2017. The approval applied to the north-eastern corner of the site; refer to the Conceptual Master Plan at **Volume 1 Appendix D**.
- OW/2018/2908 for Operational Works for stormwater, water infrastructure, sewerage infrastructure, drainage works and earthworks, dated 05/07/2018.
- MCUC/2015/4220/A being Change Approval for the s242 Preliminary Approval was issued on 17/05/2019 and included changes to the Preliminary Approval Document to allow for two precincts across the site. ***This version of the Preliminary Approval Document is the subject of this Change Application.***
- MCUC/2018/6381 for Material Change of Use for Hotel and Shop (liquor store), dated 20/12/2018. This approval applied to the north-western corner of the site; refer to the Conceptual Master Plan at **Volume 1 Appendix D**. A negotiated decision notice MCUC/2018/6381/A was issued on 21/06/2019.
- MCUI/2015/4220/B being an Extension Approval and MCUI/2015/4220/C being a Change Approval to the s242 Preliminary Approval were issued on 06/05/2021. The Change Approval extends the currency period by four years until 21 June 2025, notwithstanding further Statewide extensions (i.e. 2 years) issued in response to the COVID applicable event.
- OW/2018/2908/A being an Extension Approval to the Operational Works dated 12/08/2021 to extend the currency period for a further two years until 5 September 2023.
- RAL/2017/5430/B being an Extension Approval to the Reconfiguring a Lot (1 into 3 lots) dated 27/02/2024 to extend the currency period for a further four years until 9 March 2028.

3.0 PROPOSAL

This proposal by Glenvale Central Qld Pty Ltd, seeks to make a Change Application (Other Change) pursuant to section 78 of the *Planning Act 2016* for a Preliminary Approval to vary the effect of the Planning Scheme under Section 242 of the superseded *Sustainable Planning Act 2009*. The current development approval reference is MCUI/2015/4220/C and applies to land situated at 202-224 Hursley Road, Glenvale. Reference is also made to the associated preliminary approval document i.e. *Glenvale Mixed Use Centre Preliminary Approval Document (PAD)*.

The nature of proposed changes to the PAD comprises:

- (i) Expand the code assessable provisions for a Shop (supermarket) use to allow for a full-line supermarket on this site. This results in an increase in the maximum allowable gross floor area for a Shop (supermarket) use from 1,500m² to 4,050m².
- (ii) Introduce a new use i.e. Warehouse (where in association with a supermarket). This is to allow for the inclusion of an e-commerce hub in association with the proposed full-line supermarket, that will allow fulfillment of large volumes of on-line orders for home delivery.

Additional changes to the PAD seek to ensure other development assessment tables (reconfiguring a lot, operational works, buildings works etc) align with the current version of the *Toowoomba Planning Scheme 2012* (Planning Scheme). A revised version of the PAD, dated October 2024 is submitted with this application for Council's assessment and endorsement; refer to **Volume 2**.

In accordance with Council's pre-lodgement advice, the applicant has commissioned the preparation of economic advice to support the proposed changes. Reference is made in this regard to the Economic Impact Assessment prepared by Location IQ, dated October 2024 at **Volume 1 Appendix E**. The Economic Impact Assessment confirms an economic need exists for an additional full-line supermarket as well as an e-commerce hub in the main trade area at the anticipated time of construction in 2028. This is based on an assessment of the main trade area population demographic and growth rate, current competition and supermarket floorspace provision, retail forecast sales, impacts on the retail hierarchy/closest competitor and the net community benefit. Specifically with respect to impacts on the nearest competitors, the Economic Impact Assessment confirms:

"The largest impact in percentage terms at ~12.5% would fall on Coles Glenvale, which is the closest full-line supermarket (Coles) to the subject site. Sales for this centre, however, would recover to existing levels by 2031 (3 years after the opening of the subject development). The second highest impacts in percentage terms would fall on Whyalla Plaza, at ~7.5%. All other impacts are less than 3.5%."

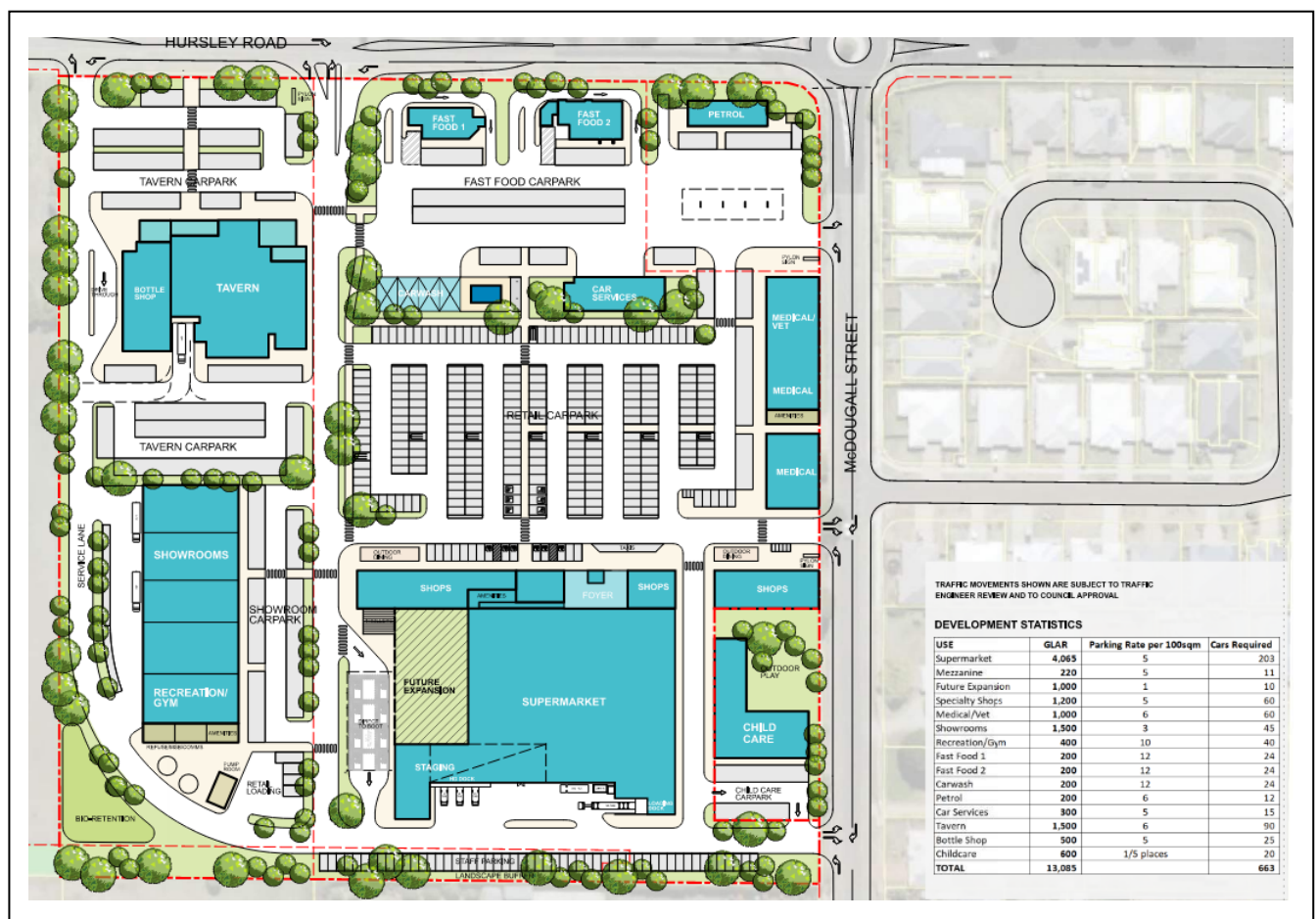
In terms of overall impacts, the Economic Impact Assessment confirms:

"... the proposed Glenvale Town Centre full-line supermarket development would not impact on the viability or continued operation of any existing or proposed supermarket based centre within the main trade area or the surrounding region. Any impacts will likely be absorbed within the first few years of trading of the proposed development, given that convenience retail shopping patterns adjust relatively quickly."

The proposed e-commerce hub facilitates convenient fulfillment of large volumes of on-line orders for home delivery to satisfy local demand. The subject land is more suited to this form of supermarket option than other established commercial centres, due to availability of site area. The e-commerce hubs use a network of conveyor belts and storage units to deliver products to team members who then hand-pick customer orders. The facility seeks to meet an increasing demand/trend for this form retail shopping.

Also, in accordance with Council's pre-lodgement advice, this request is accompanied by a Concept Master Plan showing the future layout of buildings and structures across the development site area. Reference is made in this regard to Dwg No. P2108 SK.06: Concept Plan; Rev E, prepared by CCN Architects Pty Ltd, dated 02/10/2024 attached at **Volume 1 Appendix D** and the extract provided in **Figure 4 – Concept Master Plan**.

FIGURE 4 - CONCEPT MASTER PLAN



4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

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

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

" **minor change** means a change that-

(b) for a development approval-

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

Reference is made to Council's pre-lodgement advice dated 30 May 2024 (Council Ref: PREL/2024/2611) including the following extract that addresses whether the proposed change is considered a "minor change" or "other change":

"A change application ('other change') is required. The changes do not satisfy the criteria for a 'minor change' under the Planning Act 2016 as it would result in substantially different development. Specifically, the changes sought would:

- *Introduce new impacts or increase the severity of known impacts (economic impacts on existing/future centres, traffic impacts, built form outcomes etc.);*
- *May change the ability of the proposed development to operate as intended. The approved development sought to establish a Centre generally aligned with a District Centre; however, the proposed changes may align the final development outcome more with a Major Centre (depending on catchment size and function); and*
- *Require a thorough re-assessment of the market conditions and network of centres in light of the proposed increase in supermarket GFA and the time that has elapsed since the granting of the original approval."*

On the basis of this advice, application has been made for a **Change Application (Other Change)**.

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

“ 82 Assessing and deciding application for other changes

- (1) This section applies to a change application, other than for a minor change to a development approval.
- (2) For administering the change application, and assessing and deciding the change application in the context of the development approval, part 2, division 2 and part 3, other than sections 51, 63 and 64(8)(c), and the development assessment rules, apply –
 - (a) as if –
 - (i) the responsible entity were the assessment manager; and
 - (ii) the change application were the original development application, with the changes included, but was made when the change application was made; and
 - (b) with necessary changes
-
- (4) To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval –
 - (a) the assessment benchmarks;
 - (b) any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);
 - (c) any matters the assessment must have regard to under section 45(3) or (5);
 - (d) any other relevant matters under section 45(5)(b).”

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

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

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

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

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

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

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

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

The explanatory notes clarify that the whole of the application is not to be re-assessed, rather, it is the proposed changes that are to be assessed in the context of the whole of the development. In this case the changes relate to proposed amendments to the Preliminary Approval Document to:

- (i) expand the code assessable provisions for a Shop (supermarket) use to allow for a full-line supermarket on this site; and
- (ii) introduce a new use i.e. Warehouse (where in association with a supermarket).

The Change Application (Other Change) is to be assessed against the *Toowoomba Regional Planning Scheme 2012* and the *Glenvale Mixed Use Centre Preliminary Approval Document*, but only in the context of the existing approval. Council confirmed as part of pre-lodgement advice that this application is subject to impact assessment pursuant to section 45(5) of the *Planning Act 2016*.

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 application seeks to make a Change Application (Other Change) to a s242 Preliminary Approval to vary the effect of the Planning Scheme pursuant to section 242 of the superseded *Sustainable Planning Act 2009* (SPA). Council confirmed as part of pre-lodgement advice on 30 May 2024 that the change application is subject to impact assessment pursuant to sec 45(5) of the PA.

4.2 STATE PLANNING POLICY

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, the Assessment Manager, in considering an application subject to Impact Assessment, must assess the application in respect of the State Planning Policy. The proposal has been briefly considered in respect of the current State Planning Policy as follows:

STATE PLANNING POLICY (JULY 2017)

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:

STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

The 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.

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 development application does not involve any of the above circumstances and accordingly, the provisions are not relevant to the assessment of the application.

2. Mining and Extractive Resources

The proposed development does not trigger assessment against the mining and extractive resources state interest provisions as it does not involve: (i) reconfiguring a lot within a key resource area (KRA), or (ii) a material change of use within a resource/processing area of a KRA or the separation area for the resource/processing area of a KRA, or (iii) a material change of use within a 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.

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 application is for a material change of use for urban purposes on land with a site area greater than 2,500m² but does not include additional impervious areas greater than 25% of the net developable area.

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.

The State Planning Policy mapping identifies the subject land as being within the Local Government Flood Mapping Area Overlay. A review of the Planning Scheme's Flood Hazard Overlay mapping confirms the subject land is not included in the overlay area and as such, this aspect of the State interest is not triggered.

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 subject land is located within an area impacted by a strategic airport i.e. Brisbane West Wellcamp Airport, 13km wildlife hazard buffer area. The subject land is also affected by the Airport Environs Overlay of the *Toowoomba Regional Planning Scheme 2012* for the Toowoomba Airport; refer to **Figure 8 – Airport Environs Overlay**. This triggers assessment against the Airport Environs Overlay Code which is provided at **Volume 1 - Appendix A** and confirms that the development will not compromise these matters of State interest.

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

4.3 STATE AGENCY REFERRALS

Section 54 of the *Planning Act 2016* and Section 22 and Schedule 10 of the *Planning Regulation 2017* 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 applicability of relevant assessment benchmarks. On 1 July 2013, the Queensland Government launched the State Assessment and Referral Agency (SARA), which makes the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) the assessment manager or referral agency for development where the State has a jurisdiction pursuant to Schedule 8 or 10 of the *Planning Regulation 2017*. Schedule 10 regulates when applications are referable.

A comprehensive review of the relevant referral triggers described in Schedule 10 of the *Planning Regulation 2017* has been undertaken in respect of the proposed development. The following referrals have been identified:

Referral Trigger Assessment

Part	Application Involving	Applicable	Comment
Part 1	Airport Land	No	The proposed development is not located on airport land.
Part 2	Brothels	No	The proposed development does not involve a "brothel".
Part 3	Clearing Native Vegetation	No	The proposed development does not involve clearing native vegetation.
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	Application Involving	Applicable	Comment
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 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 within 100m of a State-controlled intersection. • The site is not identified as a future State-controlled road. • The proposed development exceeds the thresholds listed in Schedule 20 of the Planning Regulation 2017. • The site is not within 100m of an electricity substation. • The site does not include easements for a distribution entity or transmission entity under the Electricity Act. • The site is not associated with an easement for oil and gas infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala Habitat Area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise Attenuation Land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational Works for Reconfiguring a Lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a Lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot 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 16A	Southport Spit	No	The site is not located in the Southport Spit.
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	Application Involving	Applicable	Comment
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

As a result of the comprehensive review undertaken in the table above, it is noted the proposed development will require Advice Agency referral to the State Assessment and Referral Agency, for triggers under the *Planning Regulation 2017* as listed in the table below:

Referral Trigger	Planning Regulation 2017	Agency Type	Technical Agency
Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument.	Sch 10, Pt 9, Div 4, Sub 1, Table 1, Item 1	Concurrence Agency	Department of Transport and Main Roads

The application will be referred to the State Assessment and Referral Agency (SARA) at the Referral stage in accordance with the development assessment rules.

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 development triggers assessment against the following State Code:

- **State Code 6:** Protection of State transport infrastructure.

An assessment against the above State Code is attached at **Volume 1 - Appendix C**.

4.5 REGIONAL PLANS

4.5.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

On 11 August 2017, the South East Queensland Regional Plan 2017, also known as ShapingSEQ, was given effect as the new regional plan for South East Queensland (SEQ). ShapingSEQ replaces the South East Queensland Regional Plan 2009–2031. ShapingSEQ 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. Shaping SEQ 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 sets this vision and provides the planning framework to achieve it. This planning framework seeks to:

- identify a long-term sustainable pattern of development;
- promote more diverse housing options including options that address shifting expectations and changing demographics;
- plan for more high-value jobs and an export-oriented economy;
- move people, products and information more efficiently;
- prioritise active and public transport, and improve the reliability and frequency of the public transport network;
- protect and enhance the natural environment that nurtures and supports life;
- respond to projected impacts of climate change;
- create more liveable urban places and spaces for our communities; and
- promote adaptable sub-tropical living that is accessible and attractive.

