

SARA reference: 2502-44840 SRA
Council reference: MCUI/2025/338
Applicant reference: 2023-648



22 August 2025

Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
development@tr.qld.gov.au

Attention: Emily Hinchliffe

Dear Ms Hinchliffe

SARA referral agency response—213-369 Goombungee Road, Harlaxton; 6-14 Bacon Street, Harlaxton; 65-103 Griffiths Street, Harlaxton

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 25 February 2025.

Response

Outcome:	Referral agency response – with conditions Under section 56(2)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the variation request.	
Date of response:	22 August 2025	
Conditions:	The conditions in Attachment 1 must be attached to any development approval	
Advice:	Advice to the applicant is in Attachment 2	
Reasons:	The reasons for the referral agency response are in Attachment 3	

Development details

Description:	Preliminary approval that includes a variation	Material change of use for Preliminary Approval and Variation Request for “The Willows” Master Planned Residential Community
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request

SARA role: Referral agency

SARA trigger: Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) – Development impacting on state transport infrastructure
Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017) – Development near a state transport corridor or that is a future state transport corridor

SARA reference: 2502-44840 SRA

Assessment manager: Toowoomba Regional Council

Street address: 213-369 Goombungee Road, Harlaxton; 6-14 Bacon Street, Harlaxton; 65-103 Griffiths Street, Harlaxton

Real property description: Lot 12 SP199160, Lot 409 D1020, Lots 1–7, 10 & 12-16 RP17530 and Lot 411 RP810590

Applicant name: George Weston Foods Limited

Applicant contact details: C/- Precinct Urban Planning
PO Box 3038
Toowoomba QLD 4350
andrew@precinctplan.com.au

Human Rights Act 2019 considerations: Consideration of section 58 of the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**. A copy of this response has been sent to the applicant for their information.

For further information please contact Rodney O'Brien, Principal Planning Officer, on 07 4616 7304 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions

Attachment 5 - Documents referenced in conditions

cc George Weston Foods Limited, andrew@precinctplan.com.au

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Preliminary Approval for material change of use		
Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) – Development impacting on state transport infrastructure; and Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017) – Development near a state transport corridor or that is a future state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Road to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	a) Prepare a Traffic Impact Assessment (TIA), in accordance with the principles and framework for undertaking a TIA as set out within DTMR's Guide to Traffic Impact Assessment (GTIA). The TIA must consider traffic impacts of the ultimate development that could be achieved under "The Willows" Preliminary Approval - Variation Request (Volume 1 – Variation Scheme Document), Version 2 dated June 2025 or later approved variations of the Variation Scheme Document, on the state-controlled road network. The TIA is to assess the potential impacts on all state-controlled road intersections where the development traffic exceeds 5% of the base traffic for any movement in the design peak periods in the year of opening and for each 200 lots thereafter. b) The TIA required in part a) of this condition must: • Identify any safety or delay impacts from the development on the state-controlled road network. • Where safety and delay impacts are identified the TIA must: - o recommend mitigation measures (including mitigation programs or upgrade works) to negate all safety and/or delay impacts - o recommend timing of the mitigation measures - o provide concept plans of any required mitigation measures that involve upgrade works. c) The TIA required under part a) and b) of this condition must be certified by an RPEQ, that the TIA meets the requirements of this condition and is to be submitted to the Darling Downs Region office (Downs.IDAS@tmr.qld.go.au) within the Department of Transport and Main Roads. d) All mitigation measures identified in the RPEQ Certified TIA must be designed, implemented and constructed in accordance with the recommendations, including timing, stated in the RPEQ Certified TIA and in accordance with DTMR's Road Planning and Design Manual (latest edition) and DTMR's Road Safety Policy.	a)-c) Prior to submitting a Plan of Survey to the local government for approval associated with this preliminary approval. d) Prior to submitting a Plan of Survey to the local government for approval for each relevant stage of development identified in the recommendations of the RPEQ Certified TIA.
2.	a) Stormwater management of the development must not cause	a) At all times

	worsening to the operating performance of the Toowoomba Bypass road corridor and the West Moreton System Rail Corridor, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road and railway corridor. (ii) concentrate or increase the velocity of flows to state-controlled road and railway corridor. (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road and railway corridor. (iv) surcharge any existing culvert or drain on the state-controlled road and railway corridor. (v) reduce the quality of stormwater discharge onto the state-controlled road and railway corridor. (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road and railway corridor. b) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Darling Downs South West Region (Downs.South.West.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with Part a). The supporting documentation must include detailed stormwater design plans and associated technical reports, including: • hydraulic impact assessment and the RPEQ certified bulk earthworks plans that inform that assessment • capacity analysis of the southern drainage channel catering for flows from external catchment 4 (EXT 4) • velocity analysis at the downstream points of discharge, and details of the proposed scour protection to demonstrate flows will not cause scouring within the railway corridor. c) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Darling Downs South West Region (Downs.South.West.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with Parts a) and b) of this condition.	b) Prior to obtaining a development permit for each stage of the development c) For each stage of development where the relevant works are required times
3.	a) Any upgrades or modifications to the Griffiths Street / Mort Street / Hogg Street intersection that are required as a consequence of development associated with this Preliminary Approval, must not adversely impact the safe and efficient operation of the railway level crossing of the Main Line (LXR_01067). b) Modifications under part a) of this condition must be undertaken in accordance with Queensland Rail standards and requirements, and AS1742.7-2016 <i>Manual of uniform traffic control devices, Part 7: Railway crossings</i> and must ensure that: a. traffic signals are synchronised with the railway level crossings signals b. signaling priority is provided for existing and future railway operations with additional traffic on the local road	a) and b) At all times c) Prior to submitting a Plan of Survey to the local government for approval for each relevant stage of development requiring modifications to the intersection.

	network c. the railway level crossing, including all associated infrastructure, is reinstated. c) Submit RPEQ certification, with supporting documentation, to the Program Delivery and Operations Unit, Darling Downs South West Region (Downs.South.West.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that any proposed changes to the intersection will not adversely impact the safe and efficient operation of the railway level crossing in accordance with Part a) and b) of this condition.	
4.	Any road works along Griffiths Street, between the Goombungee Road / Griffith Street roundabout and the intersection of the New England Highway as a result of the development must be designed and constructed to accommodate a single unit rigid bus of 12.5m in length and in accordance with the following: • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (Parts 3, 4-4C and 6) • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6) • <i>Austroads Design Vehicles and Turning Path Templates</i> • Queensland Manual of Uniform Traffic Control Devices, Part 13: <i>Local Area Traffic Management</i> and AS 1742.13 Manual of Uniform Traffic Control Devices – <i>Local Area Traffic Management</i> • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>.	At all times
5.	a) All Collector and Distributor Roads within the development are to be designed and constructed to accommodate a single unit rigid bus of 14.5m in length. b) The bus route and associated infrastructure must be in accordance with the following: • the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (Parts 3, 4-4C and 6) • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6) • <i>Austroads Design Vehicles and Turning Path Templates</i> • Queensland Manual of Uniform Traffic Control Devices, Part 13: <i>Local Area Traffic Management</i> and AS 1742.13 Manual of Uniform Traffic Control Devices – <i>Local Area Traffic Management</i> • Section 2.3.2 and Chapter 5 of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>.	a) and b) Prior to submitting a Plan of Survey to the local government for approval for any aspect of the development that includes collector or distributor roads
6.	Provide the 'primary pedestrian/cycle path' and 'internal pathway network' generally in accordance with the Concept Cycle and Pedestrian Strategy, prepared by RMA Engineers, dated 12 June 2025, reference number C-SK0002, revision E.	Prior to submitting a Plan of Survey to the local government for approval for all relevant stages of the development.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.2). If a word remains undefined it has its ordinary meaning.
Transport noise corridor	
2.	Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available online at: http://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking. This tool allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.
Railway Corridor	
3.	Works on a railway Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. Please be advised; the traffic signals at the Griffiths Street / Mort Street / Hogg Street intersection are synchronized with the railway level crossing safety controls and signals. This means that even minor modifications at this intersection, such as to signal phasing, is likely to require alterations within the railway corridor to ensure the railway level crossing can operate safely. Works within the railway corridor can be expensive, including modifications to signalling at railway level crossings. Therefore, early consultation with Queensland Rail should be undertaken to ensure the implications of any works impacting the railway level crossing are clear. The applicant is responsible for obtaining any necessary approvals, contract arrangements, and/or other agreements from the railway manager (Queensland Rail) for the design and construction of works within the railway corridor, including at the Griffiths Street (LXR_01067) railway level crossing. Please be advised that this Referral Agency Response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager (Queensland Rail). The applicant should contact Queensland Rail at strategicprojects@qr.com.au in relation to this matter.
4.	Extending roads through or over rail corridor land (including road widening)

