

Planning Act 2016

TOOWOOMBA REGIONAL COUNCIL

TEMPORARY LOCAL PLANNING INSTRUMENT 01/2022 -

HOUSING SUPPLY ASSISTANCE MEASURES

1. Short Title

- 1.1 This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 01/2022 – Housing Supply Assistance Measures.

2. Purpose

- 2.1 The purpose of this TLPI is to encourage residential development on serviced and appropriately located land to assist in alleviating the current housing shortage by:
- (a) facilitating the development of suitably serviced land within the Emerging Community Zone for a mix of dwelling types reflecting existing structure planning;
 - (b) ensuring appropriate master planning of applicable land within the Emerging Community Zone; and
 - (c) facilitating the development of medium and higher density housing on underutilised land through the use of 'pumped pipe' stormwater management systems.

3. Application

- 3.1 This TLPI applies to:
- (a) all development on all land within the Local Government Area where:
 - (i) the Toowoomba Regional Planning Scheme (Version 28) (Planning Scheme) and/or this TLPI states the *Medium Density Residential Code* is a requirement for Accepted Development or an Assessment Benchmark; or
 - (ii) categorised as Impact Assessable development by the Planning Scheme and/or this TLPI, and the Assessment Manager in undertaking an Impact Assessment under Section 45 (5) of the *Planning Act 2016*, considers the *Medium Density Residential Code* an Assessment Benchmark or a relevant matter.
 - (b) development that is a Material Change of Use and/or Reconfiguring a Lot:
 - (i) on land located within the Emerging Community Zone
 - (ii) shown on the TLPI maps in **Appendix 1**, and
 - (iii) listed in **Appendix 2 – Land subject to Temporary Local Planning Instrument 01/2022 and Precinct Designation** of this TLPI.

4. Interpretation

- 4.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by–
- (a) the Planning Scheme; or
 - (b) the Planning Act where the term is not defined in the Planning Scheme.
- 4.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

5. Duration

- 5.1 This TLPI will have effect in accordance with section 23 (6) of the *Planning Act 2016* for a period of two (2) years from the date of commencement. The date of commencement is 23 December 2022.

6. Effect of this TLPI

- 6.1 For development stated in Section 3.1(a) or (b) of this TLPI, this TLPI suspends the provisions of the Planning Scheme, and gives effect to the applicable TLPI provisions as stated in **Table 1 – Effect of this TLPI for development stated in Section 3.1(a) or (b) of this TLPI.**
- 6.2 For development stated in Section 3.1(b) of this TLPI the provisions of the Planning Scheme apply as if references to the *Emerging Community Zone* and *Emerging Community Zone Code* are:
- (a) where within the Low Density Residential Precinct, as identified in Appendix 2 - a reference to the Low Density Residential Zone and Low Density Residential Zone Code respectively; or
 - (b) where within the Low -medium Density Residential Precinct, as identified in Appendix 2 - a reference to the Low-medium Density Residential Zone and Low-medium Density Residential Zone Code respectively.

Table 1 – Effect of this TLPI for development stated in Section 3.1(a) or (b) of this TLPI

Applicable Land	Development Type	Suspended Planning Scheme Provisions	Applicable TLPI Provisions
All land within the Local Government Area	<p>Any development:</p> <p>a) that Part 5 of the Planning Scheme states the <i>Medium Density Residential Code</i> is an Assessment Benchmark and a requirement for Accepted Development; or</p> <p>b) categorised as Impact Assessable development by the Planning Scheme and/or this TLPI, and the Assessment Manager in undertaking an Impact Assessment under Section 45 (5) of the <i>Planning Act 2016</i>, considers the <i>Medium Density Residential Code</i> an Assessment Benchmark or a relevant matter.</p>	<p>Part 9, Section 9.3, Subsection 9.3.7, Table 9.3.7:1 – Medium Density Residential Code – Requirements for accepted development and assessment benchmarks for assessable development:</p> <p>a) Performance Outcome PO₂₁ and Acceptable Outcome AO_{21.1}; and</p> <p>b) Performance Outcome PO₂₄ and Acceptable Outcome AO_{24.1}.</p> <p>AND/OR</p> <p>Part 9, Section 9.3, Subsection 9.3.7, Table 9.3.7:2 - – Medium Density Residential Code – Assessment benchmarks for assessable development Performance Outcome PO₂₄ and Acceptable Outcome AO_{24.1}.</p>	<p>Table 2 - Medium Density Residential Code – Requirements for accepted development and assessment benchmarks for assessable development (TLPI).</p>
Land shown on the TLPI Maps in Appendix 1 and listed in Appendix 2 – Land subject to Temporary Local Planning Instrument 01/2022 and Precinct Designations.	Material Change of Use	Part 5, Section 5.5, Table 5.5:15 – Categories of development and assessment – Material Change of Use – Emerging Community Zone	<p><i>Where within the Low Density Residential Precinct:</i> Part 5, Section 5.5, Table 5.5:1 – Categories of development and assessment – Material Change of Use – Low Density Residential Zone</p> <p><i>Where within the Low – medium Density Residential Precinct:</i> Part 5, Section 5.5, Table 5.5:2 – Categories of development and assessment – Material Change of Use – Low – medium Density Residential Zone</p>
Land shown on the TLPI Maps in Appendix 1 and listed in Appendix 2 – Land subject to Temporary Local Planning Instrument 01/2022 and Precinct Designations.	Reconfiguring a Lot	Part 5, Section 5.6, Table 5.6:2 – Minimum Lot Sizes, row corresponding with 'Emerging Community Zone' in the column headed 'Zone (Precinct).	Table 3 – Minimum Lot Sizes (TLPI).
Land shown on the TLPI Maps in Appendix 1 and listed in Appendix 2 – Land subject to Temporary Local Planning Instrument 01/2022 and Precinct Designations.	Material Change of Use and/or Reconfiguring a Lot that is categorised as Assessable Development by the Planning Scheme or this TLPI	Nil	Table 4 – TLPI Additional Requirements assessment benchmarks for assessable development (TLPI).

