

Property Projects Australia

699-713 Greenwattle Street,
Glenvale QLD 4350
Variation Scheme Document

TOOWOOMBA REGIONAL COUNCIL

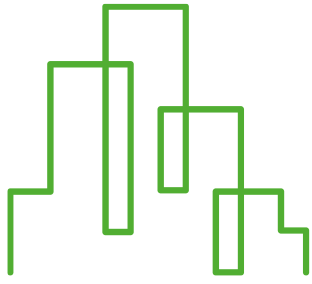
APPROVED DOCUMENT

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Assessment Manager



Property Projects Australia

Greenwattle Street Glenvale Development Variation Scheme Document

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About the Variation Scheme Document

1.1 Introduction

This Variation Scheme Document (“VSD”) forms part of the Variation Request that seeks to vary the effect of the *Toowoomba Regional Planning Scheme 2012 (Version 26.0)* (“Planning Scheme”) to facilitate the establishment of the 699-713 Greenwattle Street, Glenvale Proposed Development.

1.1.1 Purpose

1. The planning intent for the Greenwattle Street Glenvale Development (“GSGD”) is to provide for residential uses and a limited range of Health Care Services for Lots 2B and 2C in line with the provisions of the Medium Density Residential Code.
2. The VSD establishes the framework for enabling and managing the planning intent for the GSGD.

1.1.2 Application

1. The VSD applies to land within the preliminary approval area (“PAA”) currently described as part of Lot 11 on SP279226, as illustrated at **Figure 1**.

1.1.3 Components

1. The VSD comprises the following elements: -
 - (a) About the Variation Scheme Document; and
 - (b) Tables of Assessment.

1.2 Interpretation

1.2.1 Relationship with Planning Scheme

1. In the event of any inconsistency between the provisions of the VSD and the *Toowoomba Regional Planning Scheme 2012 (Version 26.0)*, the provisions of the VSD prevail.
2. In the absence of an equivalent provision within the VSD, the provisions of the *Toowoomba Regional Planning Scheme 2012 (Version 26.0)* apply.

1.2.2 Definitions

1. A term used in the VSD has its ordinary meaning unless that term is defined by one of the following:-
 - (a) The VSD (Part 6.0);
 - (b) The *Toowoomba Regional Planning Scheme 2012 (Version 26.0)*;
 - (c) The *Planning Act 2016*;
 - (d) The *Planning Regulation 2017*.
2. In the event a term has been assigned a meaning in more than one of the instruments listed in 1.2.2(1) above, the meaning contained in the instrument highest on the list will prevail.

1.2.3 Staging

1. The VSD does not preclude the assessment of a development application within the PAA in part or in stages.

Figure 1 – Preliminary Approval Area



2.0 Tables of Assessment

2.1 Preliminary

1. The tables in this part identify the category of development, and the category of development and assessment and the assessment benchmarks for assessable development within the PAA.

2.2 Reading the Tables

Interpretation for the Tables included in this Variation Scheme Document should be taken from Part 5 – Table of Assessment of the *Toowoomba Regional Planning Scheme 2012 (Version 26.0)*.

2.3 Other Matters

Interpretation for the Other Matters contained in this Variation Scheme Document should be taken from Part 1 – About the Planning Scheme and Part 5 – Table of Assessment of the *Toowoomba Regional Planning Scheme 2012 (Version 26.0)*.

2.4 Categories of Development and Assessment – Material Change of Use

The categories of development and assessment and assessment benchmarks that are applicable to Material Change of Use within the PAA is identified at Table 1.