	Under section 253 of the <i>Transport Infrastructure Act 1994</i>, Toowoomba Regional Council must seek permission from the Chief Executive of the Department of Transport and Main Roads in relation to relevant infrastructure associated with constructing, maintaining and operating a road on rail corridor land or non-rail corridor land such as by way of a level crossing. The permission can be subject to conditions and the railway manager, Queensland Rail, should also be consulted as part of this process. After the permission is granted, the permission will be recorded on the property title including any affected sublease. If roadwork at the Griffiths Street / Mort Street / Hogg Street signalized intersection requires the widening of the Griffiths Street railway level crossing (LXR_01067), approval under section 253 may be required.
5.	Construction Management (bus route) The existing bus route 901, operates on the New England Highway. The bus route may be impacted by any roadworks at the Griffiths Street/New England Highway intersection. The bus route will need to function during this time, therefore, if any temporary diversions are required, you will need to reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (temporary.closures@translink.com.au) prior to the relevant works commencing. Further information is available via: https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Temporary-Closures-process

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- With conditions, the development complies with State code 1: Development in a state-controlled road environment. Specifically, the development:
 - o does not increase the likelihood or frequency of accidents, fatalities, or serious injury for users of a state-controlled road
 - o does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
 - o does not adversely impact the function efficiency of state-controlled roads or future state-controlled roads
 - o does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
 - o does not significantly increase the cost to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
 - o maintains or improves access to public passenger transport infrastructure or active transport infrastructure
 - o does not adversely impact the state's ability to operate public passenger services on state-controlled roads
 - o protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads
- With conditions, the development complies with State code 2: Development in a railway environment. Specifically, the development:
 - o does not create a safety hazard for users of a railway
 - o does not compromise the structural integrity of railways, rail transport infrastructure, other rail infrastructure or railway works
 - o does not result in a worsening of the physical condition or operating performance of railways and the rail network
 - o does not compromise the state's ability to construct, or significantly increase the cost to construct railways and future railways
 - o does not compromise the state's ability to maintain and operate, or significantly increase the cost to maintain and operate railways
 - o development avoids or mitigates significant adverse impacts resulting from environmental emissions generated by the railway.
- With conditions, the development complies with State code 6: Protection of state transport networks. Specifically, the development:
 - o provides public passenger transport infrastructure to enable development to be serviced by public passenger transport
 - o provides safe and direct access to public passenger transport infrastructure, including access by cycling and walking
 - o does not create a safety hazard for users of a state-controlled road
 - o does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
 - o does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
 - o does not compromise the state's ability to maintain and operate state-controlled roads or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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DEVELOPMENT APPLICATION

Preliminary Approval – Variation Request

Volume 2 – Variation Scheme Document

Version 2 - January/June 2025



**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2502-44840 SRA

Date: 22 August 2025



DEVELOPMENT APPLICATION

Preliminary Approval – Variation Request
Volume 2 – Variation Scheme Document

“The Willows” Master Planned Residential Community

Version 2 - January/June 2025





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APPENDICES

Appendix A – Material Change of Use Assessment Tables

Appendix B – Other Development Assessment Tables

Appendix C – Overlay Assessment Tables

Appendix D – “The Willows” Structure Plan and Supporting Plans.



1.0 INTRODUCTION

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

2.0 APPLICATION

- 2.1 The Variation Scheme applies to "The Willows - Variation Area" (VA) being the land located at 213-369 Goombungee Road, 6-14 Bacon Street, and 65-103 Griffiths Street, Harlaxton., being that land listed and described in Figure 1 -Subject Properties and illustrated in Figure 2 – "The Willows" Variation Scheme Area.

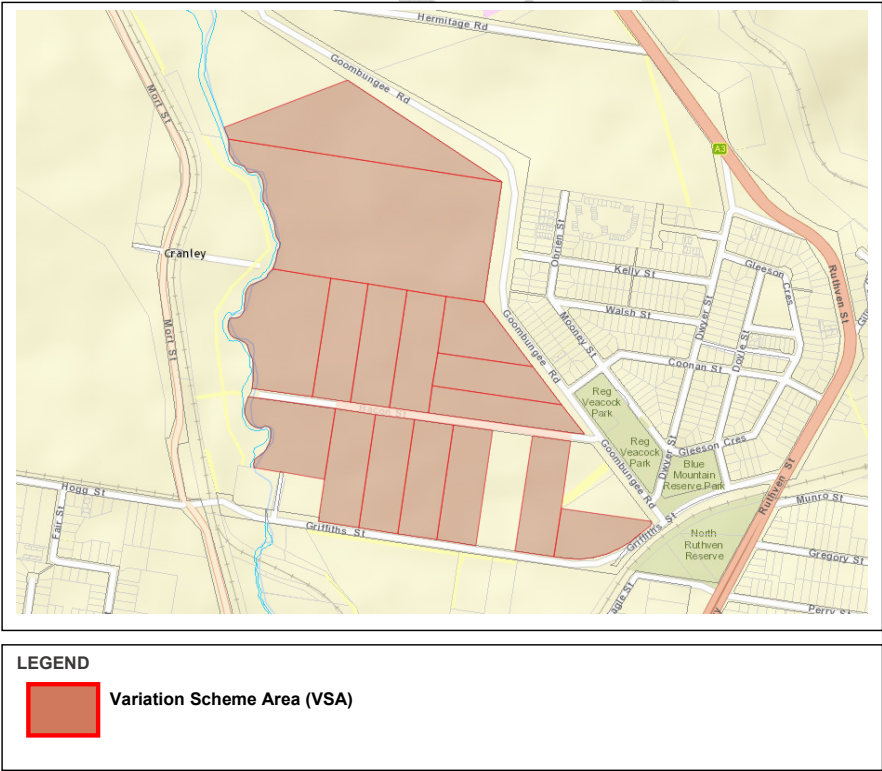
FIGURE 1 – SUBJECT PROPERTIES

Address	Real Property Description	Land Owner	Area (Ha)
213-369 Goombungee Road, Harlaxton	Lot 12 on SP199160	George Weston Foods Limited	6.052
213-369 Goombungee Road, Harlaxton	Lot 409 on D1020	George Weston Foods Limited	14.973
213-369 Goombungee Road, Harlaxton	Lot 1 on RP17530	George Weston Foods Limited	2.023
213-369 Goombungee Road, Harlaxton	Lot 2 on RP17530	George Weston Foods Limited	2.023
213-369 Goombungee Road, Harlaxton	Lot 3 on RP17530	George Weston Foods Limited	2.023
213-369 Goombungee Road, Harlaxton	Lot 4 on RP17530	George Weston Foods Limited	2.428
213-369 Goombungee Road, Harlaxton	Lot 5 on RP17530	George Weston Foods Limited	2.428
213-369 Goombungee Road, Harlaxton	Lot 6 on RP17530	George Weston Foods Limited	2.428
213-369 Goombungee Road, Harlaxton	Lot 7 on RP17530	George Weston Foods Limited	3.68



Address	Real Property Description	Land Owner	Area (Ha)
6-14 Bacon Street, Harlaxton	Lot 411 on RP810590	George Weston Foods Limited	1.744
6-14 Bacon Street, Harlaxton	Lot 10 on RP17530	George Weston Foods Limited	2.428
65-103 Griffiths Street, Harlaxton	Lot 12 on RP17530	George Weston Foods Limited	2.428
65-103 Griffiths Street, Harlaxton	Lot 13 on RP17530	George Weston Foods Limited	2.428
65-103 Griffiths Street, Harlaxton	Lot 14 on RP17530	George Weston Foods Limited	2.428
65-103 Griffiths Street, Harlaxton	Lot 15 on RP17530	George Weston Foods Limited	2.501
65-103 Griffiths Street, Harlaxton	Lot 16 on RP17530	George Weston Foods Limited	2.911
Total Area			54.93