Table 2 - Medium Density Residential Code – Requirements for accepted development and assessment benchmarks for assessable development (TLPI)

Performance outcomes	Acceptable outcomes
<p>PO₁ Stormwater discharge from the site is to a lawful point of discharge as defined in the Queensland Urban Drainage Manual (QUDM) and not to private land other than to an easement for stormwater purposes benefitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control.</p>	<p>AO_{1.1} The site:</p> <ul style="list-style-type: none"> (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development; or (d) Uses a pumped pipe system designed and certified by an RPEQ to discharge stormwater to the kerb and channel of the adjoining road; and (e) Design of the pumped pipe system meets the following requirements: Design of the pumped pipe system meets the following requirements: <ul style="list-style-type: none"> i) there is a gravity flow across the road reserve from the property boundary to the street gutter to preclude the possibility of street water backflow; ii) if malfunction or overflows occur the flows do not cause an actionable nuisance; iii) redundancy for pumps and power supply in case of mains supply failure; iv) incorporation of failure notification; v) storage volumes equate to 50mm of rain on impervious surfaces; vi) a check of road capacity and existing drainage system is required to demonstrate that there are no adverse impacts; vii) the pump capacity has the ability to empty the storage volume within 10hrs or less; and viii) the system is designed to eliminate mosquito nuisance. (f) A maintenance plan for the pumped pipe system is provided and incorporated into any Community Management Statement for the development.

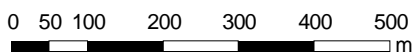
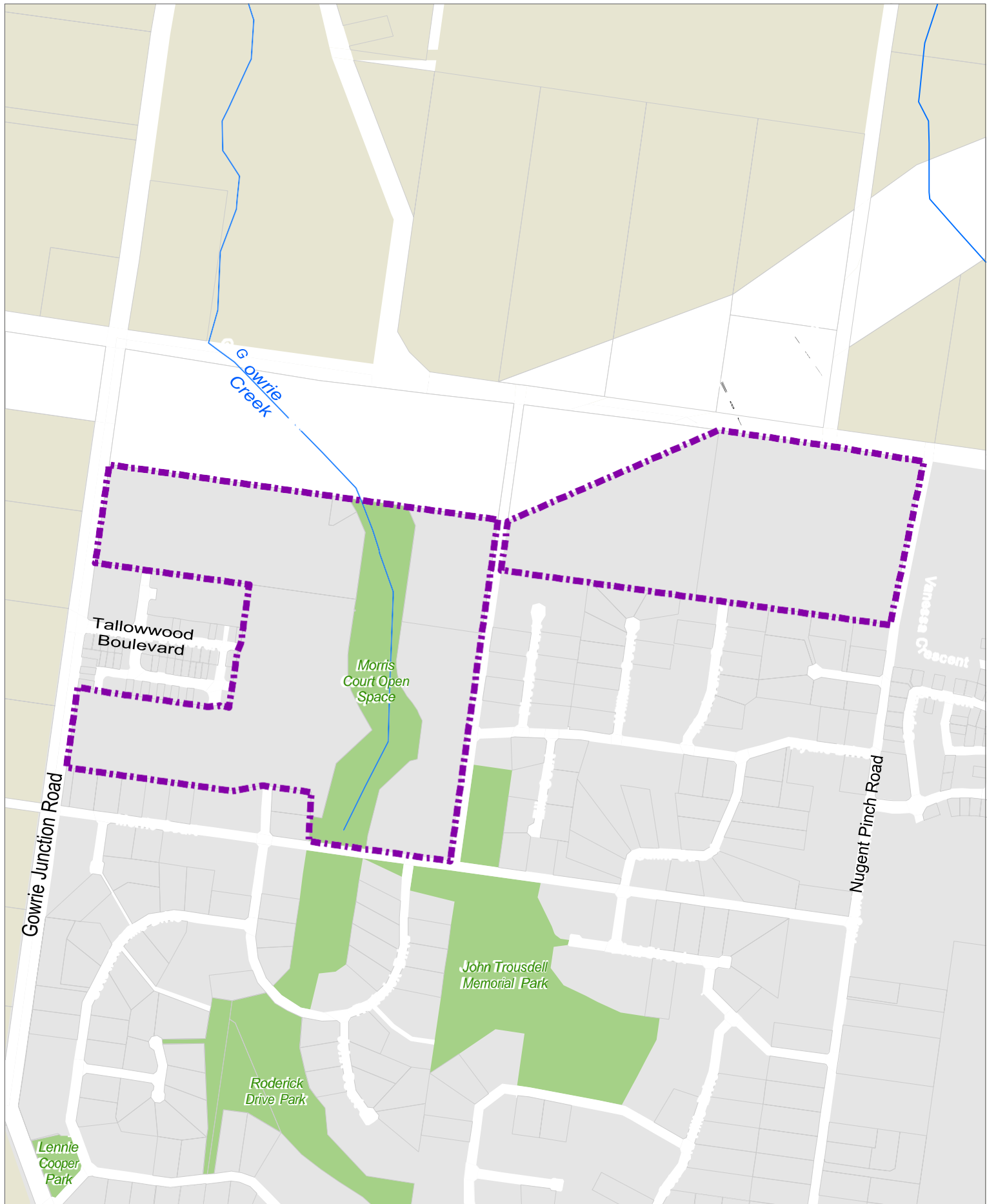
Table 3 – Minimum Lot Sizes (TLPI)


Applicable Land	Minimum Lot Size
<p>Land shown on the TLPI Maps in Appendix 1 and listed in Appendix 2 – Land subject to Temporary Local Planning Instrument 01/2022 and Precinct Designations.</p>	<p><i>Where within the Low Density Residential Precinct:</i></p> <p>(a) 500m² where connected or proposed to be connected by the related RAL application, to reticulated wastewater infrastructure; otherwise</p> <p>(b) 10 hectares.</p> <p><i>Where within the Low – medium Density Residential Precinct:</i></p> <p>(a) 300m² where connected or proposed to be connected by the related RAL application, to reticulated wastewater infrastructure; otherwise</p> <p>(b) 10 hectares.</p>

