

APPENDIX J – TOOWOOMBA REGIONAL PLANNING SCHEME 2012 ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012 (v27.0)

Purpose and Overall Outcomes for Sport and Recreation Zone Code

Purpose and Overall Outcomes		Response
<p>(1) The purpose of the Sport and Recreation Zone Code is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.</p> <p>It includes structures such as clubhouses, gymnasiums, public swimming pools, tennis courts, and infrastructure to support recreational and sporting activities and meet community needs.</p> <p>The code recognises the importance of recreation and open space areas to community liveability and to facilitate the effective operation and optimum accessibility of sport and recreation activities.</p>		<p>The proposed TRSP will provide a suite of regional sporting facilities and community spaces that promote the social and economic well-being of the community and encourage further participation in sports. The facility will ensure that Toowoomba continues to service the sporting needs of the Toowoomba, Darling Downs and South-East Queensland regions.</p> <p>Accordingly, it is considered that the development complies with the purpose of the Sport and Recreation Zone Code.</p>
	<p>(2) The overall outcomes sought for the zone code are as follows:</p> <p>(a) areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided;</p> <p>(b) opportunities for sporting clubs using playing fields to establish club facilities are facilitated;</p> <p>(c) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;</p> <p>(d) adverse amenity impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;</p> <p>(e) ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary to services the needs of the primary use;</p> <p>(f) areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities;</p> <p>(g) adverse impacts on ecological values are minimised where recreation and open spaces areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas; and</p> <p>(h) walking and cycling to recreation and open space areas is encouraged through the provision of paths to, and where appropriate through, the</p>	<p>The proposed development complies with the overall outcomes of the Sport and Recreation Zone as follows:</p> <ul style="list-style-type: none"> • The development provides areas for active sport and recreation activities. • The Infrastructure Entity is proposing to construct facilities for use by sporting clubs, which ensures they do not require the funds to construct their own facilities and allow the facilities to be utilised by a range of sporting organisations. • The development has been designed to incorporate a range of sustainable practices within the design, including recommendations for on-site solar energy generation and storage, recycled water supply for irrigation purposes and open space areas to encourage sustainable and active transport options throughout the facility. • The TRSP has been designed to ensure it does not adversely impact on the surrounding locality, including people, uses and the environment, and does not affect the existing or future operation/development of surrounding land. Reference is made to the Environmental Assessment at section 8.0. • Significant open space areas are provided to encourage active transport options between sporting facilities within the site. Additionally, the open space areas will encourage the community to travel to the site to utilise these areas.

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Purpose and Overall Outcomes for Sport and Recreation Zone Code	
Purpose and Overall Outcomes	Response
space, and by providing adequate end-of-trip facilities such as secure bicycle parking and water fountains.	

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Purpose and Overall Outcomes for Rural Zone Code	
Purpose and Overall Outcomes	Response
<p>(1) The purpose of the zone is to:</p> <ul style="list-style-type: none"> (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production. <p>In addition, the zone code aims to:</p> <ul style="list-style-type: none"> (a) protect the productive capacity of all rural land for rural use; (b) protect water quality and the ecological and hydrological processes of waterways and wetlands; (c) protect the landscape character and its associated visual and scenic amenity; (d) minimise the potential for conflict between rural uses and other uses; (e) provide for the establishment of appropriately scaled agri- and eco-tourism activities that are based on farm life or primary production in the locality, or on the scenic or environmental values of the locality; (f) provide for intensive animal industries including feedlots, piggeries and poultry farms; and (g) protect rural land from fragmentation that diminishes its productive capacity. 	<p>The proposed development will utilise two (2) small lots which are located in the Rural Zone, between two (2) existing large rural residential premises which are not currently utilised for primary production purposes. The proposed development of the lots within the Rural Zone will not impact on the existing or future primary production of nearby rural land or result in the further fragmentation of land which could impact on primary production within the area.</p> <p>Accordingly, it is considered that the development complies with the purpose of the Rural Zone Code.</p>
<p>(2) The overall outcomes sought for the zone code are as follows:</p> <ul style="list-style-type: none"> (a) areas used or suitable for primary production are conserved and are not further fragmented; (b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal 	<p>The proposed development will utilise two (2) small lots which are located in the Rural Zone, between two (2) existing large rural residential premises which are not currently utilised for primary production purposes. The proposed development complies with the overall outcomes of the Rural Zone Code as follows:</p> <ul style="list-style-type: none"> • The proposed development will not result in the fragmentation of land utilised for primary production;