FIGURE 2 – “THE WILLOWS” VARIATION SCHEME AREA (VSA)





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

3.0 PURPOSE

3.1 General

- 3.1 The Variation Scheme is associated with a development application for Preliminary Approval - Variation Request pursuant to section 50(3) of the *Planning Act 2016*.
- 3.2 This Variation Scheme outlines a Planning Act 2016 compliant framework for the integrated planning and development of "The Willows Variation Scheme Area" (VSA). The future development and layout of the VSA is intended to be generally in accordance with "The Willows" Structure Plan attached as **VSD Appendix A** and included in **Volume 3 – "The Willows" Plans Folio**. The Structure Plan is reproduced as **Figure 3 – "The Willows" Structure Plan**.
- 3.3 In accordance with section 50(3) of the *Planning Act 2016*, this Variation Scheme seeks to:
 - (a) Vary the category of development by stating that development is—
 - (i) Assessable development requiring code or impact assessment; or
 - (ii) Accepted development; and
 - (b) Identifying assessment benchmarks applicable to the assessment of development.

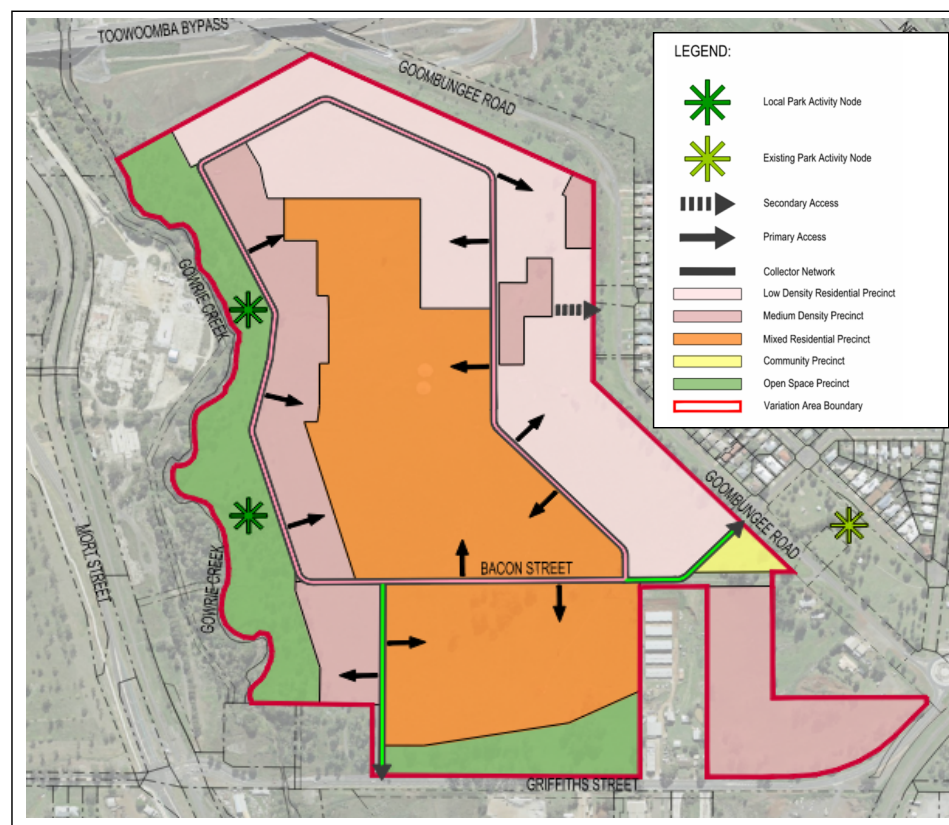
3.2 Precincts

(A) Precinct Structure

- 3.4 For the purposes of this Preliminary Approval for a Material Change of Use including a Variation Request pursuant to section 50(3) of the *Planning Act 2016*, the provisions of the Emerging Community Zone and Open Space Zone applying to "The Willows Variation Scheme Area" (VSA) under the *Toowoomba Regional Planning Scheme 2012* (version 28 commenced 28 November 2022) are varied in accordance with this Variation Scheme.
- 3.5 The Variation Scheme Area (VSA) has been divided into five (5) precincts as Identified in **Figure 3 – "The Willows" Structure Plan**. Refer **Appendix D**.



FIGURE 3 – “THE WILLOWS” STRUCTURE PLAN



3.6 The purpose of identifying and dividing the VSA into five (5) precincts is to establish a regulatory framework conveying variations in preferred land use intent, the assessment status of uses and other development, and the applicability or otherwise of assessment benchmarks (applicable codes). These assessment provisions have been derived from the provisions of the *Toowoomba Regional Planning Scheme 2012* (version 28 commenced 28 November 2022) as described as follows:

(A) **Precinct 1 – Low Density Residential**

The assessment provisions applicable to **Precinct 1** have been derived from the Low-Density Residential Zone of the *Toowoomba Regional Planning Scheme* (version 28 commenced 28 November 2022). The applicable provisions of the planning scheme have been varied to the extent necessary to convey and implement the planning intent



for this precinct.

(B) Precinct 2 – Medium Density Residential

The assessment provisions applicable to **Precinct 2** have been derived from the Low-Medium Density Residential Zone (Urban Residential Precinct) of the *Toowoomba Regional Planning Scheme* (version 28 commenced 28 November 2022). The applicable provisions of the planning scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

(C) Precinct 3 – Mixed Residential

The assessment provisions applicable to **Precinct 3** have been derived from the Low-Medium Density Residential Zone (Urban Residential Precinct) of the *Toowoomba Regional Planning Scheme* (version 28 commenced 28 November 2022). The applicable provisions of the planning scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

(D) Precinct 4 – Community

The assessment provisions applicable to **Precinct 4** have been derived from the Community Facilities Zone (Other Community Purposes Precinct) of the *Toowoomba Regional Planning Scheme* (version 28 commenced 28 November 2022). The applicable provisions of the planning scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

(E) Precinct 5 – Open Space

The assessment provisions applicable to **Precinct 5** have been derived from the Open Space Zone of the *Toowoomba Regional Planning Scheme* (version 28 commenced 28 November 2022). The applicable provisions of the planning scheme have been varied to the extent necessary to convey and implement the planning intent for this precinct.

(B) Planning Intent and Overall Outcomes – “The Willows” Variation Scheme Area

3.2.1 Precinct 1 – Low Density Residential – Purpose (Intent)

(A) The purpose of **Precinct 1 – Low Density Residential** within “**The Willows Variation Scheme Area**” is to provide for a variety of low density dwelling types, including dwelling houses and dual occupancies supported by community uses and small-scale services, facilities and infrastructure that cater for local residents. The Precinct has a residential density of between 10 – 15 dwellings per hectare, and a maximum building height of two (2) storeys. The amenity and lifestyle of residents in Precinct 1 is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to the character of the precinct. The precinct also provides for a mix of small scale uses that service the day to day needs of local residents. Development in the precinct provides an efficient land use pattern and is characterised by a legible and permeable subdivision layout enhancing connectivity and linkages within, and external to the precinct.