Table 4 – TLPI Additional Requirements for assessment benchmarks for assessable development (TLPI)

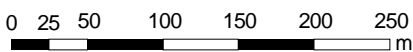
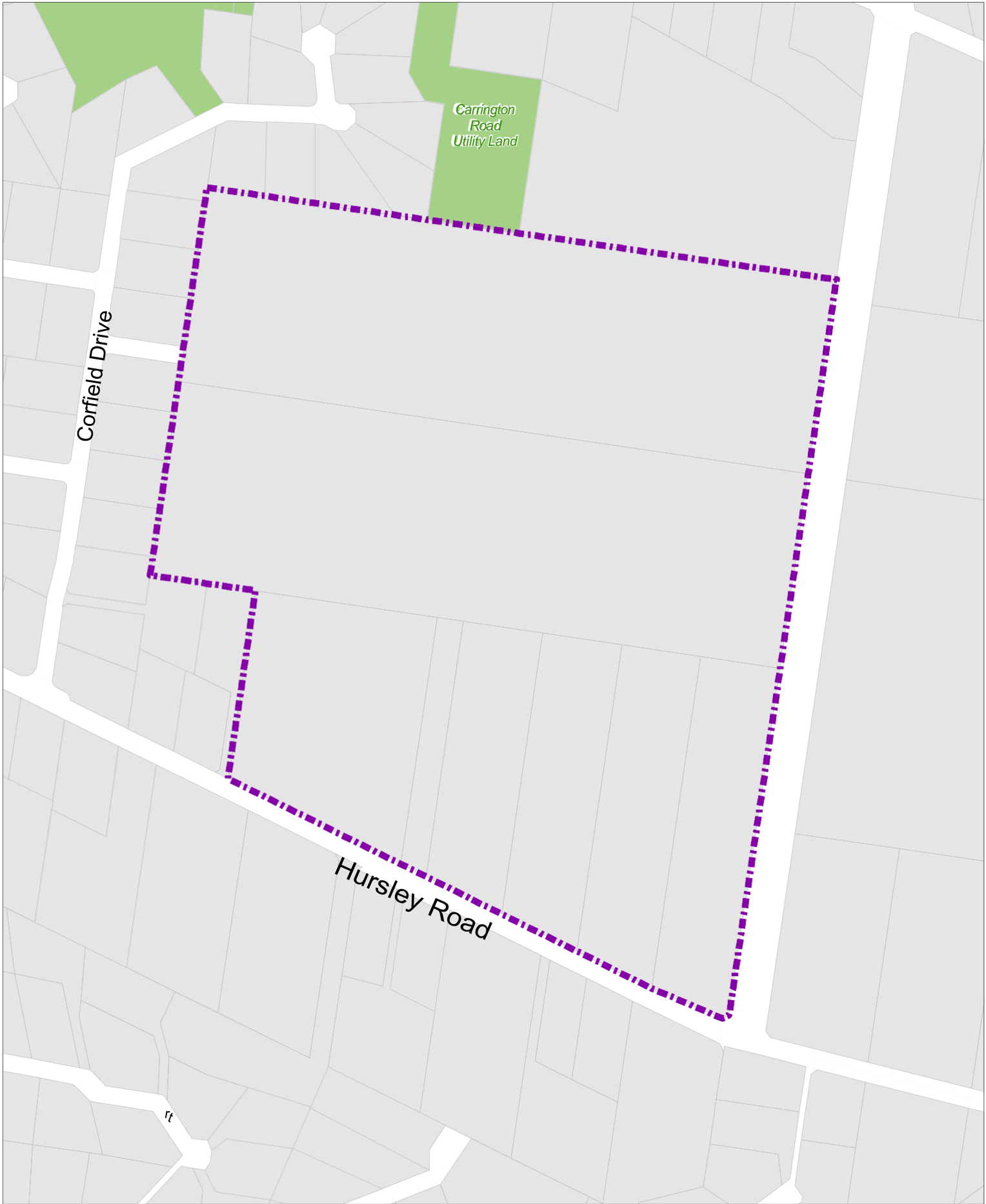
Performance Outcome	Acceptable Outcomes
<p><i>For Assessable Development that is a material change of use with a site area greater than 10 hectares or reconfiguring a lot creating more than one additional lot</i></p>	
<p>PO₁ Development does not limit or preclude the long-term use of the site for urban purposes and use of nearby land for its intended purpose having regard to:</p> <p>(a) the scale and nature of the activity and its likely impacts;</p> <p>(b) the Precinct in which the site and nearby land is located as identified in this TLPI; and</p> <p>(c) the zone in which the nearby land (not subject to this TLPI) is located.</p>	<p>AO_{1.1} For a material change on a site area greater than 10 hectares in area or reconfiguring a lot creating more than one additional lot, a Master Plan:</p> <p>(a) identifies how the site is proposed to be developed;</p> <p>(b) demonstrates how the development facilitates the delivery of any public infrastructure or community purpose proposed by a Structure Plan identified in Appendix 3 of this TLPI (excluding extrinsic material);</p> <p>(c) facilitates the logical and sequential development of the site and all adjoining land, for its intended purpose in accordance with any Structure Plan identified in Appendix 3 of this TLPI (including extrinsic material); and</p> <p>(d) provides details about how it has been prepared in accordance with the PSP No. 4 - Master Planning.</p>