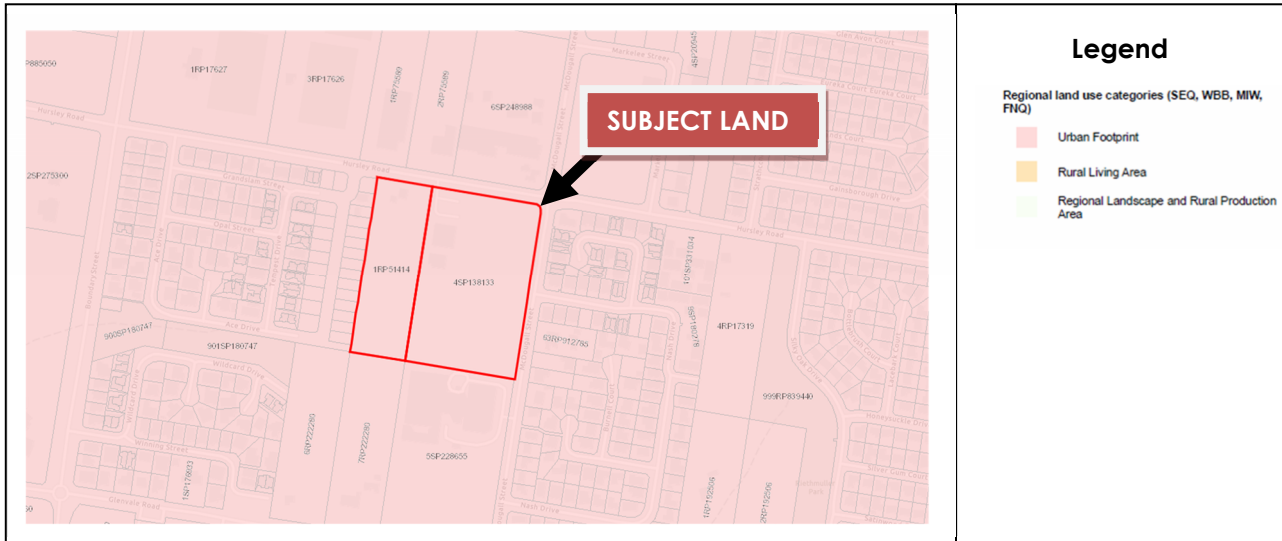
ShapingSEQ defines the desired future settlement pattern that aims to use land more efficiently, while protecting the values important to the community. The regional growth pattern designates land in SEQ in one of three regional land use classifications:

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

With the commencement of the *Planning Act 2016* on 3 July 2017, the State Planning Regulatory Provisions (SPRP) were repealed and their regulatory provisions transitioned into the Planning Regulation 2017. The Planning Regulation 2017 now contains the regulatory provisions for ShapingSEQ. The SEQ regulatory provisions ensure that land use planning and development throughout the region support ShapingSEQ's desired regional growth pattern, goals, elements and strategies.

Under the settlement pattern identified in the 2017 SEQ Regional Plan, the subject site has been included within the "**Urban Footprint**"; refer to **Figure 5 – SEQ Regional Plan**. 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. The proposal involves a variation request for future educational establishments uses in an area suitable for such purposes. The application complies with the provisions of the SEQ Regional Plan and does not trigger the need for statutory referral to the State Assessment and Referral Agency (SARA).

FIGURE 5 - SEQ REGIONAL PLAN



4.5.2 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 subject land 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 4.4.1 above. The development satisfies the requirements of the SEQ Regional Plan and accordingly will not compromise the outcomes sought under the Darling Downs Regional Plan.

4.6 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.6.1 INTRODUCTION

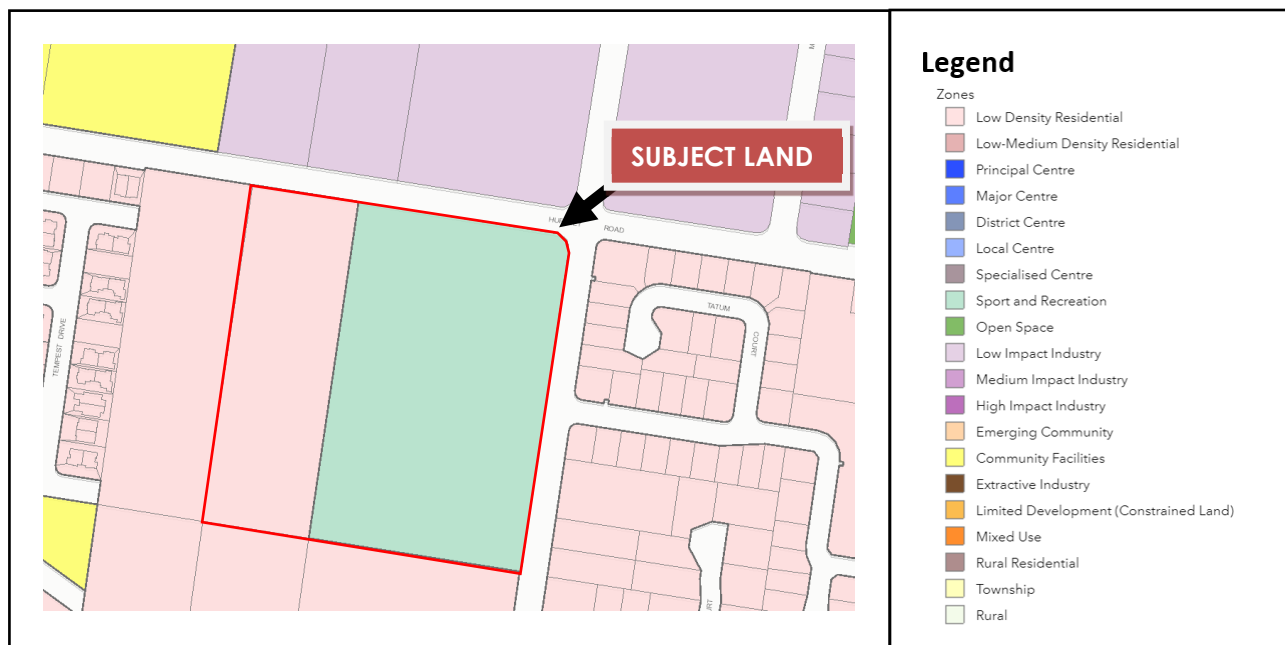
Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, a development application subject to impact assessment must be assessed against the assessment benchmarks in a categorising instrument (planning scheme). The applicable categorising instruments in this instance are the *Toowoomba Regional Planning Scheme 2012* (Planning Scheme) and the *Glenvale Mixed Use Centre Preliminary Approval Document* (PAD). A summary of the assessment of the proposal against the provisions of this Planning Scheme and PAD is outlined below.

4.6.2 ZONING AND ASSESSMENT STATUS

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 subject land described as Lot 1 on RP51414 at 218-224 Hursley Road, is located in the **Low Density Residential Zone/General Precinct** and the subject land described as Lot 4 on SP138133 at 202-216 Hursley Road, is located in the **Sport and Recreation Zone**. The zoning of the subject site and surrounding locality is illustrated on **Figure 6 – Zoning Plan**.

FIGURE 6 - ZONING PLAN



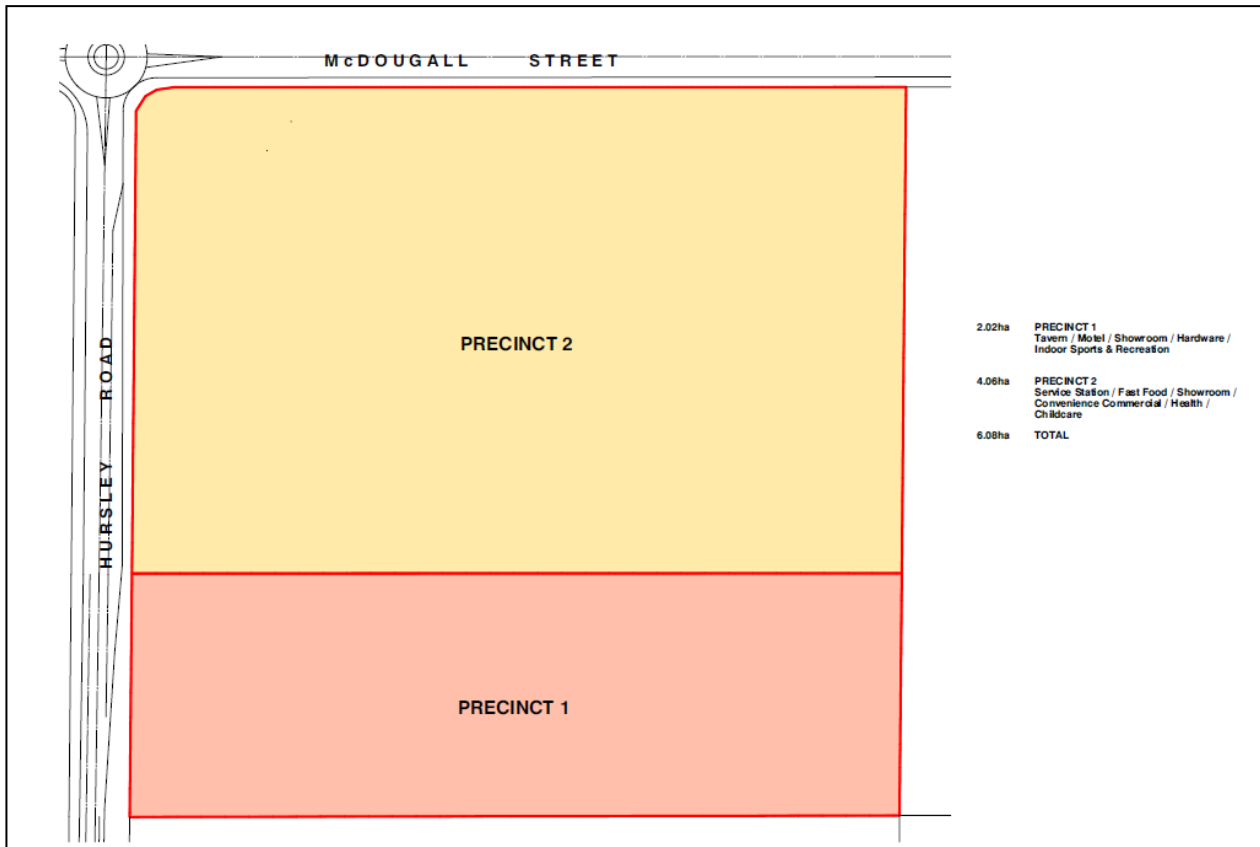
This Change Application (Other Change) to a s242 Preliminary Approval issued under the superseded *Sustainable Planning Act 2009* is subject to **impact assessment**. This level of assessment was confirmed by Council as part of pre-lodgement advice provided on 30 May 2024 (Council Ref: PREL/2024/2611). Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, a development application subject to impact assessment must be assessed against the assessment benchmarks in a categorising instrument (planning scheme). The applicable categorising instruments in this instance are the *Toowoomba Regional Planning Scheme 2012* (Planning Scheme) and the *Glenvale Mixed Use Centre Preliminary Approval Document* (PAD).

4.6.3 PRELIMINARY APPROVAL – GLENVALE MIXED USE CENTRE

The subject land benefits from a Preliminary Approval to vary the effect of the Planning Scheme under Section 242 of the superseded *Sustainable Planning Act 2009*. The current development approval reference is MCUI/2015/4220/C and applies to the subject land situated at 202-224 Hursley Road, Glenvale. Reference is also made to the associated preliminary approval document i.e. *Glenvale Mixed Use Centre Preliminary Approval Document*, dated July 2019 (PAD).

Under the PAD, the subject land is divided into two (2) precincts i.e. Precinct 1 and Precinct 2 for the purpose of regulating future development for this mixed use centre. The location of these precincts is illustrated in **Figure 7 – Preliminary Approval Precincts**:

FIGURE 7 - PRELIMINARY APPROVAL PRECINCTS



The original intent of the PAD sought to apply development provisions of the District Centre Zone of the Planning Scheme to the subject land with additional requirements incorporated into the Glenvale Mixed Use Development Code attached as Appendix D of the PAD. The proposed Change Application (Other Change) seeks to amend the PAD as follows:

- (i) expand the code assessable provisions for a Shop (supermarket) use to allow for a full-line supermarket on this site; and
- (ii) introduce a new use i.e. Warehouse (where in association with a supermarket).

Reference is made to the revised *Glenvale Mixed Use Centre Preliminary Approval Document*, dated October 2024 submitted with this application; refer to **Volume 2**.

An assessment against the purpose and overall outcomes of the *Glenvale Mixed Use Centre Preliminary Approval Document* is provided below.

Planning Intent: Glenvale Mixed Use Centre Preliminary Approval Document

Section 3.2.1 of the Glenvale Mixed Use Centre Preliminary Approval Document outlines the general intent for land within the Preliminary Approval Area. The purpose and overall outcomes sought for the Preliminary Approval Area are reproduced below:

3.2.1 Purpose and Overall Outcomes

The purpose of the PAD is to provide a mixture of development including retail, commercial, industry, community, entertainment and recreational activities that do not compromise the role and function of the Principal Centre or Major Centres.

The overall outcomes sought for the PAD are as follows:

- (a) *the site provides a mix of uses and activities which support and do not compromise the role and function of the Principal Centre or Major Centres and includes retail, commercial, industry, community entertainment and recreational uses that meet the needs of the catchment and are provided in accordance with the particular intent for each precinct, where applicable;*
- (b) *shops (being department stores, discount department stores, discount variety stores or other shops of similar scale) are not located in the Preliminary Approval Area;*
- (c) *caretaker's accommodation, community care centre and community use activities are located in Precincts 1 and 2 of the PAD;*
- (d) *showroom, hardware and trade supplies, garden centre, indoor sport and recreation, market and service industry activities are located in Precincts 1 and 2 of the PAD;*
- (e) *short-term accommodation, hotel, club, shop (where for liquor store) and food and drink outlet activities occur in Precinct 1 of the PAD;*
- (f) *child care centre, health care services, veterinary services, shop, shopping centre, club, food and drink outlet, office, service station, car wash, and low impact industry (where for tyre or vehicle repair station) activities are located in Precinct 2 of the PAD;*
- (g) *the site provides a diversity of building types that contribute to a high standard of amenity through appropriate scale, character and built form;*
- (h) *building bulk, form and height may be more substantial than that of the surrounding residential buildings, but must include articulation and architectural elements which provide a pedestrian scale environment along streets and provides an appropriate interface with the scale and character of proximate residential areas;*
- (i) *development ensures buildings address the street, include visual screening of plant and equipment and avoid large expanses of blank walls where visually prominent;*
- (j) *development is designed to engage with the street level where appropriate through land use and built form and by ensuring an improved quality of streetscape generally;*
- (k) *development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;*
- (l) *development is reflective of and responsive to the environmental features of the land;*
- (m) *development has access to development infrastructure including utility installations and essential services;*
- (n) *development maximises public transport accessibility and use and encourages walking and cycling;*

- (o) the site is designed to create a compact mixed use node where all facilities are accessible by walking and the development ensures the safe and efficient operation of the surrounding road network;
- (p) the site includes well-designed main thoroughfares to define movement corridors and to enhance the amenity of the centre and adjoining residential areas;
- (q) development is designed to ensure carparking areas are attractive and contribute to, rather than detract from, the local character including provision of shade plantings, minimising disruption to traffic flow, avoiding pedestrian/vehicle conflicts and integration with land uses without dominating the streetscape;
- (r) service and delivery areas are designed and located to suit the scale of existing and future uses of the site and the type of vehicles that may service the site;
- (s) the site is designed to provide appropriate landscaping, including street trees and street furniture to soften buildings and enhance the overall appearance of the site;
- (t) the site is designed to provide attractive corner treatment to the intersection of Hursley Road and McDougall Street;
- (u) non-residential development ensures uses do not have a significant detrimental impact on the amenity of nearby residences in terms of noise, traffic, lighting spillage, overshadowing, visual amenity and stormwater; and
- (v) non-residential development incorporates appropriate setbacks, screening and landscaping to adjoining residential uses/zone to ensure residential amenity is not adversely affected.

The purpose of the PAD will be further be achieved through the following precincts:

3.2.2 Precinct Structure

The Preliminary Approval Area includes two (2) precincts as identified in the proposed Precinct Structure Plan illustrated in Figure 2.

The assessment provisions applicable to each precinct convey specific variations in preferred land use intent, assessment status of uses and other development, and the applicability or otherwise of assessment criteria (applicable codes). The designated precincts include Precinct 1 and Precinct 2.

The land use intent (or purpose) of the above precincts, and supporting overall outcomes are outlined in Section 3.2.2.1.

3.2.2.1 Precinct 1: Purpose and Overall Outcomes

The purpose of Precinct 1 of the "Glenvale Mixed Use Centre Preliminary Approval Area" is to provide short-term accommodation, hotel (including associated retail) uses to meet the needs of the population of the catchment and the travelling public.

The overall outcomes sought for Precinct 1: Tavern and Motel Precinct include:

- (a) a range of entertainment (hotel and associated retail), travel and transit services related uses are provided which meet the local convenience needs of the population of the catchment and the travelling public;
- (b) the cumulative area of short-term accommodation, hotel and associated shop uses generally do not exceed a gross floor area of 4,500m²;
- (c) shop uses for liquor store purposes does not exceed a gross floor area of 1,500m²;
- (d) large building format uses are accommodated including showroom, hardware and trade supplies, garden centre, indoor sport and recreation, market and service industry activities and the cumulative

gross floor area of showroom and hardware and trade supplies uses generally do not exceed a gross floor area of 3,500m²;

- (e) caretaker's accommodation, community care centre and community use activities are located in the precinct; and
- (f) non-residential development incorporates appropriate setbacks, screening and landscaping to adjoining residential uses/zone to ensure residential amenity is not adversely affected.