(B) The overall outcomes sought for **Precinct 1 – Low Density Residential** of the within “**The Willows Variation Scheme Area**” are as follows:

- (a) *The provision of a range of low density housing comprising predominantly detached dwelling houses and dual occupancies, on a range of lot sizes of 500m² or greater in area (Detached dwellings) or 600m² or greater in area (Dual occupancies);*



- (b) *Medium density forms of residential development if the form of multiple dwellings are only established in the Low Density Residential Precinct where within 400m of a local, district or major centre providing a range of goods, services and facilities including those to meet daily convenience needs.*
- (c) *Dual occupancy development is dispersed throughout residential neighbourhoods on designated sites within the precinct and does not become the dominant housing form.*
- (d) *Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;*
- (e) *Development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;*
- (f) *Development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level.*
- (g) *Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;*
- (h) *Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;*
- (i) *Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management; and*
- (j) *Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.*

3.2.2 Precinct 2 – Medium Density Residential – Purpose (Intent)

- (A) The purpose of **Precinct 2 – Medium Density Residential** within “**The Willows Variation Scheme Area**” is to provide primarily for a range of medium density dwelling types, including small lot housing, dwelling houses, dual occupancies, multiple dwellings (including in the form of units, low rise apartments and townhouses) and retirement and residential care facilities supported by community uses and small-scale services and facilities that cater for local residents and do not undermine the viability of nearby centres. The Precinct has a residential density of between 15 – 60 dwellings per hectare, and a maximum building height of four (4) storeys. While dwelling houses are also permitted in the precinct, it is purposefully intended to have a medium density residential character with medium density housing forms predominating. The amenity and lifestyle of residents in Precinct



2 is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to the locality. The area also provides for a limited mix of non-residential uses to service the day to day needs of local residents. Development in the precinct provides an efficient land use pattern and is characterised by a legible and permeable subdivision layout enhancing connectivity and linkages within, and external to the precinct.

(B) The overall outcomes sought for **Precinct 2 – Medium Density Residential** within “**The Willows Variation Scheme Area**” are as follows:

- (a) *Development provides a range and mix of residential dwelling choices including dwelling houses on smaller lots, dual occupancies, multiple dwellings (including in the form of units, apartments and townhouses), residential care facilities, retirement facilities and short-term accommodation that are compatible with the intended scale and density of the area.*
- (b) *Development will contribute to raising the residential densities by maximising yields while also achieving a high level of residential amenity avoiding uses that introduce impacts such as traffic noise, dust, odour, lighting and other locally specific impacts;*
- (c) *Where the scale and density of development is greater than existing development within the immediate area, development is designed in a manner that enables the higher scale and density to be sensitively integrated into the existing urban landscape and streetscapes;*
- (d) *Development contributes to the creation of new communities by providing a mix of lot sizes that facilitates a range of residential choices achieving a density of between 15 and 60 dwellings per hectare;*
- (e) *A high quality streetscape and public open space network is provided that comprises connected public spaces and parks, and links to key community activities;*
- (f) *The existing open space network is preserved and enhanced and new open space connections are established;*
- (g) *Short-term accommodation occurs only where on a road at the collector or distributor level in the road hierarchy, where all car parking needs can be met on site, and it does not detract from the residential amenity of the area;*
- (h) *Development provides a high level of residential amenity and development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;*
- (i) *The scale and density of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;*
- (j) *non-residential uses occur only where such uses directly support the day to day needs of the immediate residential community and do not undermine the viability of other centres or centres network, are located with direct access to a road at the collector or distributor level in the road hierarchy, are in buildings of a scale that is consistent with the surrounding residential area or are a reuse of an existing non-residential buildings, and all car parking needs can be met on site. Such uses include:*
 - (i) *Child care centre.*
 - (ii) *Club.*
 - (iii) *Community care centre.*
 - (iv) *Community use.*
 - (v) *Educational establishment.*



- (vi) *Emergency services.*
- (vii) *Health care services.*
- (viii) *Place of worship.*
- (ix) *Shop.*
- (x) *Veterinary services.*

- (k) *Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community.*
- (l) *Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management; and*
- (m) *Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.*

3.2.3 Precinct 3 – Mixed Residential – Purpose (Intent)

- (A) The purpose of **Precinct 3 – Mixed Residential** within “**The Willows Variation Scheme Area**” is to provide primarily for a specified range of medium density dwelling types, including small lot housing, dwelling houses, dual occupancies, multiple dwellings (including in the form of units and townhouses) and retirement and residential care facilities supported by community uses and small-scale services and facilities that cater for local residents and do not undermine the viability of nearby centres. The Precinct has a residential density of between 15 – 40 dwellings per hectare, and a maximum building height of three (3) storeys. While dwelling houses are also permitted in the precinct, it is purposefully intended to have a mixed residential character with medium density housing forms predominating. The amenity and lifestyle of residents in Precinct 3 is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to the locality. The area also provides for a limited mix of non-residential uses to service the day to day needs of local residents. Development in the precinct provides an efficient land use pattern and is characterised by a legible and permeable subdivision layout enhancing connectivity and linkages within, and external to the precinct.
- (B) The overall outcomes sought for **Precinct 3 – Mixed Residential** within “**The Willows Variation Scheme Area**” are as follows:
 - (a) *Development provides a range and mix of residential dwelling choices including dwelling houses on smaller lots, dual occupancies, multiple dwellings (including in the form of units, townhouses), residential care facilities, retirement facilities and short-term accommodation that are compatible with the intended scale and density of the area.*
 - (b) *Development will contribute to raising the residential densities by maximising yields while also achieving a high level of residential amenity avoiding uses that introduce impacts such as traffic noise, dust, odour, lighting and other locally specific impacts.*
 - (c) *Where the scale and density of development is greater than existing development within the immediate area, development is designed in a manner that enables the higher scale and density to be sensitively integrated into the existing urban landscape and streetscapes.*
 - (d) *Development contributes to the creation of new communities by providing a mix of lot sizes that facilitates a range of residential choices achieving a density of between 15 and 40 dwellings per hectare.*



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- (e) *A high quality streetscape and public open space network is provided that comprises connected public spaces and parks, and links to key community activities.*
- (f) *The existing open space network is preserved and enhanced, and new open space connections are established;*
- (g) *Short-term accommodation occurs only where on a road at the collector or distributor level in the road hierarchy, where all car parking needs can be met on site, and it does not detract from the residential amenity of the area.*
- (h) *Development provides a high level of residential amenity and development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use.*
- (i) *The scale and density of development facilitates an efficient land use pattern that supports compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities.*
- (j) *Non-residential uses occur only where such uses directly support the day to day needs of the immediate residential community and do not undermine the viability of other centres or centres network, are located with direct access to a road at the collector or distributor level in the road hierarchy, are in buildings of a scale that is consistent with the surrounding residential area or are a reuse of an existing non-residential buildings, and all car parking needs can be met on site. Such uses include:*
 - (i) *Child care centre.*
 - (ii) *Club.*
 - (iii) *Community care centre.*
 - (iv) *Community use.*
 - (v) *Educational establishment.*
 - (vi) *Emergency services.*
 - (vii) *Health care services.*
 - (viii) *Place of worship.*
 - (ix) *Shop.*
 - (x) *Veterinary services.*
- (k) *Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community.*
- (l) *Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management; and*
- (m) *Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.*



3.2.4 Precinct 4 – Community – Purpose (Intent)

- (A) The purpose of **Precinct 4 – Community** of the within “**The Willows Variation Scheme Area**” is to provide for community related activities and facilities whether under public or private ownership. These may include community uses such as Child Care Centres, Clubs, Community Care Centres, Community Residence, Educational Establishment, Health Care Services or Place of Worship.
- (B) The overall outcomes sought for **Precinct 4 – Community** within “**The Willows Variation Scheme Area**” are as follows:
- (a) development is located in highly accessible locations and is sympathetic in scale, height and bulk with that of surrounding developments or designed to ensure that where of a greater scale, height and bulk to surrounding development the visual impacts are addressed through the use of setbacks, building form, landscaping and other means;
 - (b) development provides opportunities for co-location of community activities to create identifiable community nodes;
 - (c) development is integrated with surrounding land uses through permeable and legible connections;
 - (d) land within the precinct remains available to accommodate community related activities;
 - (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (f) uses and works are located, designed and managed to avoid significant adverse effects on the natural environment and minimise impacts on adjacent land;
 - (g) adverse impacts on natural features and processes, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development;
 - (h) development will be provided with a level of development infrastructure, including utility installations that is appropriate to the use; and
 - (i) development is designed to consider CPTED principles and encourage public transport accessibility and active transport modes of walking and cycling.