Appendix 1 – TLPI Maps



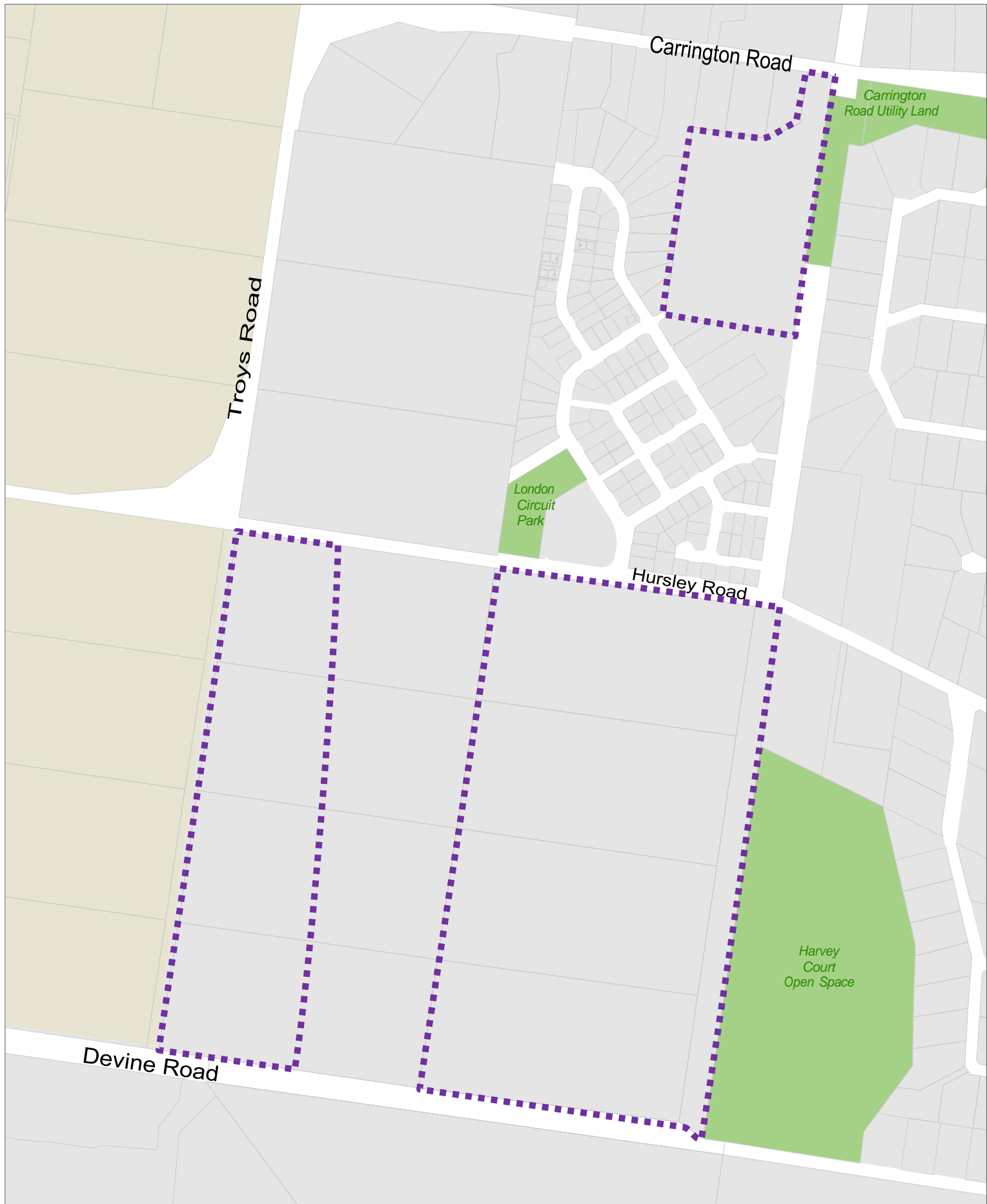
 Emerging Community zoned land to be included in TLPI


1:10,000 (at A4)



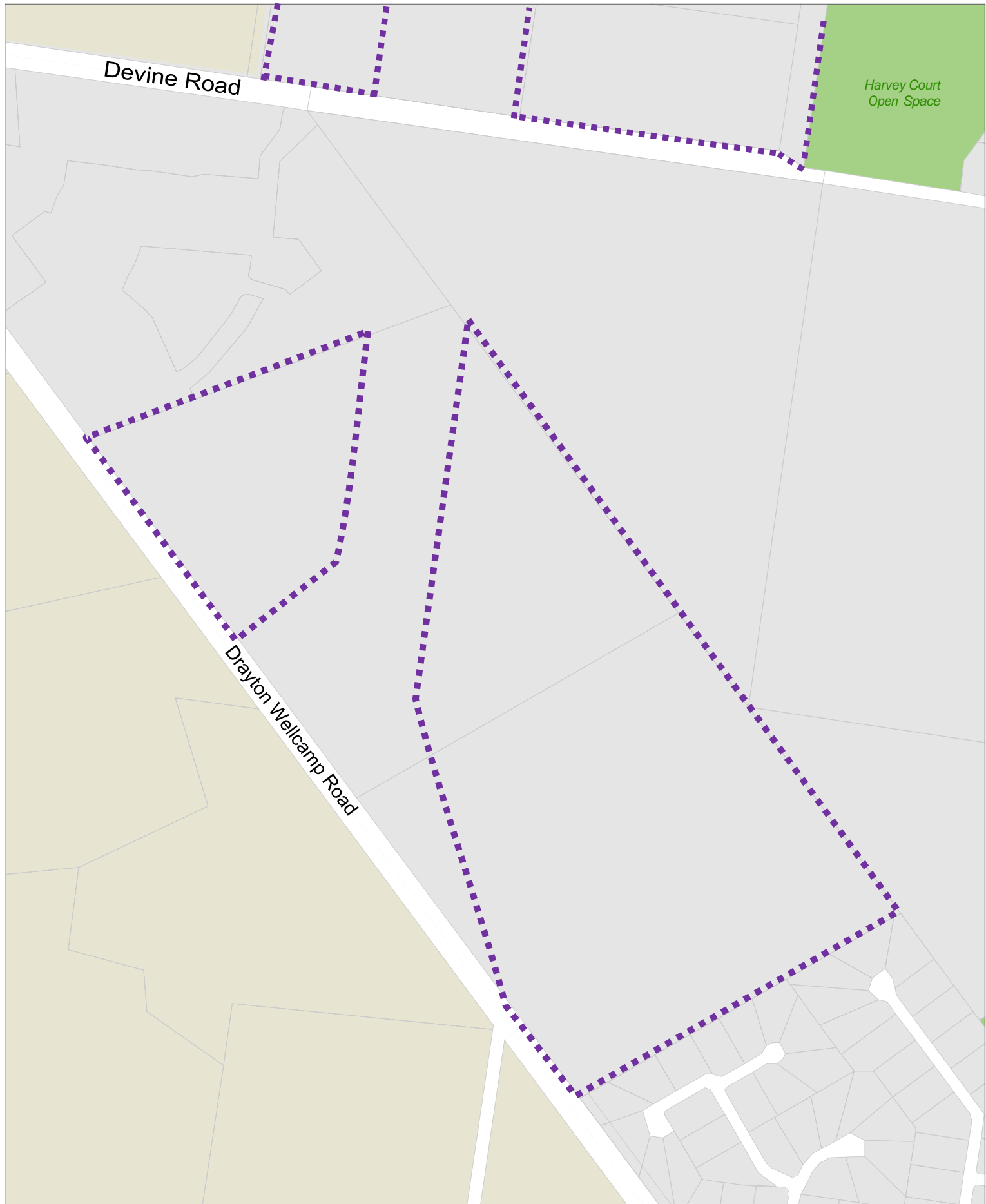
Emerging Community zoned land to be included in TLPI