3.2.2.2 Precinct 2: Purpose and Overall Outcomes

The purpose of Precinct 2 of the "Glenvale Mixed Use Centre Preliminary Approval Area" is to provide for a range of fast food and service activities to meet the needs of the population of the catchment and the travelling public. The purpose of the Precinct 2 is to also provide for a range of retail, commercial, community and recreational related activities and facilities to meet the needs of the population of the catchment.

The overall outcomes sought for Precinct 2 include:

- (a) a range of food and drink outlet, service station and associated shop uses are provided which meet the convenience needs of the population of the catchment and the travelling public;
- (b) a mix of retail, commercial, community, recreational, entertainment and child care activities capable of servicing the convenience and weekly retail, community and commercial needs of the population of the catchment;
- (c) shop uses (being department stores, discount department stores, discount variety stores or other shops of similar scale) are not located in this precinct;
- (d) shop uses for supermarket purposes do not exceed a gross floor area of 1,500m², shop uses for speciality retail purposes do not exceed a gross floor area of 1,200m² and shop uses for liquor store purposes do not exceed a gross floor area of 1,500m²;
- (e) child care centre uses do not exceed a cumulative total of 100 child care places;
- (f) large building format uses are accommodated including showroom, hardware and trade supplies, garden centre, indoor sport and recreation, market and service industry activities and the cumulative gross floor area of showroom and hardware and trade supplies uses generally do not exceed a gross floor area of 3,500m²;
- (g) caretaker's accommodation, community care centre and community use activities are located in the precinct; and
- (h) non-residential development incorporates appropriate setbacks, screening and landscaping to adjoining residential uses/zone to ensure residential amenity is not adversely affected.

Assessment

The proposed Change Application (Other Change) seeks to amend the PAD as follows:

- (i) expand the code assessable provisions for a Shop (supermarket) use to allow for a full-line supermarket on this site; and
- (ii) introduce a new use i.e. Warehouse (where in association with a supermarket).

Reference is made to the revised *Glenvale Mixed Use Centre Preliminary Approval Document*, dated October 2024 submitted with this Change Application.

In terms of the purpose and overall outcomes reproduced above, the changes affect sec.3.2.1 (f) by seeking to include reference to a warehouse use where in association with a supermarket use, as well sec.3.2.2(d) to raise the maximum allowable gross floor area for a supermarket use to 4,050m² and allow for a warehouse use where in association with a supermarket use.

These changes are in part supported by an Economic Impact Assessment prepared by Location IQ attached at **Volume 1 Appendix E**. The Economic Impact Assessment confirms an economic need exists for an additional full-line supermarket as well as an e-commerce hub in the main trade area at the anticipated time of construction in 2028. This is based on an assessment of the main trade area population demographic and growth rate, current competition and supermarket floorspace provision, retail forecast sales, impacts on the retail hierarchy/closest competitor and the net community benefit. The Economic Impact Assessment also confirms future development facilitated by the proposed change will not undermine the viability of other commercial centres in the surrounding area and broader region.

Notwithstanding any potential conflict the development may have with current planning provisions, assessment of the application has confirmed other relevant matters exist, including planning merits, for the application to be approved despite the conflict; refer to section 6.2.

4.6.4 OVERLAY MAPPING

The Planning Scheme includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay maps also identify those lands subject to assessment against specific area codes. In this instance, the subject land is impacted by the Airport Environs Overlay. The applicability of this overlay is illustrated in **Figure 8**.

FIGURE 8 - AIRPORT ENVIRONS OVERLAY

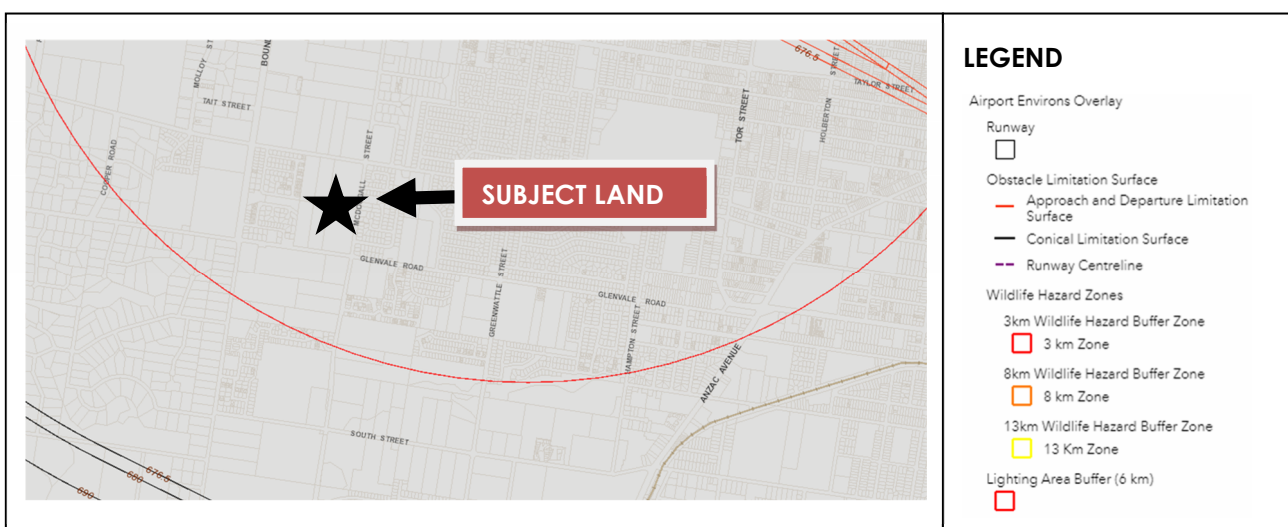


Figure 8 confirms the subject site is located beneath the Obstacle Limitation Surface (OLS) 6676.5, the 3km Wildlife Hazard Buffer and the 6km Dangerous Light area of the Toowoomba Airport. The *Toowoomba Regional Planning Scheme 2012* addresses airport matters under the Airport Environs Overlay Code; refer to **Volume 1 - Appendix A**.

4.6.5 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 **Volume 1 – Appendix B**. In undertaking this assessment it was found that the development generally complied with the integrated policy direction sought for the planning scheme area and will not compromise the relevant strategic outcomes/elements sought for the individual themes.

4.7 ASSESSMENT BENCHMARKS

The table below identifies the assessment benchmarks applicable to the assessment of the proposed development.

Assessment Benchmarks

Preliminary Approval Document Code

- Glenvale Mixed Use Development Code
-

Zone Code(s)

- Low Density Residential Zone Code
 - Sport and Recreation Zone Code
-

Overlay Codes

- Airport Environs Overlay Code
-

Other Codes

- Community and Recreation Uses Code
 - Environmental Standards Code
 - Integrated Water Cycle Management Code
 - Landscaping Code
 - Transport, Access and Parking Code
 - Works and Services Code
-

An assessment against the applicable Assessment Benchmarks (Planning Scheme codes) is included with this report at **Volume 1 - Appendix A**.

5.0 SPECIALIST ASSESSMENTS

5.1 INTRODUCTION

The following specialist assessments have been completed to respond to and/or demonstrate the compliance of the proposed change with applicable standards:

- *Economic Impact Assessment*, prepared by Location IQ; refer to section 5.2 and **Appendix E**.

While the individual assessment should be referenced directly for detailed analysis, findings and recommendations, key outcomes are summarised briefly below.

5.2 ECONOMIC IMPACT ASSESSMENT

5.2.1 Introduction

Reference is made to the *Economic Impact Assessment*, prepared by Location IQ, dated October 2024 attached at **Appendix E**. This report has been prepared in response to Council's pre-lodgement advice and addresses the proposed change to the approved Preliminary Approval Document for this site to increase the maximum GFA for a Shop (supermarket) use from 1,500m² to 4,050m² and to allow for a full-line supermarket supported by an E-commerce Hub (Warehouse) with a maximum GFA of 1,200m².

5.2.2 Conclusions/Recommendations

Specifically with respect to impacts on the nearest competitors, the Economic Impact Assessment confirms:

"The largest impact in percentage terms at ~12.5% would fall on Coles Glenvale, which is the closest full-line supermarket (Coles) to the subject site. Sales for this centre, however, would recover to existing levels by 2031 (3 years after the opening of the subject development). The second highest impacts in percentage terms would fall on Whyalla Plaza, at ~7.5%. All other impacts are less than 3.5%."

In terms of overall impacts, the Economic Impact Assessment confirms:

"... the proposed Glenvale Town Centre full-line supermarket development would not impact on the viability or continued operation of any existing or proposed supermarket based centre within the main trade area or the surrounding region. Any impacts will likely be absorbed within the first few years of trading of the proposed development, given that convenience retail shopping patterns adjust relatively quickly."

6.0 ASSESSMENT OF PLANNING MERITS

6.1 LEGISLATIVE CONTEXT

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

(5) An **impact assessment** is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

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

In addition to the preceding assessment of the proposed Change Application (Other Change) to amend the approved Preliminary Approval Document on the subject land to increase the maximum GFA for a Shop (supermarket) use from 1,500m² to 4,050m² and to allow for a full-line supermarket supported by an E-commerce Hub (Warehouse); we contend that to the extent the proposed change may be assessed to conflict with the current Preliminary Approval Document; there are "other relevant matters" that demonstrate planning merit for the proposed development and accordingly warrant its approval subject to the imposition of reasonable and relevant conditions. These matters are detailed in section 6.2.

6.2 PLANNING MERITS

The proponent contends there are number of "other relevant matters" which confirm and/or reaffirm the planning merits of the proposed change to the current Preliminary Approval Document.

These are as follows:

1. ECONOMIC NEED EXISTS FOR ANOTHER FULL-LINE SUPERMARKET AND AN E-COMMERCE HUB IN THE MAIN TRADE AREA

The Economic Impact Assessment submitted with this Change Application confirms an economic need exists for an additional full-line supermarket in the main trade area at the anticipated time of construction in 2028. This is based on an assessment of the main trade area population demographic and growth rate, current competition and supermarket floorspace provision, retail forecast sales, impacts on the retail hierarchy/closest competitor and the net community benefit.

The proposed e-commerce hub facilitates convenient fulfillment of large volumes of on-line orders for home delivery to satisfy local demand. The subject land is more suited to this form of supermarket option than other established commercial centres, due to availability of site area.

2. THE PROPOSED CHANGE WILL NOT UNDERMINE THE VIABILITY OF OTHER COMMERCIAL CENTRES

The Economic Impact Assessment submitted with this Change Application confirms the following with respect to anticipated overall impacts associated with the future development of a full-line supermarket at this location:

“... the proposed Glenvale Town Centre full-line supermarket development would not impact on the viability or continued operation of any existing or proposed supermarket based centre within the main trade area or the surrounding region. Any impacts will likely be absorbed within the first few years of trading of the proposed development, given that convenience retail shopping patterns adjust relatively quickly.”

Accordingly, future development facilitated by the proposed change will not undermine the viability of other commercial centres in the surrounding area and broader region.

3. THE LOCATIONAL ATTRIBUTES OF THE SITE TOGETHER WITH CURRENT DEVELOPMENT APPROVALS SUPPORT THE CHANGE

The subject land is situated at a highly accessible location at the intersection of a sub-arterial road and distributor road as identified on the Toowoomba Road Hierarchy. The subject land is located within a mixed use area of high population growth, it comprises a large vacant site that experiences gentle topography suitable for development and is connected to all urban infrastructure.

The subject land benefits from a current Preliminary Approval to vary the effect of the Planning Scheme to allow for future redevelopment of the site as a commercial centre. This includes a mix of retail, commercial and community activities. The proposed change to the Preliminary Approval Document to facilitate future development applications for a full-line supermarket supported by an e-commerce hub will reinforce the viability of this commercial centre.

4. PLANNING NEED EXISTS FOR THE PROPOSED CHANGE

In terms of the definition of planning need, reference is made to *United Petroleum Pty Ltd v Gold Coast City Council*, wherein his Honour Judge Rackemann described need as:

“... a relative concept. It does not connote pressing urgency but rather relates to the general wellbeing of the community. A use would be needed if, it would, on balance, improve the services and facilities available in a locality.”

The proposed change to the Preliminary Approval Document to facilitate future development applications for a full-line supermarket, supported by an e-commerce hub, at the anticipated time of construction in 2028, will on balance, improve the services and facilities available in the main trade area and therefore, satisfies a planning need for these uses. This is supported by an economic needs analysis, locational attributes of the site and the existing preliminary approval that facilitates future development of the land as a commercial centre.

7. CONSULTATION AND REFERRALS

7.1 STATUTORY NOTIFICATION

The Change Application (Other Change) is impact assessable and accordingly is subject to statutory public notification under the provisions of the *Planning Act 2016* and its associated regulations. Public notification will be undertaken at the appropriate stage of the development assessment process.

7.2 PRE-LODGEEMENT MEETINGS

The proposed change was the subject of formal pre-lodgement advice from Toowoomba Regional Council on 30 May 2024 (Council ref: PREL/2024/2611). At this meeting Council confirmed the proposed change to the current Preliminary Approval for this site to allow a full-line supermarket and e-commerce hub warranted a Change Application (Other Change) pursuant to s78 of the *Planning Act 2016*. Council also confirmed the application would need to be supported by an Economic Impact Assessment that addressed the proposed change to facilitate future development applications for a full-line supermarket supported by an e-commerce hub.

These matters have been taken into consideration during the preparation of this application.

8. CONCLUSION

The proposal by Glenvale Central Qld Pty Ltd seeks to make a Change Application (Other Change) to Preliminary Approval MCUI/2015/4220/C issued over land at 202-224 Hursley Road, Glenvale. The nature of the change seeks to amend the associated Preliminary Approval Document to allow for a full-line supermarket supported by an e-commerce hub (warehouse).

The result of these changes seeks to increase the maximum gross floor area for a Shop (supermarket) from 1,500m² to 4,050m² and introduce a warehouse use to allow for the future e-commerce hub for on-line home deliveries associated with the supermarket.

Council confirmed as part of pre-lodgement advice that the proposed changes required a Change Application (Other Change) under s78 of the *Planning Act 2016*. The application is supported by an Economic Needs Assessment that confirms the full-line supermarket development would not impact on the viability or continued operation of any existing or proposed supermarket based centre within the main trade area or the surrounding region.

The proposed change has been assessed against the Strategic Framework, relevant zone intents and detailed design provisions of applicable codes of the *Toowoomba Planning Scheme 2012* along with the requirements of the *Glenvale Mixed Use Centre Preliminary Approval Document* and has been found to generally comply with these provisions.

Notwithstanding any potential conflict the development may have with current planning provisions, assessment of the application has confirmed other relevant matters exist, including planning merits, for the application to be approved despite the conflict, these include:

1. Economic need exists for another full-line supermarket and an e-commerce hub in the main trade area.
2. The proposed change will not undermine the viability of other commercial centres.
3. The locational attributes of the site together with current development approvals support the change.
4. Planning need exists for the proposed change.

Having regard to the matters and issues raised in this report, it is recommended that Council support the application for a Change Application (Other Change) to Preliminary Approval MCUI/2015/4220/C.

A handwritten signature in black ink, appearing to read "Paul Kelly", is written over a light blue horizontal line.

Paul Kelly

Precinct Urban Planning

16 October 2024

APPENDIX A – ASSESSMENT BENCHMARKS

Glenvale Mixed Use Development Code – for accepted development and assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
Caretaker's accommodation		
PO₁ Development provides for the accommodation of a caretaker and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe for the residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO_{1.1} A caretaker's accommodation is: (a) separated from significant levels of emissions generated by the primary use of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 25m² with minimum dimensions of 5m; and (iii) if a balcony, a veranda or a deck, has a maximum area of 30m² with minimum dimensions of 3m. AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The Preliminary Approval Document ensures that future Caretaker's Accommodation uses will be designed in accordance with the requirements of the Glenvale Mixed Use Development Code and other Planning Scheme Codes that regulate design requirements.
Non-residential Uses – Scale of Use		
PO₂ The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO_{2.1} The use: (a) is carried out in an existing building; and (b) only increases the gross floor area of the building by a maximum of 25m².	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Non-residential Uses – Noise Amenity		
PO₃ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO_{3.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Glenvale Mixed Use Development Code – for accepted development and assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
PO ₄ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{4.1} Non-residential uses do not create audible noise between the hours of 7:00 pm and 6:00 am.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Non-residential Uses – Privacy and Screening		
PO ₅ Non-residential uses provide adequate screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{5.1} 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 _{5.2} 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.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.
PO ₆ Refuse storage areas are screened from the streetscape and/or adjoining residential uses.	AO _{6.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.
Non-residential Uses – Outdoor Lighting		
PO ₇ 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 _{7.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{7.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Glenvale Mixed Use Development Code – for accepted development and assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
Utilities		
PO ₈ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{8.1} 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 Engineering Standards – Water and Wastewater Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₉ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{9.1} 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.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₁₀ 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 _{10.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.

Glenvale Mixed Use Development Code – for accepted development and assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Waste Management		
PO₁₁ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO_{11.1} Container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (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.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.
Building Work (not associated with a Material Change of Use)		
PO₁₂ 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_{12.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
PO₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	AO_{13.1} No reduction of previously approved landscaping areas is to occur.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Glenvale Mixed Use Development Code – for accepted development and assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₄ 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 _{14.1} Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₁₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{15.1} 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 _{15.2} 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 Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.