Table 1 - Material Change of Use – PAA

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Residence	Code Assessment Where not Accepted development subject to requirements under Schedule 6 and 7 of the Planning Regulation 2017.	<ul style="list-style-type: none"> ■ Low-medium Density Residential Zone Code ■ Medium Density Residential Code ■ Environmental Standards Code ■ Integrated Water Cycle Management Code ■ Landscaping Code ■ Transport, Access and Parking Code ■ Works and Services Code ■ State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives ■ Glenvale Local Plan Code (where in the Glenvale local plan area)
Health Care Services	Code Assessment If: (i) no more than 15 FTE health practitioners including no General Practitioners, taking into account any other approved Health Care Services in the Preliminary Approval Area.	<ul style="list-style-type: none"> ■ Low-medium Density Residential Zone Code ■ Community and Recreation Uses Code ■ Environmental Standards Code ■ Integrated Water Cycle Management Code ■ Landscaping Code ■ Transport, Access and Parking Code

		<ul style="list-style-type: none"> ■ Works and Services Code ■ State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives ■ Glenvale Local Plan Code (where in the Glenvale local plan area)
Multiple Dwelling	Code Assessment	<p>If:</p> <ul style="list-style-type: none"> (i) the building height does not exceed 8.5m; (ii) dwelling density does not exceed 1 dwelling/330m² of site area; and (iii) not located on a hatchet lot. <ul style="list-style-type: none"> ■ Low-Medium Density Residential ■ Medium Density Residential Code ■ Environmental Standards Code ■ Integrated Water Cycle Management Code ■ Landscaping Code ■ Transport, Access and Parking Code ■ Works and Services Code ■ State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives ■ Glenvale Local Plan Code (where in the Glenvale local plan area)
Shop	Code Assessment	<p>If:</p> <ul style="list-style-type: none"> (i) A Chemist. <ul style="list-style-type: none"> ■ Low-Medium Density Residential Code ■ Centre Activities Code ■ Environmental Standards Code ■ Integrated Water Cycle Management Code ■ Landscaping Code ■ Transport, Access and Parking Code ■ Works and Services Code ■ State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

- Glenvale Local Plan Code (where in the Glenvale local plan area)

Where a Use is not identified in sub-section 2.4 Table 1, the categories of development and assessment as per Part 5 – Table of Assessment in the *Toowoomba Regional Planning Scheme 2012 (Version 26)* applies.

2.5 Categories of Development and Assessment – Building Work

The categories of development and assessment as per Part 5 – Table of Assessment in the *Toowoomba Regional Planning Scheme 2012 (Version 26)* applies.

2.6 Categories of Development and Assessment – Operational Work

The categories of development and assessment as per Part 5 – Table of Assessment in the *Toowoomba Regional Planning Scheme 2012 (Version 26)* applies.

3.0 Zone Code

3.1 Low-medium Density Residential Zone Code

1. This Code Applies to development: -

(a) within the PAA as identified at **Figure 1**;

Where the Low Medium Density Residential Zone Code is identified at Part 2, the Low Medium Density Residential Zone Code included in the *Toowoomba Regional Planning Scheme 2012 (Version 26)* applies.

4.0 Local Plan Code

4.1 Glenvale Local Plan Code

1. This Code Applies to development: -

- (a) within the PAA as identified at Figure 1;
- (b) where identified as requiring assessment against the Glenvale Local Plan Code by the Tables of Assessment (Part 2).

Where the Glenvale Local Plan Code is identified at Part 2, the Local Plan Code included in the *Toowoomba Regional Planning Scheme 2012 (Version 26)* applies.

5.0 Development Codes

5.1 Preliminary

1. Development Codes are the assessment benchmarks where identified as an applicable code in Part 2.
2. Where a Development Code is identified at Part 2, the Development Code included in the *Toowoomba Regional Planning Scheme 2012 (Version 26)* applies.

6.0 Definitions

1. **Health Practitioner** means a person who uses the skills and knowledge of their profession, as defined and including those listed by the Australian Bureau of Statistics Stand Classification of Occupations, Sub-Major Group 23 – Health Professionals, to administer to or treat customers, clients or patients, whether remunerated or not.

This includes, but is not limited to, the following professions: acupuncturists, audiologists, chiropractors, doctors, dentists, dental nurses, dietitians, masseuse, massage therapist, medical imaging professionals (e.g., radiographers, sonographers), naturopaths, nurses, optometrists, physiotherapists, psychologists, but excluding pharmacists, veterinarians, and veterinarian nurses.

Appendix A – Development Plans

Prepared by:

Verve Building Design Co.

Appendix B – Overall Plan of Subdivision

Prepared by:

Verve Building Design