1:5,000 (at A4)



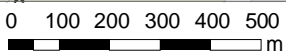
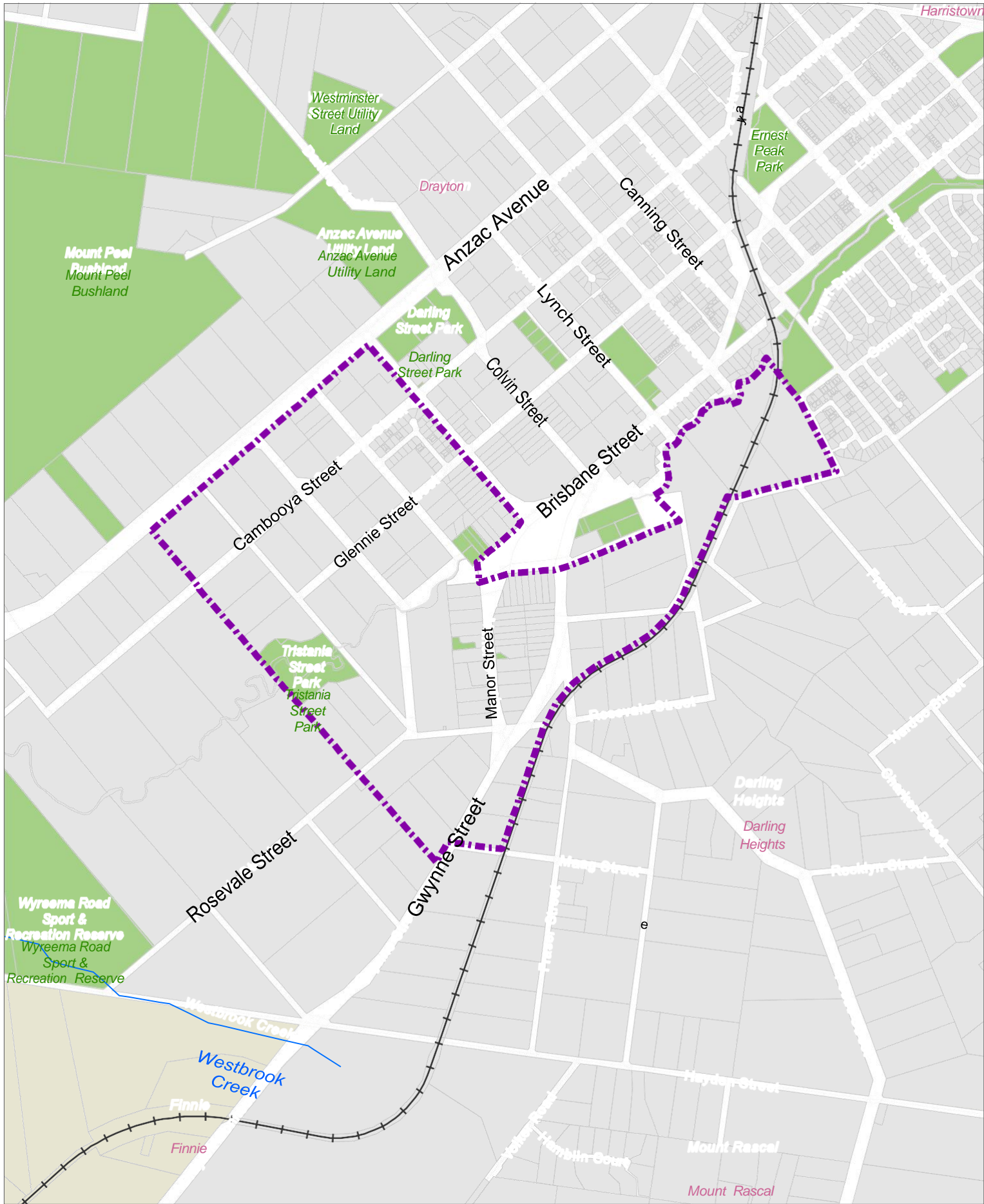
 Emerging Community zoned land to be included in TLPI

1:7,500 (at A4)



 Emerging Community zoned land to be included in TLPI

1:7,500 (at A4)



1:15,000 (at A4)



Emerging Community zoned land to be included in TLPI

Appendix 2 – Land subject to Temporary Local Planning Instrument 01/2022 and Precinct Designation