Glenvale Mixed Use Development Code – for assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
The following apply to all applicable development.		
Uses, Role and Function		
PO ₁ The zone accommodates a wide range of centre related activities.	AO_{1.1} Uses which are consistent with the intent of the zone include: (a) accommodation activities (where for caretaker's accommodation) (b) bar; (c) business activities; (d) car wash; (e) child care centre; (f) club; (g) community care centre; (h) community residence; (i) community use; (j) emergency services; (k) entertainment activities; (l) function facility; (m) health care services; (n) home based business; (o) indoor sport and recreation; (p) major electricity infrastructure; (q) market; (r) outdoor sport and recreation; (s) substation; and (t) veterinary services. AO_{1.2} Uses which are inconsistent with the intent of the zone include: (a) Rural activities (other than those listed in AO_{1.1}). (b) Medium impact, high impact or special industry.	Performance Solution: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. The proposed change seeks to increase the maximum GFA for a Shop (supermarket) use to 4,050m² to allow for a full-line supermarket supported by an E-commerce Hub (Warehouse use) with a maximum GFA of 1,200m². The change is supported by an Economic Needs Assessment prepared by Location IQ; refer to Appendix E. This assessment confirms the change is in response to the high population growth rate for this area and future development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres. An assessment of the proposed change has revealed that other relevant matters exist that justify approval for the change despite any non-compliance with the current version of the Preliminary Approval Document; refer to section 6.2.

Glenvale Mixed Use Development Code – for assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
PO ₂ Shops or shopping centres do not undermine the viability, role or function of the principal activity centre, major centres or other district centres.	AO _{2.1} Development does not involve a department or discount department store component. AO _{2.2} A supermarket does not exceed 1,500m ² in gross floor area.	Performance Solution: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. The proposed change seeks to increase the maximum GFA for a Shop (supermarket) use to 4,050m² to allow for a full-line supermarket supported by an E-commerce Hub (Warehouse use) with a maximum GFA of 1,200m². The change is supported by an Economic Needs Assessment prepared by Location IQ; refer to Appendix E. This assessment confirms the change is in response to the high population growth rate for this area and future development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres. An assessment of the proposed change has revealed that other relevant matters exist that justify approval for the change despite any non-compliance with the current version of the Preliminary Approval Document; refer to section 6.2.
PO ₃ Development does not otherwise undermine the viability, role or function of the principal activity centre, major centres or other district centres and occurs commensurate with demand in the relevant catchment.	No acceptable outcome is nominated.	Complies: Refer to the response to AO _{2.1} – AO _{2.2} .

Glenvale Mixed Use Development Code – for assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
PO ₄ Development provides active uses at ground level which provide casual surveillance and improve the quality of streets, pedestrian access ways and public spaces.	AO _{4.1} Development provides active uses such as shops and food and drink outlets at ground level.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.
Bulk and scale		
PO ₅ Building size and scale is consistent with the role, function and character of the centre, and provides an appropriate interface with the scale and character of proximate residential areas.	AO _{5.1} Building height does not exceed two (2) storeys and 8.5m. AO _{5.2} Plot ratio does not exceed 0.75 of the site area.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.

Glenvale Mixed Use Development Code – for assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
Centre Design		
PO₆ Development enhances and enlivens the centre by: (a) providing vibrant and attractive spaces to facilitate social interaction; (b) ensuring frontages to the public road network or internal pedestrian movement network are well articulated and where appropriate, incorporate uses that activate the ground floor and address the street; (c) integrating all elements of the centre so that users can move safely and conveniently throughout the centre; and (d) providing a retail and commercial environment that is vibrant and competitive.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.
PO₇ New development or redevelopment involving large format stores or large shopping centres¹ ensures that these components: (a) are not visually prominent in terms of building bulk and do not present as buildings on stand alone sites surrounded by extensive areas of surface car parking; (b) include arcades to provide convenient linkages between shops and other land uses; (c) are sleeved by active frontages to pedestrian routes and streets; and (d) establish a competitive tension between anchor stores on a site or on separate sites through adequate separation of the anchor stores and activation of significant pedestrian routes between them.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.

¹ These would include supermarket or other similar large tenancy.

Glenvale Mixed Use Development Code – for assessable development		
Performance outcomes	Acceptable outcomes	Compliance summary
Movement Networks		
PO ₈ Vehicular access does not impede the operational capacity of major roads.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Traffic management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₉ Majority of car parking is provided at the rear of or under buildings where ever practicable.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.
PO ₁₀ Staged development occurs in a way that facilitates integration of access and parking across and pedestrian connectivity throughout the centre.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to this Code and relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
Caretaker's Accommodation		
PO₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO_{1.1} A caretaker's accommodation 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 a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) where provided as a balcony, verandah or deck has a minimum area of 8m² with a minimum dimension of 2.4m. AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The Preliminary Approval Document ensures that future Caretaker's Accommodation uses will be designed in accordance with the requirements of the Glenvale Mixed Use Development Code and other Planning Scheme Codes that regulate design requirements.
Dwelling Unit		
PO₂ Development incorporating a dwelling unit is provided in a manner that: (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity;	AO_{2.1} Separate entrances are provided to the dwelling unit and non-residential uses on the same site. AO_{2.2} Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway. AO_{2.3} Dwelling units are readily distinguishable from the non-residential use for emergency service providers.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The Preliminary Approval Document ensures that future Dwelling Units will be designed in accordance with the requirements of the Glenvale Mixed Use Development Code and other Planning Scheme Codes that regulate design requirements.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and (d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.	AO_{2.4} The dwelling unit number is clearly displayed on the unit and letter box. AO_{2.5} The dwelling unit is provided with a private landscape and recreation area which: (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (c) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO_{2.6} Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by: (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.	
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building		
PO₃ The non-residential use is of a small scale and intensity that is compatible with the character of the streetscape and the low density residential built form appearance of the locality.	AO_{3.1} The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the existing building by a maximum of 25m² and does not reduce existing front or side setbacks; (c) is a single tenancy only; (d) has a maximum gross floor area of 200m²; (e) is conducted wholly within an enclosed building; and	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	(f) does not involve outdoor dining or drive through facility.	
Non-residential Uses and building work – Noise Amenity		
PO ₄ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO _{4.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Non-residential Uses and building work – Privacy and Screening		
PO ₅ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{5.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{5.2} 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 _{5.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Non-residential Uses and building work – Outdoor Lighting		
PO ₆ 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 _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
Utilities and Stormwater		
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} 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 Engineering Standards – Water and Wastewater Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} 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.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₉ 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 _{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₁₀ Stormwater resulting from roofed areas and impervious surfaces 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 and impervious surfaces water runoff is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
		to authorise development for new buildings or structures. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Waste Management		
PO₁₁ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times, and waste is captured and discharges to an approved collection point.	AO_{11.1} Refuse container storage areas are provided that: (a) are located behind the building line and screened from public view: (i) in a building, outbuilding or other enclosed structure; (ii) screened by a minimum 1.5 m high solid fence or wall that is surrounded by minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or; (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (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	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	size appropriate to the nature and scale of use.	
Non-residential uses and building work – Access, on-site car parking and manoeuvring		
PO₁₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and: (a) 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. (b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape.	PO_{12.1} Where not involving the reuse of an existing premises used for a business activity car parking is provided in accordance with the Transport, Access and Parking Code. PO_{12.2} Where involving re-use of premises used for a business activity: (a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the location of existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Traffic management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Non-residential uses and building work – Landscaping		
PO₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO_{13.1} Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work (not associated with a Material Change of Use)

Performance outcomes		Acceptable outcomes	Compliance summary
Non-residential uses - Hours of Operation			
PO ₁	Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{1.1} Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Non-residential Uses – Impact on Road Network			
PO ₂	Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{2.1} Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Residential Development		
PO ₁ The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.	AO _{1.1} Uses which are consistent with the intent of the zone include: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts	Performance Solution: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications.
PO ₂ The density of accommodation activities in the Clifford Park Stables Precinct is not increased, other than where directly associated with the management of stables on the same site.	No acceptable outcome is nominated.	N/A: The subject site is not located within the Clifford Park Stables Precinct.
PO ₃ Short-term accommodation occurs where: (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; (b) adjoining or located on the opposite side of a road to existing Short-term accommodation or other Accommodation activities of a similar scale and density ; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site (including short-term accommodation) was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications.
PO ₄ Higher density forms of Accommodation activities (i.e. other than caretaker's accommodation, community residence,	AO _{4.1} The number of dwellings on the site does not exceed one per 500m ² .	Complies: Refer to the response to PO ₃ . The Preliminary Approval Document includes regulations for Short-term Accommodation uses.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
dwelling house and dual occupancy) are designed to reflect the residential scale and density of the surrounding area.	AO4.2 The site has a minimum frontage of 12m.	Complies: Refer to the response to PO4.
Non-Residential Development		
PO5 Non-residential uses establish only where they: (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale, and have low intensity operation and employment; (d) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial; (c) do no introduce non-local traffic into a local street; (e) are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape; (f) do not adversely impact the amenity, safety or privacy of nearby residences.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. The proposed change seeks to increase the maximum GFA for a Shop (supermarket) use to 4,050m² to allow for a full-line supermarket supported by an E-commerce Hub (Warehouse) with a maximum GFA of 1,200m². The change is supported by an Economic Needs Assessment prepared by Location IQ; refer to Appendix E. This assessment confirms the change is in response to the high population growth rate for this area and future development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Built Form		
PO ₆ Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.	AO _{6.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₇ Except for Dwelling Houses and Dual Occupancies site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO _{7.1} For development up to two (2) storeys site cover does not exceed 50% of the site area. For development over two (2) storeys no acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₈ Impervious site coverage: (a) ensures development maximizes on-site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand;	AO _{8.1} Impervious areas of the site do not exceed 60% of the site area.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

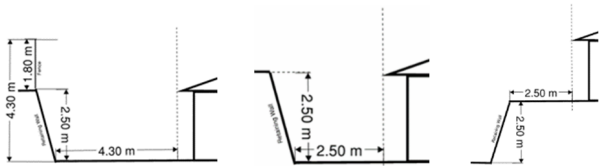
Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.		original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₉ The front building setback is consistent with the prevailing front setbacks in the street.	AO_{9.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO_{9.2} Where the site has frontage to a road other than a collector or local road: (a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from that frontage 6m. AO_{9.3} Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₁₀ Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended low density character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;	AO_{10.1} Buildings are set back from a side boundary: (a) Ground Floor (up to 3.5m high) – 1.5m; and (b) First floor (up to 7.5m high) – 2m; (c) Above 7.5m – 3m; or (d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(d) are sufficient to minimise overshadowing and overlooking of adjoining premises; (e) provide adequate separation and buffering between residential and non-residential premises; and (f) maximise opportunities for landscaping.	site, the setback is measured from the base or top of the retaining wall. AO_{10.2} Buildings are set back: (a) a minimum of 3m from a rear boundary; or (b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.  Figure 1 <i>For non-residential development:</i> AO_{10.3} Buildings are set back a minimum of 2.5m from a side boundary. AO_{10.4} Buildings are set back from a rear boundary whichever is the greater - (a) a minimum of 3m; or. (b) The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the	

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.	
PO ₁₁ The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following: (a) built form; (b) open space; (c) landscaping; (d) the public realm; (e) parking and access; (f) solar access; (g) views and outlook; (h) setbacks; (i) height; (j) scale and bulk; and (k) provision of services	In partial compliance with the performance outcome: AO _{11.1} A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises. <i>Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.</i>	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₁₂ Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:- (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape	No acceptable outcome is nominated	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours Editor's note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to): • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.		
PO ₁₃ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Traffic management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₁₄ The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that:	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) any hazards or nuisance to people or property on the site or offsite are avoided; (b) any earthworks are minimised and design alternatives are prioritised over earthworks; (c) natural drainage lines are retained; (d) existing vegetation is retained or replaced; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening a separation to adjoining development.		
Amenity and Safety		
PO ₁₅ Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₁₆ Site layout, building design and landscaping facilitates the security of people and property having regard to: (a) opportunities for casual surveillance of and sightlines to publicly accessible areas such	AO _{16.1} Setbacks are provided from all boundaries in accordance with acceptable outcome AO _{10.2} ; AO _{16.2} The development does not introduce lighting which is inconsistent with a residential area; AO _{16.3} Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation which promote safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	reduced to less than 3 hours between 9am and 3pm on June 21, or AO_{16.4} Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.	
PO₁₇ Development is designed to incorporate graffiti-prevention measures.	AO_{17.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₁₈ Development for non-residential uses provides landscaping that: (a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the	AO_{18.1} Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
zone and character overlay in which the site is located; (b) provides an attractive interface between the use, the streetscape and adjoining residential uses (c) provides and maintains: (i) the privacy and amenity for adjoining residential uses (ii) sight lines and overlooking to public spaces and the street to enable casual surveillance (iii) a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway; (iv) established trees (including street trees) and other significant existing vegetation.		
PO₁₉ Development for non-residential uses provide car parking and loading and servicing areas that: (a) are located to minimise impact on any adjoining residential premises (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and include screening and buffering to reduce	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
negative impact on adjoining residential uses		
PO ₂₀ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{20.1} The use is designed to ensure that: (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. <i>Note: Design measure that may assist in achieving the acceptable outcome may include:</i> (a) landscaping; (b) setbacks; (c) the orientation of buildings away from the industrial area; and (d) barriers, mounds and fencing; and/or screening.	N/A: The subject site is not located within 250m of a Medium Impact Industry Zone.
PO ₂₁ Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.	No acceptable outcome is nominated.	N/A: The subject site is not impacted by environmental emissions generated by an operational rail corridor.
Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct		
PO ₂₂ The minimum site area for Animal Keeping (where for stables) is sufficient to:	AO _{22.1} The site area for a Animal Keeping (where for stables) is a minimum of 1,200m ² .	N/A: The subject site is not located within the Clifford Park Stables Precinct.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) meet the needs of the use; (b) accommodate a dwelling house on the same premises; and (c) maintain an overall scale and intensity of development consistent with the character of the local area.		
PO ₂₃ Animal Keeping (where for stables) does not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	AO _{23.1} No horse is stabled closer than 15m to a residential building on an adjoining lot. AO _{23.2} Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. AO _{23.3} Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material. AO _{23.4} A person who is responsible for the supervision of the stables is accommodated on the premises at all times. AO _{23.5} A minimum 1.8m high solid screen fence is provided on the site along all common boundaries. AO _{23.6} Wastes are collected and disposed of daily. AO _{23.7} All food/waste holding areas and receptacles are contained and covered. AO _{23.8} A health management plan approved by Council identifies potential health and amenity hazards associated with the stables such as vermin and other pests, animal waste, other odour sources and the methods by which these hazards are to be addressed and managed.	N/A: The subject site is not located within the Clifford Park Stables Precinct.
PO ₂₄ Residential development maintains an overall low density, domestic scale and intensity to:	AO ₂₄ Accommodation activities are limited to Dwelling Houses and Community Residences.	N/A: The subject site is not located within the Clifford Park Stables Precinct.

Toowoomba Regional Planning Scheme 2012

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and (b) limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses.		
Development in the Park Residential Precinct		
PO ₂₅ Development does not create lots smaller than 2,250m ² within the Park Residential Precinct.	No acceptable outcome is nominated.	N/A: The subject site is not located within the Park Residential Precinct.
PO ₂₆ Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	N/A: The subject site is not located within the Park Residential Precinct.

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Caretaker's accommodation		
PO₁ Development provides for the accommodation of a caretaker and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO_{1.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a verandah or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The Preliminary Approval Document ensures that future Caretaker's Accommodation uses will be designed in accordance with the requirements of the Glenvale Mixed Use Development Code and other Planning Scheme Codes that regulate design requirements.
Noise amenity		
PO₂ Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the use does not adversely impact on the amenity of the adjoining residential land uses.	AO_{2.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
PO₃ Where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone the hours of operation are controlled so that the use does not impact on	AO_{3.1} Uses do not create audible noise between the hours of 7:00 pm and 6:00 am.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
the amenity or privacy of adjoining residential land uses.		to authorise development for new buildings or structures.
Privacy and screening		
PO ₄ Adequate screening is provided where adjoining land within the Low Density Residential Zone or Low-medium Density Residential Zone so that the privacy and amenity of adjoining residential land uses is protected.	AO _{4.1} 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 _{4.2} 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.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
PO ₅ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{5.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Outdoor lighting		
PO ₆ 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 _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
Utilities		

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} 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 Engineering Standards – Water and Wastewater Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} 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.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₉ 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 _{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Waste management		
PO ₁₀ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view;	AO _{10.1} Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation;	Complies:

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (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.	
Building Work (not associated with a Material Change of Use)		
PO ₁₁ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{11.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
PO ₁₂ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1} No reduction of previously approved landscaping areas is to occur.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.
PO ₁₃ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO_{14.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO_{14.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures.