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Purpose and Overall Outcomes for Rural Zone Code	
Purpose and Overall Outcomes	Response
<p>husbandry and animal keeping and other compatible primary production uses;</p> <p>(c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;</p> <p>(d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;</p> <p>(e) development contributes to the amenity and landscape character of the area;</p> <p>(f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;</p> <p>(g) rural industries are facilitated where:</p> <p>(i) associated with rural production in the immediate vicinity;</p> <p>(ii) avoiding or minimising adverse impacts on the amenity of the locality; and</p> <p>(iii) compatible with the infrastructure in the locality.</p> <p>(h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;</p> <p>(i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;</p> <p>(j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;</p>	<ul style="list-style-type: none"> • The development will not impact on the use of surrounding rural land for primary production purposes; • The proposed development has been designed to ensure it positively contributes to the amenity and character of the area, noting the site is located amongst existing urban uses and infrastructure; • Adverse impacts on natural features within these lots will be mitigated through the incorporate of appropriate environmental design features; and • The development will not impact the viability of existing and future rural uses on adjoining land.

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Purpose and Overall Outcomes for Rural Zone Code	
Purpose and Overall Outcomes	Response
<p>(k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and</p> <p>(l) development has access to development infrastructure including utility installations and essential services.</p>	
<p>100 Hectare Precinct</p> <p>(3) The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.</p>	<p>The proposed development does not involve the creation of new lots less than 100 hectares in size and does not result in the further fragmentation of rural land.</p>
<p>200 Hectare Precinct</p> <p>(4) The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.</p>	<p>The subject land is located within the 100 Hectare Precinct.</p>
<p>Heinemann Road Transport Precinct</p> <p>(5) The overall outcome of the Heinemann Road Transport Precinct within the Rural Zone is that:</p> <p>(a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and</p> <p>(b) the scale, character and built form of development contributes to a high standard of amenity.</p>	<p>The subject land is located within the 100 Hectare Precinct.</p>

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Purpose and Overall Outcomes for Agricultural Land Overlay Code	
Purpose and Overall Outcomes	Response
(1) The purpose of the Agricultural Land Overlay Code is to ensure that agricultural land is protected from inappropriate development that leads to its fragmentation or alienation or that may otherwise adversely impact on its productive use by present or future generations	The proposed development will not result in the fragmentation or alienation of agricultural land, or otherwise impact on primary production activities within the area. It is noted that the subject land is located amongst existing urban activities and surrounded by major road transport infrastructure and would otherwise be unlikely to be utilised for primary production purposes. Accordingly, it is considered that the development complies with the purpose of the Agricultural Land Overlay Code.
(2) The purpose of the code will be achieved through the following overall outcomes: (a) the productive capacity of agricultural land and viability for productive uses is not compromised; and (b) development does not result in the alienation, loss or fragmentation of agricultural land.	The proposed development complies with the overall outcomes of the Agricultural Land Overlay Code as follows: <ul style="list-style-type: none"> The proposed development has been designed to ensure it does not compromise the capacity or viability of primary production activities within the surrounding locality; and The proposed development will not result in the alienation, loss or fragmentation of land currently or likely to be utilised for primary production purposes.

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Purpose and Overall Outcomes for Airport Environs Overlay Code	
Purpose and Overall Outcomes	Response
<p>(1) The purpose of the Airport Environs Overlay Code is to protect the existing and future operational requirements of the Toowoomba Airport and the Oakey Army Aviation Centre and to provide for the most appropriate and compatible development of surrounding lands.</p>	<p>The proposed development has been designed to ensure it does not impact on the existing or future operational requirements of the Toowoomba Airport. Accordingly, it is considered that the development complies with the purpose of the Airport Environs Overlay Code.</p>
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) conflicts between the Toowoomba airport, the Oakey Army Aviation Centre and surrounding uses are avoided; (b) development does not introduce or intensify uses which are sensitive to noise interference or nuisance unless, where practicable, adequate mitigation measures are incorporated into the development; (c) development mitigates impacts to ensure an appropriate level of amenity; and (d) safe and efficient airport operations are protected. 	<p>The proposed development complies with the overall outcomes of the Airport Environs Overlay Code as follows:</p> <ul style="list-style-type: none"> • The proposed development has been designed to ensure it does not result in conflicts with the operation of the Toowoomba Airport; • The proposed development does not involve sensitive land uses or activities which may be impacted by the operation of the Toowoomba Airport; and • The proposed development has been designed to ensure the safe and efficient operation of the Toowoomba Airport is not compromised.