ID	Lot Plan	Street No.	Street Name	Locality	Precinct
1	Lot 904 SP263388		Gowrie Junction Road	COTSWOLD HILLS	Low Density Residential
2	Lot 2 SP330786		Gowrie Junction Road	COTSWOLD HILLS	Low Density Residential
3	Lot 242 A348	420-462	Hermitage Road	COTSWOLD HILLS	Low Density Residential
4	Lot 241 SP198122	464-492	Hermitage Road	COTSWOLD HILLS	Low Density Residential
5	Lot 999 SP290343		Morris Court	COTSWOLD HILLS	Low Density Residential
6	Lot 3 RP17828	2-26	Burnett Street	DARLING HEIGHTS	Low Density Residential
7	Lot 3 RP17829	15-31	Lavers Street	DARLING HEIGHTS	Low Density Residential
8	Lot 3 SP146569	494-502	Anzac Avenue	DRAYTON	Low Density Residential
9	Lot 4 RP160786	524-532	Anzac Avenue	DRAYTON	Low Density Residential
10	Lot 12 D10138	534-540	Anzac Avenue	DRAYTON	Low Density Residential
11	Lot 390 D1019	552-570	Anzac Avenue	DRAYTON	Low Density Residential
12	Lot 2 RP151231	4	Brisbane Place	DRAYTON	Low Density Residential
13	Lot 3 RP151231	6	Brisbane Place	DRAYTON	Low Density Residential
14	Lot 4 RP151231	8	Brisbane Place	DRAYTON	Low Density Residential
15	Lot 5 RP151231	10	Brisbane Place	DRAYTON	Low Density Residential
16	Lot 6 RP151231	12	Brisbane Place	DRAYTON	Low Density Residential
17	Lot 7 RP151231	14	Brisbane Place	DRAYTON	Low Density Residential
18	Lot 501 SP160551	103	Brisbane Street	DRAYTON	Low Density Residential
19	Lot 6 C730439	95-97	Brisbane Street	DRAYTON	Low Density Residential
20	Lot 503 D13363 and Lot 504 D13363	99-101	Brisbane Street	DRAYTON	Low Density Residential
21	Lot 18 SP302948	124	Cambooya Street	DRAYTON	Low Density Residential
22	Lot 20 SP302948	128	Cambooya Street	DRAYTON	Low Density Residential
23	Lot 21 SP302948	130	Cambooya Street	DRAYTON	Low Density Residential
24	Lots 0, 1 and 2 SP318799	134	Cambooya Street	DRAYTON	Low Density Residential
25	Lot 24 SP302948	136	Cambooya Street	DRAYTON	Low Density Residential
26	Lot 25 SP302948	138	Cambooya Street	DRAYTON	Low Density Residential
27	Lot 26 SP302948	140	Cambooya Street	DRAYTON	Low Density Residential
28	Lot 1 RP2261	161	Cambooya Street	DRAYTON	Low Density Residential
29	Lot 2 SP146569	125-133	Cambooya Street	DRAYTON	Low Density Residential
30	Lot 3 RP121252	142-150	Cambooya Street	DRAYTON	Low Density Residential
31	Lot 4 RP87272	152-160	Cambooya Street	DRAYTON	Low Density Residential
32	Lot 1 D10138	155-159	Cambooya Street	DRAYTON	Low Density Residential
33	Lot 32 D133630	162-170	Cambooya Street	DRAYTON	Low Density Residential
34	Lot 1 RP42140	172-180	Cambooya Street	DRAYTON	Low Density Residential
35	Lot 2 D1019	173-181	Cambooya Street	DRAYTON	Low Density Residential
36	Lot 1 RP222851	182-200	Cambooya Street	DRAYTON	Low Density Residential
37	Lot 774 SP170580	2	Colvin Street	DRAYTON	Low Density Residential
38	Lot 3 RP150681	54	Devonshire Street	DRAYTON	Low Density Residential
39	Lot 499 SP160551	11-3	Devonshire Street	DRAYTON	Low Density Residential