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Uses		
PO ₁ The zone accommodates a range of recreation activities and uses which directly support them.	AO_{1.1} Uses which are consistent with the intent of the zone include: (a) caretakers accommodation; (b) child care centre; (c) home based business; (d) indoor sport and recreation; (e) landing; (f) major electricity infrastructure (g) market; (h) outdoor sport and recreation; (i) substation; (j) telecommunications facility; (k) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and (l) major sport and recreation and entertainment facility. AO_{1.2} Uses which are inconsistent with the intent of the zone include: (a) accommodation activities, except caretakers accommodation; (b) entertainment activities; (c) industry activities; (d) rural activities; and (e) business activities.	Performance Solution: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications.
PO ₂ Uses that are ancillary to recreation activities occurring on the same premises are only	No acceptable outcome is nominated.	Performance Solution: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
provided where there is a direct nexus with recreation activities and the use is subordinate in scale and intensity.		Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications.
PO ₃ Development does not prejudice the ongoing operation and expansion of existing uses or the development of new recreation activities.	No acceptable outcome is nominated.	Performance Solution: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications.
Built form		
PO ₄ To the extent practical, the scale of development responds sensitively to surrounding development, which may include transitioning of building height to match that of the surrounding area at site boundaries, the articulation and variation of building elevations and the provision of setbacks and landscaping to reduce the impacts of height and bulk.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₅ Development provides adequate separation, buffering and screening from adjoining land in a residential or rural residential zone so that the privacy and amenity of such premises are not adversely affected.	AO _{5.1} Buildings are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m or half the height of the building, whichever is the greater.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO_{5.2} Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining land in a residential or rural residential zone a minimum of 3m. AO_{5.3} Where buildings, car parking, servicing or storage areas are proposed within 10m of any boundary adjoining land in a residential or rural residential zone, the following is provided: (a) a minimum 1.8m high solid timber, brick or masonry fence; or (b) a densely planted landscape strip, having a minimum width of 3m. AO_{5.4} Buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises on land in a residential or rural residential zone, 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.	original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₆ The front building setback is consistent with the prevailing front setbacks in the street.	AO_{6.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO_{6.2} Where the site has frontage to a road other than a collector or local road, buildings are set back from that frontage by 6m.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO₇ The site layout responds sensitively to onsite and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to services is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₈ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Traffic management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Amenity and safety		
PO₉ Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting;	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes

Toowoomba Regional Planning Scheme 2012

Sport and Recreation Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.		reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₁₀ Development is designed to incorporate graffiti-prevention measures.	AO _{10.1} Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₁₁ Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
The following apply to all applicable development in any location.		
Built Form		
PO ₁ Buildings are finished with high quality materials, selected for their durability and the contribution they make to the character of the area in which the site is located.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₂ Buildings are designed with flexible layouts to enable occupancy by different land uses over time.	AO _{2.1} Buildings have floor to ceiling heights that are in accordance with the following: (a) ground level: 3.3m minimum to allow for commercial and/or retail uses; and (b) all other floors: 2.7m minimum.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₃ Development includes fenestration and sun shading devices which: (a) shade buildings; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimise heating loads;	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
(e) conserve energy; and (f) provide texture to building facades.		This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₄ Public spaces have adequate access to direct sunlight.	AO _{4.1} The development does not cast additional shadows on public parks, gardens or squares between the hours of 11:00 am and 2:00 pm on 22 September (equinox).	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₅ Development including accommodation activities provides residents of the site with a high level of safety and security.	AO _{5.1} Entries to residential uses are prominent when viewed from the street, clearly defined, signposted and well lit. AO _{5.2} Separate entrances are provided to residential uses and non-residential uses on the same site.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria. This includes Short-term Accommodation (motel) uses.
PO ₆ Any loading/unloading areas and outdoor storage areas are located and designed to be unobtrusive from neighbouring residential premises and public places.	AO _{6.1} Loading/unloading areas are located in a building or enclosure or otherwise screened from neighbouring residential premises or public view.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
		of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₇ Development is oriented to the streets and pedestrian places it fronts and provides a strong relationship between internal and external spaces with frontage treatments that add to the attractiveness of the place for pedestrians.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₈ The architectural treatment of facades avoids large blank walls, and enhances the existing streetscape character through the use of design elements such as: (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; (d) planting at any or all levels, including on podiums or roof decks; and (e) murals and artworks.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO₉ Roof forms and spaces are designed as an integral part of the design and function of the building, contributing to the architectural quality and articulation of the skyline, the overall composition of the building form and the use of the building. For all buildings: (a) plant or lift equipment, vents and other technical equipment including solar or water collectors are integrated into the overall design of the building so that they do not disrupt the roof profile; (b) the design of the roof profile provides articulation and considers the view from the street, surrounding higher buildings and distant views; and (c) where practicable, building design provides for: (i) activation of the roof spaces for recreation and amenity space through the incorporation of features such as windows, skylights, roof terraces etc. which take advantage of the access to sunlight and distant views; and (ii) the incorporation of rainwater and solar energy collection within the roof profile.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO₁₀ Development responds to the topography of the centre in a way that promotes integration and connectivity between individual development sites, with ground level changes addressed by measures including: (a) incorporation of changes in ground level within the design of buildings to minimise the extent of external retaining walls; (b) use of external stairs, ramps, landings to provide for pedestrian movement between locations with different ground levels; and (c) seating, landscape treatments and the like to enhance the appearance of external retaining walls.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₁₁ Universal access is provided from the site to the pedestrian paths along the road frontage's to the site and adjoining sites and public areas.	AO_{11.1} Changes of level at the site boundary allow access from the road, pedestrian paths and to adjoining sites to comply with AS1428—<i>Design for Access and Mobility</i>.	Complies: Access from the road, pedestrian paths and to adjoining sites will be designed to comply with AS1428—<i>Design for Access and Mobility</i>
PO₁₂ Development contributes towards a comfortable and safe public realm by providing: (a) pedestrian-friendly and attractive facades; (b) comfortable, safe and sheltered pedestrian pathways; and (c) outdoor spaces which encourage regular and casual usage and which can accommodate street furniture, landscaping and shelter.	AO_{12.1} Main entrances front the street, pedestrian pathway or public space to which the building has frontage. AO_{12.2} Where buildings are located on a corner site, the main entrance to the building faces the primary road frontage or the corner. AO_{12.3} Development provides clear windows at ground level and where provided, grille or	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	translucent security screens are used rather than solid shutters, screens or roller-doors. AO_{12.4} New buildings incorporate footpath awnings such that: (a) the awning fully covers the pedestrian pathways along the front of the building which lie within the development site; (b) if the building abuts the street frontage, the awning covers the full width of the footpath but does not exceed past a vertical plane 1.5m inside the kerbline to enable street trees to be planted and grow or 0.6m inside the kerbline where trees are established; (c) the awning is aligned to provide continuity with shelter on adjoining sites; and (d) the awning is cantilevered from the main building with any posts within the footpath being non-load bearing. AO_{12.5} If development does not provide awnings as outlined in AO_{12.4}, pedestrian shelter is provided as a free standing structure (such as an umbrella), and: (a) is provided and maintained by the building owner on their premises; (b) does not interrupt the normal flow of pedestrians;	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria. Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	(c) is a minimum 2.5m above pavement height; (d) does not extend past a vertical plane 0.6m inside the kerbline; (e) minimises the number of posts; and (f) is constructed in lightweight materials. AO_{12.6} Where constructing an awning or other device over a footpath, a lighting system is provided according to AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>, while still being a minimum of 20 lux at footpath level.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₁₃ Appropriate and adequate bicycle parking facilities are provided to service the staff, services and visitors to the development.	AO _{13.1} Bicycle parking facilities are provided in accordance with the <i>Austrroads Guide to Traffic Management – Part 11: Parking (Section 7.8.5)</i> , and are designed to meet AS2890.3-1993.	Complies: Bicycle parking facilities will be provided in accordance with the applicable standards where required.
PO ₁₄ Development provides street furniture and landscape works which contributes to the desired character and landscaping theme of the centre in which the site is located.	AO _{14.1} The development provides seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
		includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₁₅ The development incorporates: (a) opportunities for casual surveillance and sightlines to public spaces, car parking and other potentially vulnerable locations; (b) exterior building designs which promote safety by maximising windows or active uses and avoiding concealed spaces or potential entrapment spaces; (c) adequate definition of private, semi private and public space; (d) adequate lighting especially of potential entrapment locations; and (e) appropriate way-finding mechanisms.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO₁₆ Car parks and service areas are located and designed: (a) to be discrete with respect to their size, location and impact on the street frontage; (b) to minimise the impact on any adjoining residential premises; (c) to ensure that car parking does not dominate the frontage of the site; (d) to facilitate clear and safe pedestrian access to the entrance of the building; and	AO_{16.1} Car parking and service areas are concealed within, under or behind buildings. AO_{16.2} No vehicular access point is closer than 3m to the boundary with accommodation activities or residential zones.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
(e) for landscaping and shade trees to soften the impact of car parking and service areas where contained at the front of the site.		
PO ₁₇ Structures, buildings and fences do not obstruct pedestrian and cyclist sightlines especially at vehicle access points.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
Managing Impacts		
PO ₁₈ The privacy of on-site residents and residents of adjacent properties is adequately protected from visual intrusion.	AO _{18.1} Habitable room windows of a dwelling unit are separated a minimum of 9m from a habitable room window or private open space of another dwelling unit. OR AO _{18.2} Outlook from windows, balconies, and terraces of a dwelling unit is screened where a direct view within 9m is available into a habitable room or private open space of another dwelling unit. OR AO _{18.3} Windows have translucent glazing or sill heights of at least 1.5m where within 9m of a	N/A: The development does not involve permanent living residential uses. N/A N/A

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	habitable room or private open space of a dwelling unit. AO_{18.4} Where screening is used, it is: (a) a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (b) permanent and fixed, and designed to complement the development.	N/A
PO ₁₉ Noise, vibrations and odour are adequately attenuated and managed so they do not cause environmental harm or nuisance, nor unreasonably affect the amenity of nearby sensitive land uses.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₂₀ Plant such as air-conditioning and refrigeration units are located and treated so as not to be visually obtrusive or create noise impacts on adjoining or nearby uses.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO ₂₁ Lighting is designed in a manner to ensure ongoing amenity and safety whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	AO _{21.1} Lighting does not exceed 8.0 lux at 1.5m from beyond the site boundary. AO _{21.2} Light is not directed towards land used for existing or future accommodation activities and is directed downward and shielded at its source. AO _{21.3} Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
Landscaping		
PO ₂₂ Street trees and landscaping positively contribute to the character and amenity of the centre, particularly through the treatment of pedestrian routes and nodes and car parks.	No acceptable outcome is nominated.	v
Movement Networks		
PO ₂₃ On sites greater than 1,500m ² or where involving multiple adjoining sites or where the site adjoins land included in the centre zone, development maintains or provides continuous, attractive, direct, convenient, safe and effectively signed routes through sites for pedestrians and cyclists, providing for: (a) access to public transport facilities; (b) links to car parking areas; and (c) improved permeability and accessibility within a centre and/or between attractors	AO _{23.1} Pedestrian connections: (a) are properly illuminated at all times; (b) are lined with active frontages such as display windows, shops, food and drink outlets; (c) are a minimum 3m wide; and (d) include a separate bikeway if appropriate	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
such as (but not limited to) Educational Establishments, Child Care Centres, Community Uses, Hospitals and Shopping Centres.		
PO ₂₄ Pedestrian pathways to public transport stops are clear and direct, and have a high degree of visibility, activity and surveillance along their entire length.	No acceptable outcome is nominated.	N/A: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. Traffic management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
The following apply to all applicable development when located inside of a Community Facilities Zone, Low-medium Density Residential Zone, Low Density Residential Zone, Rural Zone, Rural Residential Zone and Township Zone		
PO ₂₅ Development does not undermine the role and function of any of the centre zones.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. The proposed change seeks to increase the maximum GFA for a Shop (supermarket) use to 4,050m ² to allow for a full-line supermarket supported by an E-commerce Hub (Warehouse) with a maximum GFA of 1,200m ² . The change is supported by an Economic Needs Assessment prepared by Location IQ; refer to Appendix E . This assessment confirms the change is in response to the high population growth rate for this area and future

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
		development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres.
PO ₂₆ The amenity of the locality is not unreasonably affected as a result of the activity.	AO _{26.1} Hours of operation are limited to 7:00 am to 6:00 pm Monday to Saturday where in a zone other than a centre zone.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
PO ₂₇ Parking and vehicular access is located to minimise the impact on any adjoining land used for residential purposes.	AO _{27.1} Car parking areas do not adjoin any residential premises. AO _{27.2} No vehicular access point is located closer than 10m to a boundary that adjoins a residential premises.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to relevant Planning Scheme Codes that regulate design criteria.
The following apply to specific uses.		
Where a Service Station		
PO ₂₈ The site has sufficient area and dimensions to accommodate the required: (a) buildings and structure; (b) vehicle accesses;	AO _{28.1} The site has a: (a) minimum area of 1,500m ² ; and (b) frontage of not less than 40m.	N/A

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
(c) vehicle parking, manoeuvring and loading/unloading areas; and (d) landscaping and buffers.		
PO₂₉ The development is located and designed so that: (a) the visual impact of the buildings or structures is minimised; and (b) an adequate buffer can be provided to any adjoining residential use or zone.	AO_{28.1} The following minimum setbacks are provided: (a) building, structure or fixture: (i) front boundary setback, 15m; and (ii) other boundary setbacks, 6m to accommodation activities and residential zones, 2m otherwise. (b) fuel pump: (i) front boundary setback, 10m; and (ii) other boundary setbacks, 10m to land in a residential zone. (c) car washing: (i) front boundary setback, 15m; and (ii) other boundary setbacks, 6m to land in a residential zone. (d) air hose facility: (i) front boundary setback, 3m; and (ii) other boundary setbacks; 3m to land in a residential zone.	N/A

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO ₃₀ The development and use does not cause environmental harm or nuisance to nearby noise sensitive land uses.	AO _{30.1} Car wash facilities are enclosed where adjoining accommodation activities and/or residential zones. AO _{30.2} All plant and machinery is located, enclosed and/or otherwise attenuated to achieve the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 1997</i> , and under that policy are not 'unreasonable'.	N/A
PO ₃₁ The development achieves acceptable levels of risk and institutes effective emergency measures.	AO _{31.1} The design and layout of the Service Station complies with Australian Standard AS1940 – 1993 – <i>Storage and Handling of Flammable and Combustible Liquids</i> . AO _{31.2} The design and layout of the Service Station complies with Australian Standard AS1596 – 1997 – <i>Storage and Handling of Liquid Petroleum (LP) Gas</i> if LP Gas is supplied on site.	N/A
PO ₃₂ Vehicular access to the site: (a) is adequate and safe; (b) does not detrimentally impact upon the safety, capacity or efficiency of the road or street system; and (c) does not cause the intrusion of non-residential traffic onto local residential streets.	AO _{32.1} Vehicular access satisfies the following requirements: (a) not less than two vehicle crossings are provided to the site; (b) vehicle access is provided to or from a trunk collector road or higher in the road hierarchy; (c) every driveway crossover: (i) has a width of not less than 7.5m but not greater than 10m; and (ii) is situated so that, at the kerb line, no part is closer than:	N/A

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	(A) 10m to any part of any other crossing provided to the same site; and (B) 12m to any part of a road intersection or traffic signal. (d) a deceleration lane is provided including, where necessary, the dedication of land as road to accommodate the deceleration lane and verge; and (e) the design, formation, grading and construction of any deceleration lane, and of the roadway on the truncated area, satisfy the requirements of Queensland Transport or <i>Schedule 6 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i>.	
PO ₃₃ Vehicles using, waiting to use or servicing the development do not interfere with road users, including pedestrians and cyclists.	AO_{33.1} Fill points are located so that tankers can stand wholly on-site when unloading fuel. AO_{33.2} Minimum on-site queuing space, clear of any other access or manoeuvring path, is provided for three (3) vehicles on the entry side of any car wash bay and the first bay of any line of petrol bowsters. AO_{33.3} Vehicles loading, unloading or filling, or being washed, dried, or otherwise using the facility, stand wholly on-site.	N/A

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO ₃₄ Adequate and safe car parking and loading/unloading facilities are provided on-site.	AO _{34.1} Standing areas for the finishing of vehicles are provided on the exit side of the car washing bay(s) so that they do not interfere with any other access or manoeuvring paths. AO _{34.2} Where a shop is provided as part of the service station development, at least 60% of the required customer parking spaces required are provided on the exit side on the fuel pumps.	N/A
PO ₃₅ The development is landscaped to: (a) present an attractive appearance to the street; and (b) minimise visual impact of the development on adjoining accommodation activities.	AO _{35.1} A minimum 3m wide landscape strip is provided along the frontage(s) of the site, except for that part of any frontage where vehicle crossings are provided. AO _{35.2} A minimum 3m wide densely planted landscape strip is provided along any common boundary with an accommodation activity or land in a residential zone. AO _{35.3} A minimum 1.8m high acoustic screen fence is provided along any common boundary with an accommodation activity or other noise sensitive land use or with land in a residential zone.	N/A
PO ₃₆ Development provides for an adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AO _{36.1} Development is connected to the Council's reticulated water supply system.	N/A

Toowoomba Regional Planning Scheme 2012

Centre Activities Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO ₃₇ Provision is made for the treatment and disposal of wastewater so that acceptable public health and environmental standards are maintained.	AO _{37.1} Where in a sewered area, the development is connected to the Council's reticulated wastewater system.	N/A

Toowoomba Regional Planning Scheme 2012

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}.	Complies: The subject land is located at the 627m contour level (refer to Figure 3) and the Preliminary Approval Document over this site regulates building height to a maximum of 8.5m. Consequently, future development will not impinge on the operational safety of the Obstacle Limitation Surface (OLS), which is at the 676.5m level above the subject land; refer to Figure 8.
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 subject land is not located within an ANEF contour; refer to Figure 8.