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Purpose and Overall Outcomes for Environmental Significance Overlay Code	
Purpose and Overall Outcomes	Response
<p>(3) The purpose of the Environmental Significance Overlay Code is to avoid or minimise the impacts of development on:</p> <ul style="list-style-type: none"> (a) the biodiversity values of ecosystems, ecological processes, areas of ecological significance and biodiversity corridors; and (b) the ecological, hydrological and water quality values of natural waterways and wetlands. 	<p>The proposed development has been designed to ensure it minimises the impact on biodiversity and ecologically significant areas within the site. Reference is made to the Ecological Assessment Report attached at Appendix P. Accordingly, it is considered that the development complies with the purpose of the Environmental Significance Overlay Code.</p>
<p>(3) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (c) impacts on biodiversity values of ecosystems, areas of ecological significance and biodiversity corridors are avoided, or where they cannot be avoided impacts are minimised and impacts on biodiversity values are offset consistent with the Queensland Government Environmental Offsets Policy and other applicable biodiversity/environmental offsets policies; (d) ecological processes and the ecosystem services provided by areas of ecological significance are maintained; (e) habitat areas are connected by viable biodiversity corridors; (f) degraded ecosystems, habitats and corridors are restored; (g) ecological values and processes of waterways and wetlands are protected; (h) the hydrological regime of wetlands and waterways is protected and rehabilitated to its natural state; and (i) water quality is maintained or improved. 	<p>The proposed development complies with the overall outcomes of the Environmental Significance Overlay Code as follows:</p> <ul style="list-style-type: none"> • The proposed development has been designed to ensure impacts on biodiversity values, areas of ecological significance and biodiversity corridors are minimised where possible; • Ecological processes and ecosystem services will be maintained where possible; • Degraded ecosystems and habitats are restored through the design of the district park, open space areas and on-site landscaping; • Ecological values and processes of waterways will be protected and improved where possible; • The hydrological regime of waterways will be protected and improved where possible; and • The quality of surface and groundwater generated from the development site will be consistent with established values and objectives. <p>Reference is made to the Ecological Assessment Report and stormwater Management Plan attached at Appendices P and T respectively.</p>

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Purpose and Overall Outcomes for Community and Recreation Uses Code	
Purpose and Overall Outcomes	Response
<p>(1) The purpose of the Community and Recreation Uses Code is to guide the development of the following uses to facilitate their establishment in a manner that minimises impacts on other surrounding uses:</p> <ul style="list-style-type: none"> (a) Cemetery. (b) Child Care Centre. (c) Club. (d) Community Care Centre. (e) Community Use. (f) Educational Establishment. (g) Emergency services. (h) Hospital. (i) Indoor Sport and Recreation. (j) Major Sport, Recreation and Entertainment Facility. (k) Motor Sport Facility. (l) Outdoor Sport and Recreation. (m) Park. (n) Place of Worship. 	<p>The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct. Under the <i>Toowoomba Regional Planning Scheme 2012</i>, the precinct would include the following uses:</p> <ul style="list-style-type: none"> • Outdoor Sport and Recreation; and • Park. <p>Accordingly, the proposed development has been designed to minimise impacts on surrounding land uses. Reference is made to section 8.0 of the Environmental Assessment Report.</p>
<p>(2) The purpose of the Community and Recreation Uses Code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) new community and recreation uses and the expansion or redevelopment of existing community and recreation uses are designed to: <ul style="list-style-type: none"> (i) operate safely and efficiently; (ii) enhance community identity and character; (iii) create high quality public realm, where appropriate; and (iv) discourage crime and anti-social behaviour. 	<p>The proposed development complies with the overall outcomes of the Community and Recreation Uses Code as follows:</p> <ul style="list-style-type: none"> • The development has been designed to ensure it operates safely and efficiently; • The development seeks to enhance community identity and character; • The design of the development seeks to create a high quality public realm; • Crime and anti-social behaviour will be discouraged by incorporated CPTED principles into the detailed design of the development; • The development has been designed and located to ensure it is safe, accessible and conveniently located; • The development will be managed and designed to ensure it does not unduly impact on the amenity of the surrounding area; and

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Purpose and Overall Outcomes for Community and Recreation Uses Code	
Purpose and Overall Outcomes	Response
<p>(b) community facilities and public spaces to be safe, accessible, conveniently located and include linkages to the adjacent pedestrian and cycleway networks;</p> <p>(c) community and recreation uses do not unduly impact on the amenity of the surrounding area;</p> <p>(d) community and recreation uses are established in appropriate locations that will best serve the community through accessibility, safety and colocation and integration with other community uses and facilities.</p>	<ul style="list-style-type: none"> The development is located in an appropriate location that best meets the needs of the community.