3.2.5 Precinct 5 – Open Space – Purpose (Intent)

- (A) The purpose of **Precinct 5 – Open Space** of the within “**The Willows Variation Scheme Area**” is to provide for local and district scale parks that serve the recreational needs of residents and visitors. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, playgrounds and infrastructure to support safe access and essential management. The Open Space Precinct recognises the importance of recreation and open space areas for community liveability and to facilitate the optimum accessibility of open space networks. Land included in the precinct includes land in public or private ownership that is used for a variety of functions including active and passive recreation, drainage, buffering, open space, and parkland. This precinct also recognises the importance of providing a pedestrian link between the linear riparian open space corridor along Gowrie Creek to the land to the west of Gowrie Creek that ensure a pedestrian linkage is provided to the principal cycle network and pedestrian network to be provided on land to the west of Gowrie Creek. Potential linkage locations are identified under “The Willows” Concept Cycle and Pedestrian Strategy Plan.
- (B) The overall outcomes sought for **Precinct 5 – Open Space** within “**The Willows Variation Scheme Area**” are as follows:
- (a) Open space is accessible to the general public for a range of outdoor activities. Land included in the precinct includes land in public or private ownership that is used for a variety of functions including active and passive recreation, drainage, buffering, open space, and parkland.
 - (b) A range of functional and accessible open spaces, including local, district and regional scale parks and linkages is available for the use and enjoyment of residents and visitors.
 - (c) Development is designed to incorporate sustainable practices including maximising energy



- efficiency, water conservation and encouraging sustainable transport use.
- (d) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.
 - (e) Clubs and small scale food and drink outlets such as kiosks are located in this zone only where impacts on sensitive land uses (such as accommodation activities) and the values of the open space can be protected.
 - (f) Land which is susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate activities or facilities;
 - (g) Where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are minimised.
 - (h) The use of open space areas does not negatively affect the amenity of adjacent areas, particularly residential areas.
 - (i) The type and form of development enhances one or more informal open space values, that is, recreational, visual, cultural, sporting or biodiversity; and
 - (j) Safe access by walking and cycling to open spaces is encouraged through the provision of paths to, and where appropriate through, the space, and by providing adequate end-of-trip facilities.
 - (k) This precinct facilitates the provision a pedestrian link between the linear riparian open space corridor along Gowrie Creek to the land to the west of Gowrie Creek that ensure a pedestrian linkage is provided to the principal cycle network and pedestrian network to be provided on land to the west of Gowrie Creek.

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3.3 Partial or Staged Development

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

4.0 ASSESSMENT TABLES

- 4.1 For the purposes of this Variation Scheme, the Assessment Categories relevant to making a Material Change of Use in “**The Willows Variation Scheme Area**” are those identified under:

- (i) **Appendix A Table 1 – Precinct 1 – Low Density Residential - Material Change of Use Assessment Table;**
- (ii) **Appendix A Table 2 – Precinct 2 – Medium Density Residential - Material Change of Use Assessment Table;**
- (iii) **Appendix A Table 3 – Precinct 3 – Mixed Residential - Material Change of Use Assessment Table;**
- (iv) **Appendix A Table 4 – Precinct 4 – Community - Material Change of Use Assessment Table; and**
- (v) **Appendix A Table 5 – Precinct 5 – Open Space - Material Change of Use Assessment Table.**

- 4.2 For the purposes of this Variation Scheme, the Assessment Categories for development other than a Material Change of Use in the “**The Willows Variation Scheme Area**” are those identified under:



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- (i) **Appendix B Table 1 – All Precincts - Reconfiguring a Lot Assessment Table;**
- (ii) **Appendix B Table 2 – All Precincts - Minimum Lot Sizes;**
- (iii) **Appendix B Table 3 – All Precincts - Building Work Assessment Table; and**
- (iv) **Appendix B Table 4 – All Precincts - Operational Work Assessment Table.**

4.3 For the purposes of this Variation Scheme, the Assessment Categories relevant for Overlays that apply to “**The Willows Variation Scheme Area**” are those identified under:

- (i) **Appendix C Table 1 – All Precincts - Overlays Assessment Table.**

5.0 ASSESSMENT BENCHMARKS (CODE APPLICABILITY)

- 5.1 For the purposes of this Variation Scheme, the Assessment Benchmarks (Applicable Codes) relevant to the assessment making a development application are those identified in the tables included at **Appendix A**, **Appendix B** and **Appendix C**, separately listed under paragraphs 4.1–4.3 above.
- 5.2 Unless otherwise stated, the Assessment Benchmarks (Applicable Codes) referenced at **Appendix A**, **Appendix B** and **Appendix C** of the Variation Scheme are those codes described in the *Toowoomba Regional Planning Scheme 2012* (version 28 commenced 28 November 2022).
- 5.3 The purpose and overall outcomes for a Precinct under the Variation Scheme prevail and replace those that would otherwise apply under a Zone Code referenced as an applicable assessment benchmark identified in this Variation Scheme.

6.0 DEFINITIONS

- 6.1 For the purposes of this Variation Scheme, references to use definitions, clustering of use definitions and administrative definitions are consistent with Schedule 1 of the *Toowoomba Regional Planning Scheme 2012* (version 28 commenced 28 November 2022)





APPENDIX A – MATERIAL CHANGE OF USE ASSESSMENT TABLES

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Precinct 1 – Low Density Residential

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
	If:	Low Density Residential Zone Code
	(i) the reuse of an existing building used for a non-residential use of the land, excluding Sales Office; and	
	(ii) no more than 25m ² additional Gross Floor Area is proposed.	
	Code assessment	
	If:	Low Density Residential Zone Code
	(i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or	Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code
	(ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Child Care Centre	Code assessment	
	If located on a Collector or Distributor Road.	Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives



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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community Care Centre	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Density Residential Zone Code
	Code assessment	
Community Use	If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low Density Residential Zone Code Community and Recreation Uses Code
	Code assessment	
	If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	Accepted development subject to requirements	
	If: (i) the site is a designated dual occupancy lot; (ii) the site has an area of at least 600m ² ; (iii) the site is not a hatchet lot; and (iv) the building height does not exceed 8.5m.	Medium Density Residential Code Transport, Access and Parking Code
	Code assessment	
	If: (i) the site is not a hatchet lot; and (ii) the building height does not exceed 8.5m; or (iii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low 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
Dwelling House	Accepted development	
	If (i) the area of the site is 500m ^{450m} or more; and (ii) the site is not a hatchet lot; and (iii) the site is not within an Approved Plan of Development.	
	Accepted development subject to requirements	
	If not meeting the description listed in the categories of development and assessment column for accepted development.	Small Lot Housing Design Code If: (a) the site is not within an Approved Plans of Development listed in Schedule 7; and (b) the site has an area less than 450m². Medium Density Residential Code If the site is a Hatchet Lot with an area greater than 450m ² . Approved Plans of Development applying to the land (where listed in Schedule 7).

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Small Lot Housing Design Code If the site has an area less than 450m². Medium Density Residential Code If the site is a Hatchet Lot with an areagreater than 450m². 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
Dwelling Unit	Accepted development subject to requirements	
	if: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m² additional Gross Floor Area is proposed.	Low Density Residential Zone Code
	Code assessment	
	if: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and Drink Outlet	Accepted development subject to requirements	
	If meeting all the description below: (i) the reuse of an existing building used for a business activity, excluding Sales Office and Market; (ii) no more than 25m² additional Gross Floor Area is proposed; (iii) located on a Regional Arterial, Sub-Arterial or Distributor Road; and ⚡ (iv) there is no outdoor dining area or drive through facility.	Centre Activities Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; and (ii) located on a distributor road; and (iii) involves the reuse of an existing building use for a business activity and no more than 25m² additional Gross floor area is proposed.	Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Health Care Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; (ii) no more than 25m² additional Gross Floor Area is proposed; and (iii) Located on a Distributor Distributor or Collector Road	Low Density Residential Zone Code
	Code assessment	
	If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home Based Business	Accepted development subject to requirements	
		Home Based Business Use Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Home Based Business Use 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
Major electricity infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Park	Accepted development	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code assessment	
		Low 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Retirement Facility	Code assessment	
		Low 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
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Sales Office 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



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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop	Accepted development subject to requirements	
	If all of the below are satisfied: (i) the reuse of an existing building used for a business activity, excluding Sales Office; (ii) any food preparation area does not exceed 30m²; (iii) the gross floor area does not exceed 250m²; and (iv) the site is located on a Distributor Road.	Low Density Residential Zone Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
	Code assessment	
	If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Telecommunications Facility	Accepted development	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development subject to requirements	
	If: (i) not increasing the number of Telecommunications facilities on the site, and: (a) increasing the height of an existing Telecommunications Facility by no more than 5m, or (b) replacing an existing Telecommunications Facility with a new Telecommunications Facility with a height no more than 5m greater than the existing Telecommunications Facility;	Telecommunications Facility Code
	Code assessment	
	(i) If: a) the site contains one existing Telecommunications Facility, and b) no more than one additional Telecommunications Facility is proposed, and c) one of the following applies: i. where the existing Telecommunications Facility has a height greater than 10m, thenew Telecommunications Facility does not have a height that is greater than theexisting Telecommunications Facility; or ii. where the existing Telecommunications Facility has a height no more than 10m, the new Telecommunications Facility has a height no more than 10m; OR (ii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Density Residential Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Utility Installation	Accepted development subject to requirements	
	If: (i) for distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment.	Works and Services Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	The planning scheme
Impact Assessment		
Any other use not listed in this table.	The Planning Scheme (as varied by the VSD)	
Any use listed in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use.		