ID	Lot Plan	Street No.	Street Name	Locality	Precinct
40	Lot 19 RP117989	15-17	Devonshire Street	DRAYTON	Low Density Residential
41	Lot 18 D133629	19-21	Devonshire Street	DRAYTON	Low Density Residential
42	Lot 2 RP150681	44-52	Devonshire Street	DRAYTON	Low Density Residential
43	Lot 1 RP76726	47-55	Devonshire Street	DRAYTON	Low Density Residential
44	Lot 4 RP76726	56-58	Devonshire Street	DRAYTON	Low Density Residential
45	Lot 1 RP158522	57-63	Devonshire Street	DRAYTON	Low Density Residential
46	Lot 3 RP76726	60-62	Devonshire Street	DRAYTON	Low Density Residential
47	Lot 2 RP158522	65-67	Devonshire Street	DRAYTON	Low Density Residential
48	Lot 17 RP117989	102-110	Glennie Street	DRAYTON	Low Density Residential
49	Lot 2 RP87272	109-117	Glennie Street	DRAYTON	Low Density Residential
50	Lot 1 RP121252	119-127	Glennie Street	DRAYTON	Low Density Residential
51	Lot 22 D133630	132-140	Glennie Street	DRAYTON	Low Density Residential
52	Lot 1 RP151083	142-150	Glennie Street	DRAYTON	Low Density Residential
53	Lot 1 RP132016	99-107	Glennie Street	DRAYTON	Low Density Residential
54	Lot 33 RP151231	17	Gwynne Street	DRAYTON	Low Density Residential
55	Lot 32 RP151231	19	Gwynne Street	DRAYTON	Low Density Residential
56	Lot 31 RP151231	21	Gwynne Street	DRAYTON	Low Density Residential
57	Lot 30 RP151231	23	Gwynne Street	DRAYTON	Low Density Residential
58	Lot 1 RP148367	25	Gwynne Street	DRAYTON	Low Density Residential
59	Lot 1 RP151231	1-7	Gwynne Street	DRAYTON	Low Density Residential
60	Lot 36 RP151231	9-11	Gwynne Street	DRAYTON	Low Density Residential
61	Lot 34 RP151231 & Lot 35 RP151231	13-15	Gwynne Street	DRAYTON	Low Density Residential
62	Lot 2 RP148367	27-29	Gwynne Street	DRAYTON	Low Density Residential
63	Lot 3 RP148367	31-39	Gwynne Street	DRAYTON	Low Density Residential
64	Lot 37 CP863024	36-48	Gwynne Street	DRAYTON	Low Density Residential
65	Lot 1 SP296147	50-54	Gwynne Street	DRAYTON	Low Density Residential
66	Lot 7 SP296147	56-74	Gwynne Street	DRAYTON	Low Density Residential
67	Lot 19 D133638	63-73	Gwynne Street	DRAYTON	Low Density Residential
68	Lot 20 RP92754	75-85	Gwynne Street	DRAYTON	Low Density Residential
69	Lot 4 RP16637	76-84	Gwynne Street	DRAYTON	Low Density Residential
70	Lot 1 RP16637	86-94	Gwynne Street	DRAYTON	Low Density Residential
71	Lot 21 RP116989	87-97	Gwynne Street	DRAYTON	Low Density Residential
72	Lot 10 RP16640		Gwynne Street	DRAYTON	Low Density Residential
73	Lot 23 D133630	2-34	Harrow Street	DRAYTON	Low Density Residential
74	Lot 2 RP118570	37-49	Harrow Street	DRAYTON	Low Density Residential
75	Lot 4 RP118570	51-59	Harrow Street	DRAYTON	Low Density Residential
76	Lot 8 SP302948	1	Kaytons Street	DRAYTON	Low Density Residential
77	Lot 45 SP302948	2	Kaytons Street	DRAYTON	Low Density Residential
78	Lots 0, 1 and 2 SP318806	3	Kaytons Street	DRAYTON	Low Density Residential
79	Lot 44 SP302948	4	Kaytons Street	DRAYTON	Low Density Residential
80	Lot 10 SP302948	5	Kaytons Street	DRAYTON	Low Density Residential
81	Lot 43 SP302948	6	Kaytons Street	DRAYTON	Low Density Residential
82	Lot 11 SP302948	7	Kaytons Street	DRAYTON	Low Density Residential
83	Lot 42 SP302948	8	Kaytons Street	DRAYTON	Low Density Residential
84	Lot 12 SP302948	9	Kaytons Street	DRAYTON	Low Density Residential

ID	Lot Plan	Street No.	Street Name	Locality	Precinct
85	Lots 0, 1 and 2 SP314888	9	Kaytons Street	DRAYTON	Low Density Residential
86	Lots 0. 1 and 2 1 SP314907	10	Kaytons Street	DRAYTON	Low Density Residential
87	Lot 13 SP302948	11	Kaytons Street	DRAYTON	Low Density Residential
88	Lot 40 SP302948	12	Kaytons Street	DRAYTON	Low Density Residential
89	Lot 14 SP302948	13	Kaytons Street	DRAYTON	Low Density Residential
90	Lot 39 SP302948	14	Kaytons Street	DRAYTON	Low Density Residential
91	Lot 33 SP302948	15	Kaytons Street	DRAYTON	Low Density Residential
92	Lot 38 SP302948	16	Kaytons Street	DRAYTON	Low Density Residential
93	Lot 32 SP302948	17	Kaytons Street	DRAYTON	Low Density Residential
94	Lot 37 SP302948	18	Kaytons Street	DRAYTON	Low Density Residential
95	Lots 0, 1 and 2 SP317856	19	Kaytons Street	DRAYTON	Low Density Residential
96	Lot 36 SP302948	20	Kaytons Street	DRAYTON	Low Density Residential
97	Lot 35 SP302948	22	Kaytons Street	DRAYTON	Low Density Residential
98	Lot 29 SP302948	23	Kaytons Street	DRAYTON	Low Density Residential
99	Lot 34 SP302948	24	Kaytons Street	DRAYTON	Low Density Residential
100	Lots 0, 1 and 2 SP314880	25	Kaytons Street	DRAYTON	Low Density Residential
101	Lot 27 SP302948	27	Kaytons Street	DRAYTON	Low Density Residential
102	Lots 1 and 4 RP17829	1	Lynch Street	DRAYTON	Low Density Residential
103	Lot 11 D10142	12	Manor Street	DRAYTON	Low Density Residential
104	Lot 12 D10142	14	Manor Street	DRAYTON	Low Density Residential
105	Lot 13 RP129079	16	Manor Street	DRAYTON	Low Density Residential
106	Lot 14 RP129079	18	Manor Street	DRAYTON	Low Density Residential
107	Lot 715 D10122	20	Manor Street	DRAYTON	Low Density Residential
108	Lot 716 D10122	22	Manor Street	DRAYTON	Low Density Residential
109	Lot 17 SP102796 and Lot 2 RP51350	24	Manor Street	DRAYTON	Low Density Residential
110	Lot 18 SP102796	26	Manor Street	DRAYTON	Low Density Residential
111	Lot 4 RP841730	31	Manor Street	DRAYTON	Low Density Residential
112	Lot 3 D10402	35	Manor Street	DRAYTON	Low Density Residential
113	Lot 11 RP117824	1-3	Manor Street	DRAYTON	Low Density Residential
114	Lot 8 RP151231	2-4	Manor Street	DRAYTON	Low Density Residential
115	Lot 10 D133627	5-7	Manor Street	DRAYTON	Low Density Residential
116	Lot 9 D10142	6-10	Manor Street	DRAYTON	Low Density Residential
117	Lot 9 D10122	9-11	Manor Street	DRAYTON	Low Density Residential
118	Lot 8 D10122	13-15	Manor Street	DRAYTON	Low Density Residential
119	Lot 7 SP144296	17-19	Manor Street	DRAYTON	Low Density Residential
120	Lot 6 D10122	21-23	Manor Street	DRAYTON	Low Density Residential
121	Lot 5 RP841730	25-29	Manor Street	DRAYTON	Low Density Residential
122	Lot 19 D133626	28-30	Manor Street	DRAYTON	Low Density Residential
123	Lot 20 RP76761, Lot 1 RP92753 & Lots 1 and 2 RP148366	32-46	Manor Street	DRAYTON	Low Density Residential
124	Lot 2 D133627	37-39	Manor Street	DRAYTON	Low Density Residential
125	Lot 12 RP16640	10-16	Mc Pherson Street	DRAYTON	Low Density Residential
126	Lot 13 RP16640	2-8	Mc Pherson Street	DRAYTON	Low Density Residential
127	Lot 2 SP182264	1-27	Mc Pherson Street	DRAYTON	
128	Lot 11 RP16640	18-24	Mc Pherson Street	DRAYTON	Low Density Residential
129	Lot 31 RP16640	26-34	Mc Pherson Street	DRAYTON	Low Density Residential