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Purpose and Overall Outcomes for Environmental Standards Code	
Purpose and Overall Outcomes	Response
(1) The purpose of the Environmental Standards Code is to appropriately manage the environmental impacts of development in relation to outdoor lighting, odour, noise, dust, waste management and general air emissions.	The proposed development has been designed to ensure it appropriately manages environmental impacts. Reference is made to section 8.0 of the Environmental Assessment Report. Accordingly, it is considered that the development complies with the purpose of the Environmental Standards Code.
(2) The purpose of the code will be achieved through the following overall outcomes: (a) potential environmental impacts are identified and measures put in place to ensure that those impacts are appropriately managed; and (b) potential environmental impacts are mitigated to maintain the health and amenity of accommodation activities and other sensitive land uses.	The Environmental Assessment Report has identified the impacts associated with the development and provides recommendations to ensure these impacts are appropriately managed, and that the development does not adversely impact the health and amenity of nearby sensitive land uses. Reference is made to section 8.0 of the Environmental Assessment Report.

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Purpose and Overall Outcomes for Integrated Water Cycle Management Code	
Purpose and Overall Outcomes	Response
(1) The purpose of the Integrated Water Cycle Management Code is to ensure water and related infrastructure are sustainably managed on a total water cycle basis to maintain the wellbeing of the community and the environment.	<p>The proposed development will be designed to ensure it incorporates water sensitive design features and is provided with a sustainable water supply. The provision and use of water for the development will maintain the wellbeing of the community and environment and will not adversely impact on Toowoomba's potable water supply. Reference is made to the Stormwater Management Plan and Concept Water and Sewer Assessment attached at Appendices T and S respectively.</p> <p>Accordingly, it is considered that the development complies with the purpose of the Integrated Water Cycle Management Code.</p>
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) disturbance to natural land forms, wetlands, water courses and riparian zones is avoided, in order to protect aquatic ecosystems and natural hydrological functions; (b) the quality of surface and groundwater is protected, consistent with established values and objectives;⁵⁵ (c) development facilitates an efficient use of water resources; (d) whole of life cycle costs for water and stormwater infrastructure are minimised; and (e) adverse impacts as a result of flooding and the effects of drainage are avoided. 	<p>The proposed development complies with the overall outcomes of the Integrated Water Cycle Management Code as follows:</p> <ul style="list-style-type: none"> • The development has been designed to minimise disturbance to natural and ecological features of the subject land. Refer to the Concept Bulk Earthworks Design attached at Appendix O; • The quality of surface and groundwater generated from the development site will be consistent with established values and objectives. Refer to the Stormwater Management Plan attached at Appendix T; • The development will involve the efficient use of water resources through connection to existing reticulated water supply and the provision of new recycled water connections. Refer to the Concept Water and Sewer Assessment attached at Appendix S; • The whole of life cycle costs for water and stormwater infrastructure will be minimised where possible. Refer to the Concept Water and Sewer Assessment and Stormwater Management Plan attached at Appendices S and T respectively; and • Impacts as a result of flooding and stormwater flow will be minimised through environmental design. Refer to the Stormwater Management Plan attached at Appendix T.

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Purpose and Overall Outcomes for Landscaping Code	
Purpose and Overall Outcomes	Response
<p>(1) The purpose of the Landscaping Code is to facilitate landscaping which is an integral component of urban design, contributing to the creation or enhancement of quality places and spaces.</p>	<p>The LGID seeks to reinforce the establishment of a regionally significant sport and recreation precinct, and accordingly incorporates vast amounts of landscaping around the proposed sporting facilities and within the district park. Landscaping will consist of native vegetation to ensure it appropriately integrates with the locality and enhances the quality of the precinct.</p> <p>Accordingly, it is considered that the development complies with the purpose of the Landscaping Code.</p>
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) landscaping assists in the creation of aesthetically pleasing, safe, comfortable and functional environments for people to work, live and visit; (b) landscaping is suitable for its intended function and is responsive to site and environmental conditions; (c) existing significant vegetation and ecological values are retained and protected, to the extent practicable; (d) landscaping is integrated with the overall design of a development, and contributes to a coherent streetscape and the desired local character; (e) landscaping is established in a manner that ensures the viability of species utilised and cost effective maintenance. <p>Editor's note: — Landscape works within or directly adjacent to a State-controlled road corridor required approval from the Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994</i> and TMR Engineering Policy- Directions and Guides – Policy Number EP143 Road Landscapes</p>	<p>Landscaping associated with the proposed development will be confirmed during detailed design stage. It is noted that landscaping throughout the site will be designed to ensure it:</p> <ul style="list-style-type: none"> • assists in the creation of aesthetically pleasing, safe, comfortable and functional environments for people to visit; • is suitable for its intended function and responsive to site and environmental considerations; • protects existing significant vegetation and areas of ecological value to the extent practicable; • is integrated with the overall design and contributes to a coherent streetscape and the desired local character; and • is established in a manner which ensures the viability of species utilised and cost-effective maintenance.