Precinct 2 – Medium Density Residential

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a non-residential use of the land, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Child Care Centre	Code assessment	
	If located on a Collector or Distributor Road.	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Club	Accepted development subject to requirements	
	If all of the below are satisfied: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; (ii) no more than 25m ² additional Gross Floor Area is proposed; and (iii) the use is not a licensed premises.	Low-Medium Density Residential Zone Code
	Code assessment	
	If located on a Collector or Distributor Road and not a licensed premises, and: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment	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 Works and Services Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Community Care Centre	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office and located on a Distributor Road; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	Accepted development subject to requirements	
	If: (i) the site is a designated dual occupancy lot; (ii) the site has an area of at least 600m ² ; (iii) the site is not a hatchet lot; and (iv) the building height does not exceed four (4) storeys.	Medium Density Residential Code Transport, Access and Parking Code
Dwelling House	Code assessment	
	If: (i) the site is not a hatchet lot; and (ii) the building height does not exceed four (4) storeys; or (iii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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
Dwelling House	Accepted development	
	If (i) the area of the site is 450m ² or more; and (ii) the site is not a hatchet lot; and (iii) the site is not within a current Plan of Development listed in Schedule 7;	
	Accepted development subject to requirements	
	If not meeting the description listed in the categories of development and assessment column for accepted development.	Low-medium Density Residential Zone Code Small Lot Housing Design Code If: (a) the site is not within a current Plan of Development listed in Schedule 7; and (b) the site has an area less than 450m². Medium Density Residential Code If the site is a Hatchet Lot with an area greater than 450m ² . Plan of Development applying to the land (where listed in Schedule 7).
Dwelling House	Code assessment	
	If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Small Lot Housing Design Code If the site has an area less than 450m ² . Medium Density Residential Code If the site is a Hatchet Lot with an area greater than 450m ² .

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling Unit	Accepted development subject to requirements	
	If: (ii) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (iii) no more than 25m ² additional Gross Floor Area is proposed.	Low Medium Density Residential Zone Code
	Code assessment	
	If: (ii) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Educational Establishment	Code assessment	
		Low Medium Density Residential Zone Code Community 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
Food and Drink Outlet	Code assessment	
	If: (i) located on a Collector or Distributor road; and (ii) involves the reuse of an existing building use for a business activity and no more than 25m ² additional Gross floor area is proposed.	Low Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Health Care Services	Accepted development subject to requirements	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Home Based Business	Accepted development subject to requirements	
		Home Based Business Use Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Home Based Business Use 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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	



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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Multiple Dwelling	Code assessment If the development does not exceed four (4) storeys above ground level and is not located on a lot that is a hatchet lot.	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
Office	Accepted development subject to requirements If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment If: (i) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Park	Accepted development	
Place of Worship	Accepted development subject to requirements If: (i) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) located on a Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Relocatable Home Park	Code assessment	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
Residential Care Facility	Code assessment	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
Retirement Facility	Code assessment	



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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming Accommodation	Code assessment	
		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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Sales Office 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
Shop	Accepted development subject to requirements	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If all of the below are satisfied: (i) the reuse of an existing building used for a business activity, excluding Sales Office; (ii) any food preparation area does not exceed 30m²; (iii) the gross floor area does not exceed 250m²; and (iv) the site is located on a Collector or Distributor Road.	Low-Medium Density Residential Zone Code
	Code assessment If: (i) the reuse of an existing building used for a business activity and the site is located on a Collector or Distributor Road and one of the following apply: a) any food preparation area exceeds 30m²; or b) the Gross floor area exceed 250m². - OR (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation	Code assessment	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
Substation	Accepted development subject to requirements	Works and Services Code
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
Accepted development subject to requirements		
	If: (i) not increasing the number of Telecommunications facilities on the site, and: (a) increasing the height of an existing Telecommunications Facility by no more than 5m, or (b) replacing an existing Telecommunications Facility with a new Telecommunications Facility with a height no more than 5m greater than the existing Telecommunications Facility;	Telecommunications Facility Code
Code assessment		



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(i) If: (a) the site contains one existing Telecommunications Facility, and (b) no more than one additional Telecommunications Facility is proposed, and (c) one of the following applies: i) where the existing Telecommunications Facility has a height greater than 10m, the new Telecommunications Facility does not have a height that is greater than the existing Telecommunications Facility; or ii) where the existing Telecommunications Facility has a height no more than 10m, the new Telecommunications Facility has a height no more than 10m; OR (ii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Utility Installation	Accepted development subject to requirements	
	If: (i) for distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment.	Works and Services Code
	Impact assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	The Planning Scheme (as varied by the VSD)



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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary Services	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business activity, excluding Sales Office; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (i) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Impact Assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Planning Scheme (as varied by the VSD)



Precinct 3 – Mixed Residential

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a non-residential use of the land, excluding Sales Office; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (iii) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Child Care Centre	Code assessment	
	If located on a Collector or Distributor Road.	Low-Medium Density Residential Zone CodeCommunity and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Club	Accepted development subject to requirements	
	If all of the below are satisfied: (iv) the reuse of an existing building used for a business or community activity, excluding SalesOffice; (v) no more than 25m ² additional Gross Floor Area is proposed; and (vi) the use is not a licensed premises.	Low-Medium Density Residential Zone Code
	Code assessment	
	If located on a Collector or Distributor Road and not a licensed premises, and: (iii) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment	Low-Medium Density Residential Zone CodeCommunity and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	
Community Care Centre	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment If: (iii) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Community Use	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a business or community activity, excluding Sales Office and located on a Distributor Road; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment If: (iii) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements. (v)	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
	Accepted development subject to requirements	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	If: (i) the site is a designated dual occupancy lot. (ii) the site has an area of at least 600m ² . (iii) the site is not a hatchet lot; and (iv) the building height does not exceed three (3) storeys.	Medium Density Residential Code Transport, Access and Parking Code
	Code assessment If: (iv) the site is not a hatchet lot; and (v) the building height does not exceed 8.5m; or (vi) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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
Dwelling House	Accepted development	
	If (i) the area of the site is 450m ² or more; and (ii) the site is not a hatchet lot; and (iii) the site is not within a current Plan of Development listed in Schedule 7.	
	Accepted development subject to requirements	
	If not meeting the description listed in the categories of development and assessment column for accepted development.	Low-medium Density Residential Zone Code Small Lot Housing Design Code If: (a) the site is not within a current Plan of Development listed in Schedule 7; and (b) the site has an area less than 450m². Medium Density Residential Code If the site is a Hatchet Lot with an area greater than 450m ² . Plan of Development applying to the land (where listed in Schedule 7).
	Code assessment	
	If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Small Lot Housing Design Code If the site has an area less than 450m ² . Medium Density Residential Code If the site is a Hatchet Lot with an area greater than 450m ² .
Educational Establishment	Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Low Medium Density Residential Zone Code Community 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
Food and Drink Outlet	Code assessment	
	If: (iii) located on a Collector or Distributor road; and (iv) involves the reuse of an existing building use for a business activity and no more than 25m ² additional Gross floor area is proposed.	Low Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Health Care Services	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a business activity, excluding Sales Office; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (iii) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Home Based Business	Accepted development subject to requirements	
		Home Based Business Use Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Home Based Business Use Code Environmental Standards Code Integrated Water Cycle Management Code