Toowoomba Regional Planning Scheme 2012

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 design sound levels and reverberation times for building interiors.	No acceptable outcome is nominated.	N/A: The subject land is not located within an ANEF contour; refer to Figure 8.

Toowoomba Regional Planning Scheme 2012

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
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.	Complies: The subject land is not located within the dangerous light area of the Airport; refer to Figure 8.
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.	Complies: The subject land is located beneath the OLS of the Toowoomba Airport (refer to Figure 8) and any future clearing of vegetation will be undertaken in accordance with the requirements of AO_{5.1-5.2}.
Development within the Public Safety Area		
PO₆ 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:	N/A: The development is not located within the Public Safety Area; refer to Figure 8.

Toowoomba Regional Planning Scheme 2012

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	(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.	
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); (e) special industries (being an abattoir or food processing plant); and (f) commercial fish processing.	Complies: The site is located in the 3km Wildlife Hazard Buffer Zone; refer to Figure 8 . Future development of the site will not include the uses identified in AO _{7.1} .

Toowoomba Regional Planning Scheme 2012

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	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. AO7.4 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.	Complies: The site is located in the 3km Wildlife Hazard Buffer Zone; refer to Figure 8. Future development of the site will not include the uses identified in AO7.2. N/A: The site is not located between the 3km and 8km Wildlife Hazard Buffer Zones; refer to Figure 8. N/A: The development does not involve a Utility Installation.

Toowoomba Regional Planning Scheme 2012

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	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.	Complies: The subject land is located at the 627m contour (refer to Figure 3) and the OLS is at the 676.5m level (refer to Figure 8).
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.	N/A

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Outdoor Lighting		
PO ₁ Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.	AO_{1.1} No outdoor lighting is proposed as part of the development. OR AO_{1.2} Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 control of the obtrusive effects of outdoor lighting'. AO_{1.3} For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard AS4282-1997 – <i>Control of the obtrusive Effects of Outdoor Lighting</i> and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4). AO_{1.4} Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO_{1.3} the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors. AO_{1.5} For private sporting courts the lighting system: (a) is baffled or shielded to ensure that a light source is not directly visible from a	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	Habitable Room window of an adjoining Dwelling; and (b) the luminaire does not exceed a height of 8m above the court surface. AO_{1.6} The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.	
PO₂ Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or well-being of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.	AO_{2.1} Outdoor lighting situated in excess of 4m above ground level is provided in accordance with Australian Standard AS1158.1.1:2005 – <i>Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO₃ Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment.	AO_{3.1} The vertical illumination emanating from the outdoor lighting does not exceed one (1) lx on land within the Environmental Significance Overlay.	N/A: The subject land is not located within the Environmental Significance Overlay area.
PO₄ Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance.	AO_{4.1} Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed in a manner to mitigate any light nuisance impacts from the existing lawful use by establishing:	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) shielding or louvers on windows facing the light source; (b) orientating buildings and bedrooms so that external lighting does not impact on residents during night time hours; and (c) utilising earth embankments, landscaping or other physical measures to shield existing light sources.	design criteria including the Environmental Standards Code.
Odour		
PO ₅ Development does not unreasonably affect the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.	AO_{5.1} The development does not involve activities that create odorous air emissions. OR AO_{5.2} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i>. AO_{5.3} The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues. <i>Note: An Odour Assessment Report provided with the application may be necessary to demonstrate compliance with AO5.3..</i>	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₆ Lot reconfigurations for residential or other environmentally sensitive land uses do not encroach upon existing or approved uses that may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.	AO _{6.1} Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code.	N/A: The proposed development does not involve Reconfiguring a Lot.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary					
	AO_{6.2} Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance. <table><tr><th>Existing Use/Activity</th><th>Odour Level at Sensitive Receiving Environment.</th></tr><tr><td rowspan="2">All Activities</td><td>2OU/m³ 3 minute average, 99.5th percentile.</td></tr><tr><td>4OU/m³ 3 minute average, 99.9th percentile.</td></tr></table>	Existing Use/Activity	Odour Level at Sensitive Receiving Environment.	All Activities	2OU/m³ 3 minute average, 99.5th percentile.	4OU/m³ 3 minute average, 99.9th percentile.	
Existing Use/Activity	Odour Level at Sensitive Receiving Environment.						
All Activities	2OU/m³ 3 minute average, 99.5th percentile.						
	4OU/m³ 3 minute average, 99.9th percentile.						
PO ₇ Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.	AO _{7.1} The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.					
Noise							
PO ₈ The generation of noise from the premises does not cause Environmental Harm or Nuisance to	AO _{8.1} The development will achieve the following noise levels (when measured at the nearest sensitive receiver):	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek					

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
adjoining properties or other noise sensitive land uses. (a) Development: (i) is located in an appropriate zone; (ii) proposes best practice design and construction materials (in relation to noise attenuation); and (iii) proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses.	(a) Background (L_{90}) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L_{90}) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am (measured within bedrooms assuming open windows); (c) Background (L_{90}) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and (d) maximum limit L_{Amax} 45dB(A) inside dwellings; and The development will achieve the Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i>. HOWEVER AO_{8.2} Where a development is unable to meet noise levels specified in AO_{8.1} an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).	to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO₉ Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment is designed, constructed and operated in a manner that is sensitive to the impacts of high	AO_{9.1} Where development (other than licensed premises operating under a Liquor Licensing Approval) proposes the use of amplified sound equipment, existing background octave band centre frequencies have been assessed and the	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary																										
and low frequency noise on adjoining sensitive land uses.	development proposes the following maximum sound pressure criterion: <table><tr><th colspan="8">Frequency - Hz - "A" Weighted</th></tr><tr><th></th><th>31</th><th>63</th><th>125</th><th>250</th><th>500</th><th>1K</th><th>2K</th><th>4K</th></tr><tr><th>Background Level SPL dB(A)</th><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td></tr></table>	Frequency - Hz - "A" Weighted									31	63	125	250	500	1K	2K	4K	Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
Frequency - Hz - "A" Weighted																												
	31	63	125	250	500	1K	2K	4K																				
Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)																				
PO ₁₀ Proposed sensitive land uses in close proximity to existing lawful land uses involving significant noise emissions such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.	AO_{10.1} The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within the <i>Environmental Protection (Noise) Policy 2008</i>. AO_{10.2} Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i>. AO_{10.3} Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.																										

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	assessment of existing background octave levels and designed the sensitive land use component to mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).	
PO ₁₁ Proposed sensitive land uses adjoining Council controlled arterial roads (other than designated 'Transport Noise Corridors') are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	Where development involves a sensitive land use adjoining a Council controlled arterial road (other than designated 'Transport Noise Corridors': AO_{11.1} The development is designed and constructed in a manner that achieves the internal noise Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i>. AO_{11.2} The siting of buildings and selection of construction materials complies with the specifications of Australian Standard AS3671-1989 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i>.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₁₂ Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	AO _{12.1} Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government comply with the <i>Queensland Development Code Mandatory Part (MP) 4.4 'Buildings in a Transport Noise Corridor'</i> for all habitable rooms adjoining the corridor.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₁₃ Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on	AO _{13.1} Plant of this nature is not elevated, is acoustically shielded (if necessary) and will not be audible at adjoining sensitive receivers.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
the acoustic amenity of surrounding sensitive land uses.	AO _{13.2} Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to achieve a nil increase in background noise levels (L ₉₀) at the nearest sensitive receiver.	to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₁₄ The construction phase of the development does not cause adverse acoustic impacts on surrounding sensitive receivers.	AO _{14.1} Building work (including excavation and filling) is only conducted between the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding public holidays). AO _{14.2} Where building work is proposed outside of the acceptable timeframe of 6:30 am to 6:30 pm (Monday – Saturday) the applicant has supplied a 'construction management plan' which adequately addresses noise mitigation measures.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₁₅ Private sporting courts do not create acoustic amenity issues for surrounding sensitive receivers.	AO _{15.1} Private sporting courts are not used between 10:00 pm and 7:00 am. AO _{15.2} Mechanical equipment such as ball throwing machines which create audible noise at the nearest sensitive receiver is not used between 7:00 pm and 7:00 am.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₆ Vibration from the development does not affect the amenity of surrounding sensitive land uses or cause environmental harm or nuisance.	AO_{16.1} The development does not result in vibration impacts outside of the development site. AO_{16.2} Where vibration may impact on surrounding sensitive land uses, the proponent has provided a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the level of vibration will not cause adverse amenity impacts or cause environmental harm or nuisance at any sensitive land use surrounding the development.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Dust		
PO ₁₇ The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations).	AO_{17.1} Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur. AO_{17.2} Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce dust generation. AO_{17.3} Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete. AO_{17.4} Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses. <i>Note: Where excavation and filling exceeds 1,000 cubic metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures. Measures must include strategies such as progressive rehabilitation and complaints processes.</i>	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₈ Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues.	AO _{18.1} Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.	Complies: The haulage route for the development will utilise a Sub-arterial Road (Hursley Road) and a Distributor Road (McDougall Street) as identified on the Toowoomba Road Hierarchy.
PO ₁₉ Water used for dust suppression activities does not itself create environmental harm.	AO _{19.1} Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₂₀ The ongoing operation of the development site does not create dust nuisance for adjoining landholders.	AO_{20.1} Areas within the site that are frequently used for vehicular purposes are imperviously sealed. AO_{20.2} Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems. AO_{20.3} Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the	C Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	release of dust will not impact on surrounding sensitive receivers. AO_{20.4} All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads. AO_{20.5} Development that is likely to create ongoing significant dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.	
PO ₂₁ Proposed sensitive land uses are adequately separated from existing lawful land uses likely to generate dust emissions such as landfill sites, quarries, cropping land, motor sport facilities and other similar dust generating activities.	AO _{21.1} Sensitive land uses achieve the separation distances from the nominated uses specified in Table 9.4.2:2.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₂₂ Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.	AO _{22.1} Dustfall averaged over an annual period of time does not exceed 133mg/m ² /day when measured at the nearest sensitive receiver.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		design criteria including the Environmental Standards Code.
General Emissions		
PO ₂₃ Air emissions resulting from development do not cause environmental harm (including environmental nuisance).	AO_{23.1} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i>. AO_{23.2} Where a type of air emission is not listed within the <i>Environmental Protection (Air) Policy 2008</i> the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification. AO_{23.3} Where a development is proposing to generate and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment' which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₂₄ Child Care Centres are well located to avoid any harmful impacts from air pollution.	AO _{24.1} Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
		original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₂₅ Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.	AO _{25.1} Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₂₆ Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.	AO _{26.1} Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.	N/A: The proposed development does not include telecommunication facilities or other uses that generate electromagnetic radiation.
PO ₂₇ Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	AO _{27.1} Car park exhaust stacks are located away from adjoining sensitive receivers. AO _{27.2} Emissions are discharged vertically and have an exit velocity of at least 10m/second. AO _{27.3} Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{27.4} Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with AS1940-2004 <i>The Storage and handling of flammable and combustible liquids (for hydrocarbons)</i> and AS1596:2008 <i>The Storage and Handling of LP Gas</i> .	design criteria including the Environmental Standards Code.
Waste Management		
PO ₂₈ The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i> .	AO _{28.1} For commercial premises and industry activities (other than those premises utilising Council's wheelie bin waste collection program): (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	sewered areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; (e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is designed to enable bins to be washed out within the storage area and drained to a sewer system (requiring trade waste approval) within sewered areas or area of significant landscaping, water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas; and (f) bin storage areas do not pose amenity issues for surrounding sensitive receivers, including odour during storage periods or noise issues resulting from collection programs.	
	AO_{28.2} For a Multiple Dwelling of three (3) – six (6) units the development satisfies one of the following criteria: (a) a minimum road frontage is available within the immediate road reserve adjoining the development in order to place the required number of waste and recycling containers out for collection (2 x 240L wheelie bins per tenement) when calculated at 1m/bin e.g. a development requiring eight (8) bins must have at least 8m of useable road reserve (in terms of bin collection, excluding a 1m clearance	N/A: The proposed development does not involve a Multiple Dwelling.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	around power poles and any area below a street trees canopy where bins cannot be collected); OR (b) the complex includes a communal bin storage area, whereby the body corporate will implement internal procedures requiring residents to progressively fill bins and only place full bins out for collection; and (c) each tenement has an approved bin storage area that will not create amenity issues for surrounding sensitive land uses; and (d) bin storage areas are screened behind buildings for amenity purposes; and (e) storage areas are not within dwellings (including garages) and it is not necessary to take the bins through dwellings (including garages) for collection purposes; and (f) a hose cock is located in close proximity to the storage location to enable bins to be cleaned; and (g) where a rear storage area is not possible bins are stored in a minimum 1.5m high screened area in the front of the dwelling(s); OR (h) screened communal storage areas (to a minimum height of 1.5m) are proposed which contain an impervious floor, hose	

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	cock and grading/drainage towards a grassed area or other porous surface.	
	AO_{28.3} For a Multiple Dwelling above six (6) units the development satisfies one of the following criteria: (a) The development incorporates 'internal collection' of either bulk bins or wheelie bins (in accordance with the waste management guideline that accompanies the environmental standard); OR (b) Communal bin storage areas contain a roof, bunding and bin 'washing' provisions in the form of either a sewer connection (requiring trade waste approval) or where no sewer is available a connection to a waste water treatment device, drain to an area of significant landscaping or drain to a water quality improvement device e.g. Bioretention system is acceptable; OR (c) Where 'internal collection' is proposed the internal design complies with the waste management guideline that accompanies this environmental standard and a certification from a registered RPEQ has been provided to demonstrate that manoeuvrability is acceptable for an appropriately sized refuse vehicle.	N/A: The proposed development does not involve a Multiple Dwelling.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	AO_{28.4} Commercial premises utilising Council's wheelie bin waste collection service to dispose of commercial waste: (a) utilise a maximum of four (4) wheelie bins i.e. less than 1 cubic metre; (b) store bins within the curtilage of the property in a designated area in close proximity to a hose cock, whereby any adjoining sensitive land uses will not experience amenity issues i.e. odour; (c) store bins on an impervious surface; (d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and (e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₂₉ Development for a Community Residence, Residential Care Facility or Retirement Facility utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.	AO _{29.1} For development involving a Community Residence, Residential Care Facility or Retirement Facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline.	N/A: The proposed development does not involve a Community Residence, Residential Care Facility or Retirement Facility.
PO ₃₀ High rise (in excess of three (3) storeys) residential developments and joint commercial and residential developments are designed to enable best practice waste management principles to be applied.	AO _{30.1} The applicant has provided a waste management plan that as a minimum has addressed the following issues:	N/A: The proposed development does not involve a high-rise residential development.

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) likely waste quantity and waste type to be generated on site on a weekly basis; (b) likely recycling quantities to be generated on a weekly basis; (c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes, waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; (k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).	
PO ₃₁ Demolition and building activities actively involve waste minimisation and waste	AO _{31.1} The development will be carried out in accordance with the waste management hierarchy outlined in the <i>Technical Guideline for</i>	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
avoidance principles including the promotion of recycling and re-use.	<i>New Developments Waste Storage and Collection Requirements</i> and the applicant has nominated the quantity and type of materials that will be disposed of to landfill.	to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₃₂ Development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> is designed to adequately cater for legislative storage and collection requirements.	Where involving development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i>: AO_{32.1} The storage of 'clinical and related waste' is in accordance with the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> with storage locations being demonstrated on submitted site/floor plans. AO_{32.2} The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₃₃ Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.	AO _{33.1} The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's <i>Technical Guidelines for Waste Storage and Collection Requirements for New Developments</i> , including:	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(a) appropriate manoeuvring is adequate with vehicles being able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins; (f) minimum road width of 5.5m; and (g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised.	original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.
PO ₃₄ Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove harbourage opportunities for vermin and mosquitoes.	AO _{34.1} The applicant will utilise the following control measures: (a) putrescibles waste will be removed from the property at intervals not exceeding seven (7) days (putrescibles will be refrigerated where possible and appropriate); (b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and (c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and (d) bins will be cleaned on an 'as needed' basis if odour is identified as an issue.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Environmental Standards Code.