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Purpose and Overall Outcomes for Transport, Access and Parking Code	
Purpose and Overall Outcomes	Response
<p>(1) The purpose of the Transport, Access and Parking Code is to ensure development makes appropriate provision for transport, access, parking, servicing and end of trip facilities to meet the needs of development and facilitate, as far as practicable, an environmentally sustainable transport network.</p>	<p>The proposed development has been designed to ensure it makes appropriate provisions for transport, access, parking, servicing and end of trip facilities to meet the demands of the development. Reference is made to section 8.7 and the Traffic Impact Assessment attached at Appendix R. Accordingly, it is considered that the development complies with the purpose of the Transport, Access and Parking Code.</p>
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> (a) the function, safety and efficiency of the transport network is protected or improved; (b) transport network infrastructure is designed for, in order of priority, pedestrians, cyclists, public transport and private vehicles; (c) pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety and convenience within a development site and on-site facilities are integrated with external walking and cyclist networks and public transport nodes; (d) the use of public transport is facilitated wherever practicable; (e) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and to meet the reasonable demands generated by the development; (f) access, parking, servicing and associated manoeuvring areas do not detract from streetscape character and are designed to discourage crime and anti-social behaviour; (g) adverse impacts on the environment and sensitive receptors are avoided; and (h) road layout provides for safe and practical connectivity with adjoining land. <p>Editor's note: — Vehicular access points to State-controlled roads require approval under the Transport Infrastructure Act 1994. Access approvals to the State-controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.</p>	<p>A Traffic Impact Assessment has been prepared for this development, and attached at Appendix R. This report includes an assessment against the Performance and Acceptable Outcomes of the Transport, Access and Parking Code, which found that the proposed generally complies with the intent of this code.</p>

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Purpose and Overall Outcomes for Works and Services Code		Purpose and Overall Outcomes		Response	
(1) The purpose of the Works and Services Code is to ensure development is provided with a level of infrastructure which supports the achievement of ecological sustainability and maintains or enhances community health, safety and amenity.				<p>The TRSP has been designed to ensure it is provided with an appropriate level of infrastructure which achieves ecological sustainability and maintains and enhances community health, safety and amenity.</p> <p>Accordingly, the proposed development is considered to achieve the purpose of the Works and Services Code.</p>	
(2) The purpose of the code will be achieved through the following overall outcomes:		<p>(a) premises are provided with an appropriate level of services to meet the demands of development;</p> <p>(b) the integrity of existing infrastructure is maintained;</p> <p>(c) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;</p> <p>(d) risk to life and property is avoided;</p> <p>(e) development facilitates the efficient provision of infrastructure and use of resources;</p> <p>(f) whole of life cycle costs for infrastructure are minimised; and</p> <p>(g) the provision of infrastructure, services and utilities needed to service development does not detract from environmental values or from the desired character and amenity of the locality.</p>		<p>The proposed development complies with the overall outcomes of the Works and Services Code as follows:</p> <ul style="list-style-type: none"> • The facility will be provided with an appropriate level of services to meet the expected demand, that the efficient provision of new infrastructure and minimises life cycle costs where possible. Reference is made to the Environmental Assessment at section 8.0. • The proposed development will not impact on existing infrastructure located in proximity to the subject land. • Access, parking, roads and pedestrian and cycle paths will be provided to ensure safe, convenient and efficient operation of movement networks. Reference is made to the Traffic Impact Assessment attached at Appendix R. • Infrastructure, services and utilities associated with the facility will not detract from the environmental values, desired character or amenity of the locality. 	