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Multiple Dwelling	Code assessment	
	If the development does not exceed three (3) storeys above ground level and is not located on a lot that is a hatchet lot.	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
Office	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a business activity, excluding Sales Office; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted development	
Place of Worship	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a business or community activity, excluding Sales Office; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (iii) located on a Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	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 Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Relocatable Home Park	Code assessment	
		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



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential Care Facility	Code assessment	
		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
Retirement Facility	Code assessment	
		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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming Accommodation	Code assessment	
		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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales Office	Accepted development subject to requirements	
		Sales Office Code
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Sales Office 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
Shop	Accepted development subject to requirements	
	If all of the below are satisfied: (v) the reuse of an existing building used for a business activity, excluding Sales Office; (vi) any food preparation area does not exceed 30m ² ; (vii) the gross floor area does not exceed 250m ² ; and (viii) the site is located on a Collector or Distributor Road.	Low-Medium Density Residential Zone Code
	Code assessment If: (iii) the reuse of an existing building used for a business activity and the site is located on a Collector or Distributor Road and one of the following apply: a) any food preparation area exceeds 30m ² ; or b) the Gross floor area exceed 250m ² . OR (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation		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
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	Accepted development subject to requirements If: (ii) not increasing the number of Telecommunications facilities on the site, and: (a) increasing the height of an existing Telecommunications Facility by no more than 5m, or (b) replacing an existing Telecommunications Facility with a new Telecommunications Facility with a height no more than 5m greater than the existing Telecommunications Facility;	Telecommunications Facility Code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment (iii) If: (a) the site contains one existing Telecommunications Facility, and (b) no more than one additional Telecommunications Facility is proposed, and (c) one of the following applies: i) where the existing Telecommunications Facility has a height greater than 10m, the new Telecommunications Facility does not have a height that is greater than the existing Telecommunications Facility; or ii) where the existing Telecommunications Facility has a height no more than 10m, the new Telecommunications Facility has a height no more than 10m; OR (iv) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Utility Installation	Accepted development subject to requirements	
	If: (iii) for distribution of local utility services; and (iv) does not involve bulk transmission, storage, generation and/or treatment.	Works and Services Code
	Impact assessment	
	If: (iii) not meeting the description listed in the	The Planning Scheme (as varied by the VSD)



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary Services	Accepted development subject to requirements	
	If: (iii) the reuse of an existing building used for a business activity, excluding Sales Office; and (iv) no more than 25m ² additional Gross Floor Area is proposed.	Low-Medium Density Residential Zone Code
	Code assessment	
	If: (iii) located on a Collector or Distributor Road and not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (iv) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Low-Medium Density Residential Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 –Stormwater management design objectives
Impact Assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Planning Scheme (as varied by the VSD)



Precinct 4 – Community

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
		Community Facilities Zone Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Community Facilities Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Child Care Centre	Code assessment	
		Community Facilities Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Club	Code assessment	
		Community Facilities Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Community Facilities Zone Code
	Code assessment	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency Services	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Community Facilities Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
	Code assessment	
		Community Facilities Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major Electricity Infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Community Facilities Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Park	Accepted development	



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

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(i) If: (a) the site contains one existing Telecommunications facility, and (b) no more than one additional Telecommunications facility is proposed, and (c) one of the following applies: i) where the existing Telecommunications facility has a height greater than 10m, the new Telecommunications facility does not have a height that is greater than the existing Telecommunications facility; or ii) where the existing Telecommunications facility has a height no more than 10m, the new Telecommunications facility has a height no more than 10m; OR If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Community Facilities Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility Installation	Accepted development subject to requirements	
	If for distribution of local utility services	Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Community Facilities Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Impact assessment		



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The Planning Scheme (as varied by the VSD)

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Precinct 5 – Open Space

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's Accommodation	Accepted development subject to requirements	
		Open Space Zone Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Club	Accepted development subject to requirements	
	If all of the below are satisfied: (i) the reuse of an existing building used for a business or community activity; (ii) no more than 25m ² additional Gross Floor Area is proposed; and (iii) the use is not a licensed premises.	Open Space Zone Code
	Code assessment	
	If located on a Collector or Distributor Road and not a licensed premises, and: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Community Use	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity; and (ii) no more than 25m ² additional Gross Floor Area is proposed.	Open Space Zone Code



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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If located on a Distributor Road and: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Food and Drink Outlet	Code assessment	
		Open Space Zone Code Centre Activities Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Major electricity infrastructure	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Market	Accepted development subject to requirements	
	If: (i) the reuse of an existing building used for a business or community activity; and and (ii) no more than 25m² additional Gross Floor Area is proposed.	Open Space Zone Code Markets Code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (i) not meeting the descriptions listed in the categories of development and assessment column for accepted development or accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Markets Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor Sport and Recreation	Code assessment	
		Open Space Zone Code Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Park	Accepted development	
Substation	Accepted development subject to requirements	
		Works and Services Code
	Code assessment	
	If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications Facility	Accepted development	
	If a low-impact facility as defined by the Telecommunications (Low Impact Facilities) Determination 1997.	
	Accepted development subject to requirements	
	If: (i) not increasing the number of Telecommunications facilities on the site, and: (a) increasing the height of an existing Telecommunications Facility by no more than 5m, or (b) replacing an existing Telecommunications Facility with a new Telecommunications Facility with a height no more than 5m greater than the existing Telecommunications Facility;	Telecommunications Facility Code
	Code assessment	
	(i) If: (a) the site contains one existing Telecommunications Facility, and (b) no more than one additional Telecommunications Facility is proposed, and (c) one of the following applies: i) where the existing Telecommunications Facility has a height greater than 10m, the new Telecommunications Facility does not have a height that is greater than the existing Telecommunications Facility; or ii) where the existing Telecommunications Facility has a height no more than 10m, the new Telecommunications Facility has a height no more than 10m; OR (ii) If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Open Space Zone Code Telecommunications Facility Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Utility Installation	Accepted development subject to requirements	
	If: (i) for distribution of local utility services; and (ii) does not involve bulk transmission, storage, generation and/or treatment.	Works and Services Code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If: (i) not meeting the description listed in the categories of development and assessment column for accepted development subject to requirements; or (ii) meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	The Planning Scheme (as varied by the VSD)
Impact Assessment		
	Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The Planning Scheme (as varied by the VSD)



APPENDIX B – OTHER DEVELOPMENT ASSESSMENT TABLES

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Table 1 – Assessment Table for Reconfiguring a Lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"The Willows" – All Precincts	Accepted development	
	If the Regulation, Schedule 6, Part 4 applies.	
	Accepted development subject to requirements	
	If rearranging the boundaries of a lot by registering a plan of subdivision, and both of the below are satisfied: (i) no additional lots are created; and (ii) none of the resulting lots is a hatchet lot; (iii) the size of all proposed lots is equal to or greater than the relevant minimum lot size for the precinct as identified in Table 2 of "The Willows Variation Scheme Document".	Reconfiguring a Lot Code
	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under schedule 10 of the Regulation.	As per the Regulation, schedule 10. Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 14 of the Regulation.



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Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: (i) creating a lot/s by subdividing another lot; and (a) the size of each lot created is equal to or greater than the minimum lot size for the precinct as identified in Table 2 of "The Willows Variation Scheme Document"; and (b) hatchet lots are only created in the Medium Density Residential and Mixed Residential Precincts; and (c) The access handle of any proposed hatchet lot is at least 6m wide; or (ii) creating an easement giving access to a lot from a constructed road. (iii) it is a Community Title subdivision of an existing building(s).	Reconfiguring a Lot Code
	If meeting the description listed in the categories of development and assessment column for accepted development subject to requirements and not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Reconfiguring a Lot Code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If creating lots by subdivision and the size of any lot created is less than the minimum lot size for the precinct as identified in Table 2 of "The Willows Variation Scheme Document";	The Planning Scheme (as varied by the VSD)
	If for a volumetric subdivision.	The Planning Scheme (as varied by the VSD)
	Any other reconfiguring a lot not listed in this table.	The Planning Scheme (as varied by the VSD)



Table 2 – Minimum Lot Sizes

Precinct	Minimum Lot Size
Precinct 1 – Low Density Residential	500 450m ²
Precinct 2 – Medium Density Residential	300m ²
Precinct 3 – Mixed Residential	300m ²
Precinct 4 – Community	None Specified.
Precinct 5 – Open Space	None Specified.