Toowoomba Regional Planning Scheme 2012

Integrated Water Cycle Management Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance Summary
Stormwater Management		
PO ₁ Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO_{1.1} Stormwater quality treatment measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{1.2} Pollutant load reductions are achieved in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₂ Adverse impacts of construction activities on stormwater quality are avoided or minimised using best practice environmental management for erosion and sediment control.	AO _{2.1} Sediment and erosion control measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original

Toowoomba Regional Planning Scheme 2012

Integrated Water Cycle Management Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance Summary
		development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₃ Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to: (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions.	AO _{3.1} Stormwater flow control measures are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Waste Water Management		
PO ₄ Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for:	AO _{4.1} Waste water management measures are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original

Toowoomba Regional Planning Scheme 2012

Integrated Water Cycle Management Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance Summary
(a) cumulative effects; (b) the applicable water quality objectives for the receiving waters; (c) adverse impact on ecosystem health of receiving waters; and (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.		development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Artificial Waterways and Water Bodies		
PO₅ The waterway or water body is designed to integrate multiple functions, including: (a) aesthetics, landscaping, and recreation; (b) flood management; (c) stormwater management; (d) water conservation and reuse; (e) community health; and (f) pest management.	AO_{5.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO₆ The waterway is located and designed to be responsive to natural drainage features.	AO_{6.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval

Toowoomba Regional Planning Scheme 2012

Integrated Water Cycle Management Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance Summary
		MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code.
PO ₇ The waterway or body is designed to minimise whole of life cycle costs.	AO _{7.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
Flooding and Drainage		
PO ₈ Flooding and drainage characteristics upstream or downstream of the site are not worsened.	AO _{8.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	v
PO ₉ The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO _{9.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: Proposed stormwater management measures will be designed to work within the capacity of the existing drainage network in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> , at the detailed design phase. Refer to the Flood Impact Assessment and Concept Stormwater

Toowoomba Regional Planning Scheme 2012

Integrated Water Cycle Management Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development	Compliance Summary
		Management Plan, prepared by Downs Roadside Engineering attached at Vol 1 Appendix F .
PO ₁₀ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{10.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: Refer to the response to AO _{8.1} for proposed stormwater management measures which will be designed to ensure stormwater 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. Refer to the Flood Impact Assessment and Concept Stormwater Management Plan, prepared by Downs Roadside Engineering at Vol 1 Appendix F .
Water Cycle Management		
PO ₁₁ The design and management of the development integrates water cycle elements so that: (a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently.	AO _{11.1} Integrated water management practices and infrastructure are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Integrated Water Cycle Management Code. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
PO ₁ Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.	AO _{1.1} Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.
PO ₂ Landscape construction is undertaken by a suitably qualified landscape professional.	AO _{2.1} Landscape construction is carried out by a member of the Queensland Association of Landscape Industries.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.
PO ₃ Landscape design reflects the local context and incorporates cohesive and desirable aspects of the prevailing landscape character. (Desirable aspects are those considered necessary to maintain and enhance the character, setting and/or ambience, and ecological values of the location.)	AO _{3.1} Where a street or locality has an identifiable character derived from existing vegetation, similar or identical plant species are used. AO _{3.2} Existing desirable landscape elements and treatments are incorporated into landscaping to integrate the development into the existing character of the area.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	AO_{3.3} Existing site trees are integrated into the development. AO_{3.4} Species selection is reflective of cool temperate species.	
PO₄ Where the development involves the creation of a new road street tree planting is undertaken having consideration of: (a) the hierarchy and function of the street; (b) selection of appropriate species; (c) avoidance of conflict between the street tree and utilities and services within the road reserve; (d) soil conditions; (e) existing street trees; (f) solar access; and (g) driveway access.	Where the development involves the creation of a new road: AO_{4.1} Street planting is carried out in accordance with the requirements of <i>SC6.2 PSP No. 2 Engineering Services Infrastructure Roads and Drainage</i>. AO_{4.2} Species and materials are used that minimise the use of potable water. AO_{4.3} Street tree planting is in accordance with Planning Scheme Policy No.8 – Street Trees.	N/A: The proposal does not involve the creation of a new road.
PO₅ Fencing design and acoustic barriers: (a) are compatible with the existing streetscape and proposed development type; and (b) provide visual interest and address the street.	AO_{5.1} Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers. AO_{5.2} All planting and recesses along a fence are located within the property boundary and planting recesses are accessible from within the site. AO_{5.3} Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum 3m vegetated buffer on either side of the fence with vegetation having	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.

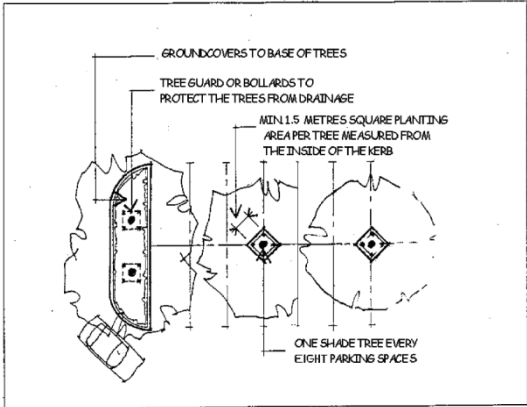
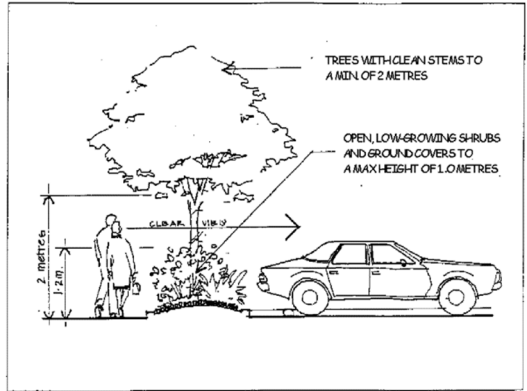
Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	a mature height equal to or above the height of the acoustic fencing.	
PO ₆ Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.	AO_{6.1} Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planting bay per eight (8) carparking spaces. AO_{6.2} Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park. AO_{6.3} No raised kerbing is provided around planting bays. Wheelstops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall toward planting areas. AO_{6.4} Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	 	
PO ₇ Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.	AO _{7.1} Species mature height and siting must not interfere with or compromise overhead	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	and underground utility assets including stormwater inlet pits. AO7.2 Tree planting must be a minimum of 2m from any mains water easements and offset 4m from any sewer main or inspection chamber.	authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.
PO₈ Maintenance access points must be considered and accommodated for in the site planning and design process.	AO8.1 Access by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather. AO8.2 Functional maintenance vehicle circulation and access gates to be provided.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.
PO₉ On-site stormwater harvesting is to be maximised with reuse measures and amelioration of stormwater impacts indicated.	AO9.1 Landscape design incorporates the flow of water along overland flow paths. AO9.2 Landscaping is used to help maximise opportunities for on-site infiltration by:	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code. Stormwater management for the original development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	(a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; (c) maximise opportunities for turf and planting areas; (d) align planting areas parallel to contours to slow the flow of surface water; and (e) ensure planting palette comprises canopy tree species. AO_{9.3} Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells. AO_{9.4} Sediment and erosion control measures are outlined. AO_{9.5} Planter boxes on podiums and building forecourts plumbed to stormwater.	
PO ₁₀ Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.
PO ₁₁ Design of pedestrian paths and places reinforces the desired character of the area	AO _{11.1} Design complies with AS1428 parts 1, 2, 3, and 4 – Design for Access and Mobility.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
and/or place and includes features to enhance their use that are of universal design to ensure non-discriminatory access and use.		the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.
PO₁₂ Risks to personal safety and the potential for crime, vandalism and fear are reduced through design that has been informed by <i>Crime Prevention Through Environmental Design (CPTED)</i> principles in relation to: (a) Surveillance. (b) Access control. (c) Territorial reinforcement. (d) Space management.	Landscape design incorporates the following design measures: AO_{12.1} The attractiveness of crime targets is minimised by providing opportunities for effective surveillance through: clear sight lines from private to public space, reducing concealment or entrapment opportunities, public facilities (toilets, shelters etc) located to promote use, dual access points, avoiding blind corners, and lighting where appropriate. AO_{12.2} Barriers are used to attract, channel or restrict the movement of people by: clear spatial definition and legibility, optimising opportunity for public interaction, visually permeable screens and fencing, appropriate use of mechanical measures that correspond to actual risk. AO_{12.3} Reinforcing definition of territory and ownership of private, semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Landscaping Code.

Toowoomba Regional Planning Scheme 2012

Landscaping Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance Summary
	interaction and ownership, legible universal signage. AO_{12.4} Space Management: ensuring that public spaces are appropriately utilised and maintained by the use of vandal- and graffiti-resistant materials, easily accessed and maintained fixtures.	

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
Driveway Crossovers		
PO₁ Vehicular access arrangements: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road; (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road; (ii) the integrity of any infrastructure within the road reserve; and (iii) the safety of access to adjacent properties; and (c) protect the amenity of premises in the vicinity. <i>Note: Access to State-controlled Roads requires the approval of the Department of Transport and Main Roads.</i>	AO_{1.1} Other than for a Dwelling House, Dual Occupancy, Home-based Business, vehicular access to a Council-controlled road is provided in accordance with Australian Standard AS 2890.1 – <i>Off Street Car Parking</i> (and Australian Standard AS 2890.2 where relevant). AO_{1.2} Where the vehicular access is for a Dwelling House, Dual Occupancy or Home-based Business, the driveway crossover:	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

	(a) is not: (i) a second property access; (ii) located on a bend in the road of more than 45°; or (iii) to a State-controlled Road or a road with bluestone kerbing; (b) is not within: (i) 25m of a signalised road intersection; (ii) 20m of an unsignalised road intersection in an industrial or Centre's zone or 10m otherwise; (iii) 2m of any adjoining property access, including shared property accesses, at the property line; (iv) 1m of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset; or (v) the outer canopy of any street tree. (c) does not: (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (iii) require removal or modification of any existing bluestone kerbing; (iv) require any change to existing footpath/verge profiles; (v) have access restricted by an access restriction strip or link reserve; or (vi) access an unformed or unkerbed road;	
--	---	--

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	(d) is constructed of gravel (but only in a non-urban zone), reinforced concrete, bitumen or pavers; and (e) is provided in accordance with the relevant diagram in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	
Car Parking Provision		
PO₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. <i>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</i>	AO_{2.1} Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of: (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling. AO_{2.2} Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code. <i>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</i> <i>Note: If the number of car parking spaces calculated in accordance with AO_{2.1} and AO_{2.2} is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</i> <i>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</i>	N/A: The subject site is not located within the Principal Centre Zone or the Mixed use Zone. Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
Transport Network		
PO ₁ The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in SC 6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	No acceptable outcome is nominated.	Complies: The subject land has primary access to Hursley Road which is identified as a Sub-arterial Road and secondary access to McDougall Street which is identified as a Distributor Road, on the Toowoomba Road Hierarchy. Both of these roads are of suitable standard to accommodate traffic generated by future development on this site.
PO ₂ Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₃ Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
		design criteria including the Transport, Access and Parking Code.
PO ₄ Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of mid-block connections which are safe, functional and legible for potential users.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₅ Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.	AO _{5.1} Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₆ Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
Access		
PO ₇ Vehicle access arrangements and queuing areas are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO _{7.1} Access driveways and queuing areas are located and designed in accordance with the provisions of <i>Australian Standard AS 2890.1 Part 1: Off Street Carparking</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₈ Access arrangements minimise any adverse impact on: (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists;	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) the safety and convenience of access to adjacent properties; (d) the amenity of premises in the vicinity; and (e) street trees in the road reserve.		and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO₉ Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick-up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO₁₀ Where set-down and pick-up facilities for bus, taxis or private vehicles are provided as part of development they are: (a) safe for pedestrians, cyclists and vehicles; (b) conveniently connected to the main component of the development by pedestrian pathway; and (c) designed to provide for pedestrian priority and clear sightlines.	AO_{10.1} Bus pick-up/set-down areas: (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses; (c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	network. One clear traffic lane in each direction should be maintained. AO_{10.2} Car and taxi pick-up/set-down areas: (a) allow a car to manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting cars; (c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.	
Pedestrian and Cycle Facilities		
PO ₁₁ Provision is made for the safe and convenient movement of pedestrians on site and external to the site, having regard to desire lines, legibility, weather protection and the needs of people with disabilities.	AO_{11.1} Pedestrian pathways and crossings are provided in accordance with SC6.2 PSP No.2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{11.2} Access for cyclists and pedestrians is clearly distinguished from vehicle access. AO_{11.3} Pedestrian paths of a minimum width of 1.5m are provided through each car parking row and connect to the main entrance(s) to the building(s).	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₂ Provision is made for safe and convenient cycle movement to the site and within the site having regard to desire lines, users' needs and legibility.	AO _{12.1} Shared paths and on-road cycle lane facilities are provided in accordance with SC6.2 PSP No.2 – Engineering Standards Roads and Drainage Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
Parking and Circulation		
PO ₁₃ Car parking areas are designed to be: (a) clearly defined, marked and signed; (b) convenient, safe and accessible; and (c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for pedestrians movement within car park areas.	AO _{13.1} The entry to the car park is clearly signposted. AO _{13.2} Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use. AO _{13.3} Visitor or customer parking spaces are located in the most accessible position to the main entrance of the building and signed as such. AO _{13.4} Unless otherwise specified in another code relevant to the development, 60% of the parking spaces for non-residential development are clearly visible from the street. AO _{13.5} Public Safety: (a) The car park is located where it can be monitored by passers-by or the occupiers of the development. (b) Where the car park is open to the public at night, lighting is provided throughout	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	the car park and along pedestrian access paths in compliance with Australian Standard AS 1158.3.1 – <i>Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>. (c) Except in the case of residential development: (i) where the car park is not required at night, entry to the car park is physically restricted; and (ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light. (d) Landscaping throughout the car park is provided in a manner, as indicated in the Landscaping Code that allows surveillance and minimises the risk of crime.	
PO ₁₄ Car parking areas are designed to provide spaces which meet the needs of people with disabilities.	AO_{14.1} Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard AS2890.1 <i>Part 1: Off Street Carparking</i>. AO_{14.2} Car parking spaces for people with disabilities are located as near as possible to the entrance or entrances of the facility or use they serve. AO_{14.3} Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard AS2890.1 <i>Part 1: Off Street Carparking</i>. AO_{14.4} Pathways and ramps between parking areas and the entrances to buildings are designed in	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	accordance with the provisions of Australian Standard AS1428.1: <i>Design for Access and Mobility</i>. AO_{14.5} Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian Standard AS1428.1: <i>Design for Access and Mobility</i>. AO_{14.6} The sign is readily visible from a vehicle at the entrance to the carpark, or guide signs are provided to indicate the direction of the disabled parking spaces.	
PO ₁₅ Car parking areas for non-residential development on a site in, or adjoining, a residential zone, are designed to minimise any adverse impact on the amenity of premises in the vicinity.	For non-residential development on a site in, or adjoining, a residential zone: AO_{15.1} Car parking and driveway areas are setback a minimum distance of 3m from a side boundary that is common with a residential use in a residential zone. AO_{15.2} Landscape planting is used between the car park and driveway areas and the side boundary to soften the visual impacts of car park areas and to provide shade. AO_{15.3} An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₁₆ Car parking and associated access arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO_{16.1} Car parking is provided either at the rear of the development or beneath buildings.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
		original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₁₇ Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.	AO _{17.1} Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₁₈ Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.	AO _{18.1} Aesthetics, glare, heat absorption and re-radiation. (a) Landscaping is provided throughout the car park in the manner and at the rate indicated in the Landscaping Code; and (b) Unless otherwise specified in a zone, precinct or use code, where the car park adjoins a street frontage, or a boundary with a Residential or other sensitive land use, a landscaped strip of minimum 3 m width is provided along the frontage/boundary.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₁₉ Any parking, access and any other vehicle access/manoeuvring areas incorporate design	AO _{19.1} Car parking, access and any other vehicle access/manoeuvring areas vehicle manoeuvring areas are imperviously sealed.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
measures to avoid dust nuisance to surrounding properties.		structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₂₀ Noise impacts from vehicle movement areas on any adjoining residential or other sensitive land use are mitigated.	AO _{20.1} A solid, good quality brick, timber or masonry fence of a minimum 1.8m height is constructed between any vehicle movement areas and a boundary to an adjoining residential or other sensitive land use.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₂₁ Any part of the parking area designated as a vehicle cleaning or repair area is designed and constructed to avoid adverse impact on water quality or Council's wastewater or stormwater infrastructure.	AO _{21.1} The development is capable of meeting the requirements of Council's <i>Trade Waste Policy</i> and the Trade Waste Environmental Management Plan.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Servicing