ID	Lot Plan	Street No.	Street Name	Locality	Precinct
130	Lot 1 D133627	47-55	Rosevale Street	DRAYTON	Low Density Residential
131	Lot 192 AG2077	50-58	Rosevale Street	DRAYTON	Low Density Residential
132	Lot 1 RP160788 and Lot 2 AG1272	57-69	Rosevale Street	DRAYTON	Low Density Residential
133	Lot 1174 D133638	60-90	Rosevale Street	DRAYTON	Low Density Residential
134	Lot 2 RP160974	71-83	Rosevale Street	DRAYTON	Low Density Residential
135	Lot 2 RP155249 (Part)	85-91	Rosevale Street	DRAYTON	Low Density Residential
136	Lot 9 RP117993	12	Rudd Street	DRAYTON	Low Density Residential
137	Lot 10 RP117993	14	Rudd Street	DRAYTON	Low Density Residential
138	Lot 11 RP117991	16	Rudd Street	DRAYTON	Low Density Residential
139	Lot 12 RP117991	18	Rudd Street	DRAYTON	Low Density Residential
140	Lot 13 RP117991	20	Rudd Street	DRAYTON	Low Density Residential
141	Lot 14 RP117993	22	Rudd Street	DRAYTON	Low Density Residential
142	Lot 15 RP117993	24	Rudd Street	DRAYTON	Low Density Residential
143	Lot 1 SP234286	26	Rudd Street	DRAYTON	Low Density Residential
144	Lot 7 SP302948	28	Rudd Street	DRAYTON	Low Density Residential
145	Lots 0, 1 and 2 SP318797	30	Rudd Street	DRAYTON	Low Density Residential
146	Lot 5 SP302948	32	Rudd Street	DRAYTON	Low Density Residential
147	Lot 3 SP302948	36	Rudd Street	DRAYTON	Low Density Residential
148	Lot 2 SP302948	38	Rudd Street	DRAYTON	Low Density Residential
149	Lot 1 SP302948	40	Rudd Street	DRAYTON	Low Density Residential
150	Lot 7 RP864810	2-4	Rudd Street	DRAYTON	Low Density Residential
151	Lot 8 RP864810	6-10	Rudd Street	DRAYTON	Low Density Residential
152	Lot 178 D10371 DRAYTON	28-38	Shepperd Street	DRAYTON	Low Density Residential
153	Lot 15 SP302948	3	Staunton Court	DRAYTON	Low Density Residential
154	Lot 16 SP302948	5	Staunton Court	DRAYTON	Low Density Residential
155	Lot 19 SP302948	6	Staunton Court	DRAYTON	Low Density Residential
156	Lot 17 SP302948	7	Staunton Court	DRAYTON	Low Density Residential
157	Lot 1 RP912665	10-20	Tristania Street	DRAYTON	Low Density Residential
158	Lot 2 RP222851	52-60	Tristania Street	DRAYTON	Low Density Residential
159	Lot 1 SP182264	1-9	Young Street	DRAYTON	Low Density Residential
160	Lot 4 RP225271	300	Drayton Wellcamp Road	GLENVALE	Low – medium Density Residential
161	Lot 13 RP839447	390	Drayton Wellcamp Road	GLENVALE	Low – medium Density Residential
162	Lot 6 RP228656	112	Carrington Road	TORRINGTON	Low Density Residential
163	Lot 2 RP170152, Lot 162 A347, Lot 2 RP56008	263	Hursley Road	TORRINGTON	Low Density Residential
164	Lot 12 RP192496	247-249	Hursley Road	TORRINGTON	Low Density Residential
165	Lot 13 RP140416	251-253	Hursley Road	TORRINGTON	Low Density Residential
166	Lot 14 RP140416	255-257	Hursley Road	TORRINGTON	Low Density Residential
167	Lot 15 RP140416	259-261	Hursley Road	TORRINGTON	Low Density Residential
168	Lot 4 RP155248	265-271	Hursley Road	TORRINGTON	Low Density Residential
169	Lot 28 A341	323-355	Hursley Road	TORRINGTON	Low Density Residential
170	Lot 2 RP147789	631	Toowoomba Cecil Plains Road	TORRINGTON	Low Density Residential

ID	Lot Plan	Street No.	Street Name	Locality	Precinct
171	Lot 27 A341	635	Toowoomba Cecil Plains Road	TORRINGTON	Low Density Residential
172	Lot 5 A341, Lot 6 A341, Lot 7 A341, Lot 8 A341, Lot 21 A341, Lot 22 A341, Lot 23 A341, Lot 24 A341 and Lot 280 AG3111	689	Toowoomba Cecil Plains Road	WELLCAMP	Low -medium Density Residential

Appendix 3 – Structure Plans

Drayton Structure Plan

Extrinsic material: Report is available on the Toowoomba Regional Council website
www.tr.qld.gov.au

West Toowoomba Structure Plan

Extrinsic material: Report is available on the Toowoomba Regional Council website
www.tr.qld.gov.au