Table 3 – Assessment Table for Building Work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"The Willows" - All Precincts	Accepted development subject to requirements	
	All other Building Work (not associated with a development permit for a Material Change of Use).	The applicable zone code ¹ .
	Code assessment	
	Building Work (not being Minor building work) involving an increase in Gross floor area.	The applicable zone code. ²

¹ Applicable zone codes are as follows:

- Low Density Residential Precinct – Low Density Residential Zone Code;
- Medium Density Residential Precinct – Low Medium Density Residential Zone Code
- Mixed Housing Precinct- Low Medium Density Residential Zone Code
- Community Precinct – Community Facilities Zone Code
- Open Space Precinct – Open Space Zone Code

² As per Footnote 1



Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Excavating and Filling (a) If there would be a change of more than 1m in the level of any part of the site and not for a swimming pool; or (b) If all of the below are satisfied: (i) the excavating or filling is for the purpose of installing a swimming pool; and (ii) there would be a change of more than 1m in the level of any part of the Site.	Works and Service Code
Accepted Development		
Any other building work not listed in this table		

Table 4 – Assessment Table for Operational Work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
"The Willows" – All Precincts	Accepted development subject to requirements	
	Placing an Advertising Device on a premises.	Advertising Devices Code
	Undertaking roadworks on a Local Government road (being driveway crossovers).	Works and Services Code
	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under schedule 10, part 20 division 2 of the Regulation.	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in schedule 14 of the Regulation.
	Placing an Advertising Device on premises. If not complying with one or more required acceptable outcomes in the assessment benchmarks identified for accepted development subject to requirements.	Advertising Devices Code



Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Excavating or filling that materially affects premises or their use, other than accepted development and accepted development subject to requirements.	Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
	Clearing vegetation, including vegetation to which the Vegetation Management Act applies. If the vegetation is within the road reserve and the vegetation is being cleared in association with the Material Change of Use of an adjoining site.	Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
	Undertaking roadworks on a Local Government road (except driveway crossovers) if: (i) associated within the Reconfiguring a Lot or a Material Change of Use; and (ii) it does not meet the relevant assessment benchmarks for accepted development subject to requirements.	Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	All other Operational Work if: (i) associated with Reconfiguring a Lot or a Material Change of Use; and (ii) not otherwise accepted development or accepted development subject to requirements.	Works and Services Code State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Accepted development		
Excavating or filling, other than excavating or filling associated with reconfiguring a lot, if: (a) all of the following apply: i) the level of any part of the site would change by less than 1m; ii) less than 50m ³ of fill is deposited on, or less than 50m ³ of excavated material is removed from the premises; iii) the development does not occur on a part of the premises to which a Flood Hazard Overlay applies; or (b) the development is in the rural zone, associated with a rural activity, and is for the purpose of or associated with taking (including diverting) of water or interference with the flow of water as defined in the Water Act 2000 (e.g. ring tanks, farm dams etc.).		
Any other operational work not listed in this table		



APPENDIX C – OVERLAY ASSESSMENT TABLES

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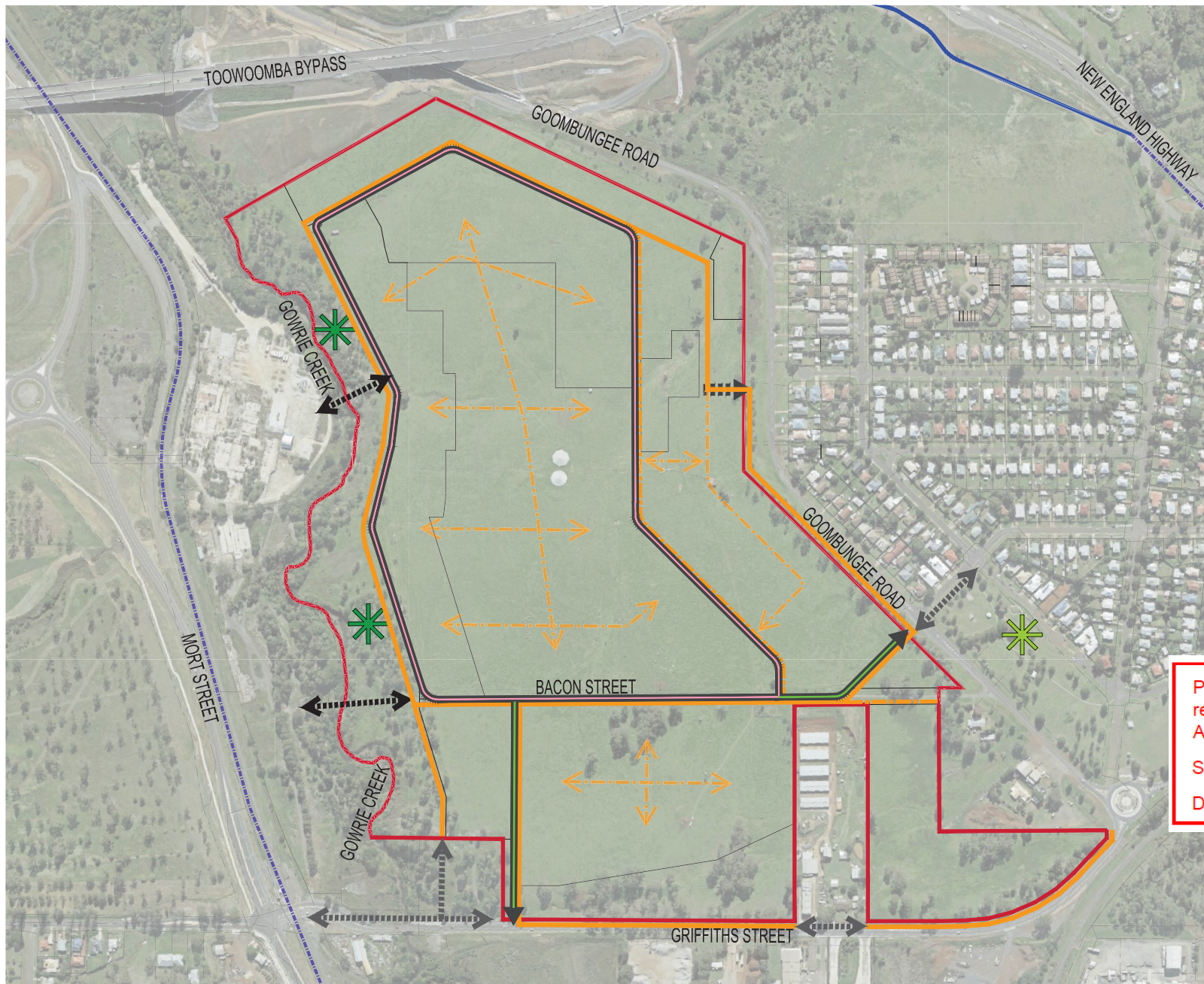
Development	Level of Assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airport Environs Overlay		
All assessable development	No Change	Airport Environs Overlay Code
Bushfire Hazard Overlay		
All assessable development	No Change	Bushfire Hazard Overlay Code
Environmental Significance Overlay		
All assessable development	No Change	Environmental Significance Overlay Code



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APPENDIX D – “THE WILLOWS” STRUCTURE PLAN & SUPPORTING PLANS

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LEGEND:

- Primary Pedestrian/Cycle Path
- Internal Pathway Network
- Internal Pathway Network (subject to street layout)
- Potential pedestrian/cycle connection (for further investigation)
- External pedestrian/cycle movement attractors
- Principal Cycle Network - Existing
- Principal Cycle Network - Future Planned
- Local Park Activity Node
- Existing Park Activity Node
- Primary Access
- Secondary Access
- Collector Street Network
- Distributor Road Network
- Variation Area Boundary

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2502-44840 SRA

Date: 22 August 2025



This plan is conceptual only. Information shown on these plans has been compiled from varying sources and may not be accurate and will need verifying. This includes existing infrastructure, property boundaries and natural surface data.



Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.