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO₂₂ Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	AO_{22.1} The service bays provided and access to them, can accommodate, at any one time, the types and numbers of service vehicles detailed in Table 9.4.6:3. AO_{22.2} Service bays provided wholly or partly within a building are physically separated from the rest of the buildings floor space in manner that makes it impractical to use them as storage or work areas. AO_{22.3} The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 – 1989 – <i>Off Street Parking – Commercial Vehicle Facilities</i>. AO_{22.4} Vehicles being loaded or unloaded with goods stand completely on-site and do not impede access to more than 6 parking spaces or 50% of the on-site parking spaces (whichever is the lesser) while doing so. AO_{22.5} Service vehicles can enter and leave the site in a forward gear.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO₂₃ Refuse collection vehicles are able to access on-site refuse collection facilities.	AO_{23.1} Where an on-site refuse area is provided, access and manoeuvring areas are designed and provided to enable access by refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
		design criteria including the Transport, Access and Parking Code.
PO ₂₄ Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.
PO ₂₅ Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO _{25.1} Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Transport, Access and Parking Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
Utilities		
PO ₁ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{1.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR AO _{1.2} Where not in a water supply area, the development is provided with an on site water supply in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. AO _{1.3} Water supply systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₂ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{2.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR AO _{2.2} Where not within a wastewater area, on-site wastewater treatment and disposal is provided which complies with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. AO _{2.3} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₃ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{3.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₄ Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO _{4.1} The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₅ Provision is made for future telecommunications services (e.g. fibre optic cable).	AO _{5.1} Conduits are provided in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
		original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₆ Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure from physical damage; and (d) allows ongoing necessary access for maintenance purposes.	AO _{6.1} Setbacks and loadings comply with the Queensland Development Code QDC MP1.4..	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₇ Infrastructure is integrated with and efficiently extends existing networks.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code. Extensions to infrastructure required for future

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
		development was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016.
PO ₈ Water meter/s are installed and located for easy access by the relevant authority.	AO _{8.1} Water meter/s are installed in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
Movement Networks		
PO ₉ Premises are provided with the following works along the full extent of the road frontage and to a standard that is appropriate to the function of the road and the character of the locality: (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); (c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems.	AO _{9.1} Design and construction of external road works are undertaken in accordance with SC6.2 PSP No. 2 <i>Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{9.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₁₀ Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with:	AO _{10.1} Street scaping works, footpaths and cycle paths are provided in accordance with PSP No. 2 <i>Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{10.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road</i>	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
(a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	<i>Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).</i>	original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO₁₁ Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all-weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO_{11.1} Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO₁₂ Movement networks can be easily and efficiently maintained.	AO_{12.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
Vehicular Access		
PO₁₃ Vehicular access arrangements: 1. are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle useage; and	AO_{13.1} Other than for a House, Dual Occupancy, Bed and Breakfast Establishment or Home-based Business, vehicular access to a Council-controlled road is provided in accordance with Australian Standard AS 2890.1 – Off Street Car	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) the function and configuration of the access road; 2. minimise any potentially adverse impact on: (a) the safety and efficiency of the road; (b) the integrity of any infrastructure within the road reserve; and (c) the safety of access to adjacent properties; and 3. protect the amenity of premises in the vicinity.	<i>Parking (and Australian Standard AS 2890.2 where relevant).</i> AO_{13.2} Where the vehicular access is for a House, Dual Occupancy, Bed and Breakfast Establishment or Home-based Business, the driveway crossover: (a) is not: (i) a second property access; (ii) located on a bend in the road of more than 45%; or (iii) to a State-controlled Road or a road with bluestone kerbing; (b) is not within: (i) 25 m of a signalised road intersection; (ii) 20 m of an unsignalised road intersection in an industrial or Centre's zone or 10m otherwise; (iii) 2m of any adjoining property access, including shared property accesses, at the property line; (iv) 1m of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset; or (v) the outer canopy of any street tree; (c) does not: (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water	original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	meters, manholes or stormwater gully pits); (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (iii) require removal or modification of any existing bluestone kerbing; (iv) require any change to existing footpath/verge profiles; (v) have access restricted by an access restriction strip or link reserve; or (vi) access an unformed or unkerbed road; (d) is constructed of gravel (but only in a non-urban zone), reinforced concrete, bitumen or pavers; and (e) is provided in accordance with the relevant diagram in SC6.2 PSP No. 2 <i>Engineering Standards – Roads and Drainage Infrastructure</i>.	
Earthworks and Retaining Walls		
PO ₁₄ Earthworks result in stable landforms and structures.	AO _{14.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₅ Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO _{15.1} Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₁₆ Earthworks are undertaken in a manner that: (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape.	AO _{16.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₁₇ Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO _{17.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₁₈ Earthworks do not prevent access or create difficult access to the property.	AO _{18.1} Earthworks and the construction of retaining walls and batters ensure driveways can	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₁₉ Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO _{19.1} Earthworks are undertaken in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₂₀ The transportation of material minimises adverse impact on the road system.	AO _{20.1} Material is transported in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
Waste Management		
PO ₂₁ Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₂₂ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO _{22.1} Refuse container storage areas are provided which: - are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; - are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; - are within normal hose length of a hose cock; - are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use; and - are situated not closer than 6m to a road or 2m to any site boundary.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO_{22.2} On sites greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn. AO_{22.3} For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.	
PO ₂₃ Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the refuse container storage area.	No acceptable outcome is nominated.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
Construction Management		
PO ₂₄ Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO_{24.1} Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₂₅ Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO _{25.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₂₆ While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO _{26.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₂₇ Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO _{27.1} Construction is undertaken in accordance with the Environmental Standards Code.	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.
PO ₂₈ Council and state infrastructure is not damaged by construction activities.	AO _{28.1} Construction, alterations and any repairs to infrastructure is undertaken in accordance with	Complies: The Change Application (other change) to MCUI/2015/4220/C, being a Preliminary Approval to

Toowoomba Regional Planning Scheme 2012

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

Performance outcomes	Acceptable outcomes	Compliance summary
	the SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority. AO_{28.2} Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i>.	vary the effect of the Planning Scheme, does not seek to authorise development for new buildings or structures. The future land use intent and design criteria for this site was assessed and decided as part of the original approval MCUI/2015/4220, dated 23/05/2016 and subsequent change applications. This includes reference to the Planning Scheme Codes that regulate design criteria including the Works and Services Code.

APPENDIX B – STRATEGIC FRAMEWORK ASSESSMENT

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.2 SETTLEMENT PATTERN		
3.2.1 Strategic Outcomes	Yes	The Preliminary Approval to vary the effect of the Planning Scheme seeks to reinforce the establishment of the Glenvale Mixed Use Centre through the implementation of assessment categories and criteria derived from the District Centre Zone, and subsequently modified to convey land use intent consistent with the encouragement of local services over the subject land. The proposal seeks to provide community and commercial services that will directly support residents within surrounding catchment. The proposal seeks to provide a higher level of regulatory certainty for future development within the Glenvale Mixed Use Centre Preliminary Approval Area. The nature of the proposed change to the Preliminary Approval Document seeks to allow for a full-line supermarket and associated e-commerce hub (warehouse) on this site. The change is supported by an Economic Needs Assessment that confirms the change is in response to the high population growth rate for this area and future development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres.
3.2.2 Element – network of towns	No	
3.2.3 Element – compact urban form	Yes	Refer to the response to 3.2.1.
3.2.4 Element – suburban neighbourhoods	No	
3.2.5 Element – urban neighbourhoods	Yes	Refer to the response to 3.2.1
3.2.6 Element – centres of activity	Yes	Refer to the response to 3.2.1. The nature of the proposed change to the Preliminary Approval Document seeks to allow for a full-line supermarket and associated e-commerce hub (warehouse) on this site. The change is supported by an Economic Needs Assessment that confirms the change is in response to the high population growth rate for this area and future development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres.
3.2.7 Element – central business district (CBD)	No	
3.2.8 Element – sustainable urban development	Yes	The application does not include a physical development component however individual future developments will be assessed against the Preliminary Approval Document (PAD) which includes references to Planning Scheme codes that manage sustainable urban development.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.2.9 Element – rural landscape	No	
3.2.10 Element – natural places	No	
3.2.11 Element – development constraints	No	
3.2.12 Element – incompatible land uses	Yes	The Preliminary Approval does not result in the future establishment of incompatible land uses. Future development will be adequately separated from any surrounding residential development and will incorporate landscaping and buffering where required.
3.3 NATURAL ENVIRONMENT		
3.3.1 Strategic Outcomes	Yes	Future development applications assessed in accordance with the Preliminary Approval will require compliance with current Planning Scheme codes that manage and seek to mitigate potential impacts on the receiving environment arising from development.
3.3.2 Element - protect ecosystems with biodiversity values	Yes	Refer to the response to 3.3.1.
3.3.3 Element – waterways, wetlands and aquifers	No	
3.3.4 Element - air quality	No	
3.3.5 Element – climate change	No	
3.3.6 Element – environmental offsets	No	
3.4 COMMUNITY IDENTITY AND DIVERSITY		
3.4.1 Strategic Outcomes	Yes	The Preliminary Approval will reinforce the growth of Toowoomba as a Regional city.
3.4.2 Element – rural community identity	No	
3.4.3 Element – Toowoomba City identity	No	
3.4.4 Element – urban design	Yes	Future development applications assessed in accordance with the Preliminary Approval Document will require compliance with current Planning Scheme codes that regulate urban design.
3.4.5 Element – community facilities and services	Yes	The Preliminary Approval includes provision for community facilities and services through the implementation of assessment categories and criteria over the subject land.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.4.6 Element – sport and recreation	No	
3.4.7 Element – urban parks and public places	No	
3.4.8 Element – housing diversity and affordability	No	
3.4.9 Element – cultural diversity and heritage	No	
3.5 NATURAL RESOURCES AND LANDSCAPE		
3.5.1 Strategic Outcomes	Yes	Future development assessed in accordance with the Preliminary Approval Document will trigger the requirement for appropriate stormwater quality measures to be employed to maintain non-worsening of run-off discharged into the receiving environment. The initial application was supported by a Stormwater Management Plan and future applications for Development Permits for proposed uses will be supported by stormwater management assessments.
3.5.2 Element – scenic amenity	No	
3.5.3 Element – water resources	Yes	Refer to the response to 3.5.1.
3.5.4 Element – sustainable production	No	
3.5.5 Element – natural economic resources	No	
3.5.6 Element – stock routes	No	
3.6 ACCESS AND MOBILITY		
3.6.1 Strategic Outcomes	Yes	The Preliminary Approval seeks to provide a highly accessible and well-connected commercial and community service centre having frontage to Hursley Road (Sub-Arterial Road) and McDougall Street (Distributor Road). The initial application was supported by a Traffic Engineering Report and future applications for Development Permits for proposed uses will be supported by traffic impact assessments.
3.6.2 Element – integrated transport system	Yes	Refer to the response to 3.6.1.
3.6.3 Element – active transport	Yes	Refer to the response to 3.6.1.
3.6.4 Element – public transport	Yes	Refer to the response to 3.6.1.
3.6.5 Element – road network	Yes	Refer to the response to 3.6.1.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.7 INFRASTRUCTURE AND SERVICES		
3.7.1 Strategic Outcomes	Yes	The site is available for connection to urban infrastructure services; refer to Figure 3 of the Planning Report. Future development applications assessed in accordance with the Preliminary Approval Document and will require compliance with current Planning Scheme codes that regulate the provision of infrastructure services.
3.7.2 Element – coordinated infrastructure planning and delivery	Yes	Refer to the response to 3.7.1.
3.7.3 Element – integrating water management and infrastructure	Yes	Refer to the response to 3.7.1.
3.7.4 Element – waste water management infrastructure and services	Yes	Refer to the response to 3.7.1.
3.7.5 Element – utility infrastructure and services	Yes	Refer to the response to 3.7.1.
3.7.6 Element – waste management and recycling	Yes	Refer to the response to 3.7.1.
3.8 ECONOMIC DEVELOPMENT		
3.8.1 Strategic Outcomes	Yes	The nature of the proposed change to the Preliminary Approval Document seeks to allow for a full-line supermarket and associated e-commerce hub (warehouse) on this site. The change is supported by an Economic Needs Assessment that confirms the change is in response to the high population growth rate for this area and future development applications for these uses will not compromise the economic viability of other supermarkets in nearby Centres.
3.8.2 Element - economic growth	Yes	Refer to the response to 3.8.1.
3.8.3 Element – activity centres and employment	Yes	Refer to the response to 3.8.1.
3.8.4 Element – creative and knowledge-based industries	No	
3.8.5 Element – tourism	Yes	Refer to the response to 3.8.1.

APPENDIX C – STATE CODE ASSESSMENT

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 application seeks to make a Change Application (other change) to an existing Preliminary Approval to vary the effect of the Planning Scheme (Council Ref: MCUI/2015/4220/C, dated 03/06/2021) and does not seek approval to authorise development. The nature of the change includes increasing the maximum GFA for a supermarket use under relevant Assessment Tables in the Preliminary Approval Document. Future applications for a Development Permit for a Shop (supermarket) use will trigger State referrals for state transport infrastructure. These applications will be accompanied by a traffic impact assessment that considers State transport matters associated with the new use. In addition, the site is located approximately 800m south of the nearest State controlled road (i.e. Taylor Street) and takes access via a Sub-arterial Road (Hursley Road) and Distributor Road (McDougall Street) on the Toowoomba Road Hierarchy.
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: Refer to the response to PO1.
PO3 Development ensures no net worsening of the operating performance the state-controlled road network.	No acceptable outcome is prescribed.	Complies: Refer to the response to PO1.
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: Refer to the response to PO1.

Performance outcomes	Acceptable outcomes	Response
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.	Complies: Refer to the response to PO1.
PO6 Development does not require a new railway level crossing.	No acceptable outcome is prescribed.	N/A: The development is not located in proximity to a rail corridor/crossing.
PO7 Development does not adversely impact the operating performance of an existing railway crossing .	No acceptable outcome is prescribed.	N/A: The development is not located in proximity to a rail corridor/crossing.
PO8 Development does not adversely impact on the safety of an existing railway crossing .	No acceptable outcome is prescribed.	N/A: The development is not located in proximity to a rail corridor/crossing.
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: The development is not located in proximity to a rail corridor/crossing.
PO10 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	N/A: The development is not located in proximity to a rail corridor/crossing.
PO11 Development does not adversely impact the operating performance of the railway corridor .	No acceptable outcome is prescribed.	N/A: The development is not located in proximity to a rail corridor/crossing.
PO12 Development does not interfere with or obstruct the railway transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	N/A: The development is not located in proximity to a rail corridor/crossing.
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: The development is not located in proximity to a rail corridor/crossing.
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.	Complies: The application seeks to make a Change Application (other change) to an existing Preliminary Approval to vary the effect of the Planning Scheme (Council Ref: MCUI/2015/4220/C, dated 03/06/2021) and does not seek approval to authorise development. The nature of the change includes increasing the maximum GFA for a supermarket use under relevant Assessment Tables in the Preliminary Approval Document. Future applications for a Development Permit for a Shop (supermarket) use will trigger State referrals for state transport infrastructure. These applications will be

Performance outcomes	Acceptable outcomes	Response
		accompanied by a stormwater management plan that addresses downstream drainage associated with the new use. In addition, the site is located approximately 800m south of the nearest State controlled road (i.e. Taylor Street) and takes access via a Sub-arterial Road (Hursley Road) and Distributor Road (McDougall Street) on the Toowoomba Road Hierarchy.
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.	Complies: Refer to the response to PO14.
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.	Complies: Refer to the response to PO14.
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 AO17.4 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor or state transport infrastructure.	Complies: Refer to the response to PO14.

Performance outcomes	Acceptable outcomes	Response
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>	Complies: Refer to the response to PO14.
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> 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	Complies: Refer to the response to PO14.

Performance outcomes	Acceptable outcomes	Response
	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.	Complies: Refer to the response to PO14.
Planned upgrades		
PO21 Development does not impede delivery of planned upgrades of state transport infrastructure .	No acceptable outcome is prescribed.	N/A: The site is not located in an area identified for a planned upgrade of state transport infrastructure.

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.	Complies: The application seeks to make a Change Application (other change) to an existing Preliminary Approval to vary the effect of the Planning Scheme (Council Ref: MCUI/2015/4220/C, dated 03/06/2021) and does not seek approval to authorise development. The nature of the change includes increasing the maximum GFA for a supermarket use under relevant Assessment Tables in the Preliminary Approval Document. Future applications for a Development Permit for a Shop (supermarket) use will trigger State referrals for state transport infrastructure. These applications will be accompanied by a traffic impact assessment that considers public and active transport options associated with the new use. In addition, the site is located approximately 800m south of the nearest State controlled road (i.e. Taylor Street) and takes access via a Sub-arterial Road (Hursley Road) and Distributor Road (McDougall Street) on the Toowoomba Road Hierarchy.
PO23 Development does not compromise the safety of public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	Complies: Refer to the response to PO22.
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.	Complies: Refer to the response to PO22.
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.	Complies: Refer to the response to PO22.
PO26 Upgraded or new public passenger transport infrastructure and active transport infrastructure is provided to accommodate the	No acceptable outcome is prescribed.	Complies: Refer to the response to PO22.

Performance outcomes	Acceptable outcomes	Response
demand for public passenger transport and active transport generated by the development.		
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.	Complies: Refer to the response to PO22.
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.	Complies: Refer to the response to PO22.
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	Complies: Refer to the response to PO22.

Performance outcomes	Acceptable outcomes	Response
	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.	Complies: Refer to the response to PO22.
PO31 On-site vehicular circulation ensures the safety of both public passenger transport services and pedestrians.	No acceptable outcome is prescribed.	Complies: Refer to the response to PO22.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	Complies: Refer to the response to PO22.
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.	Complies: Refer to the response to PO22.
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 transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 5.	Complies: Refer to the response to PO22.

Performance outcomes	Acceptable outcomes	Response
	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.	
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: The development does not involve an educational establishment use.