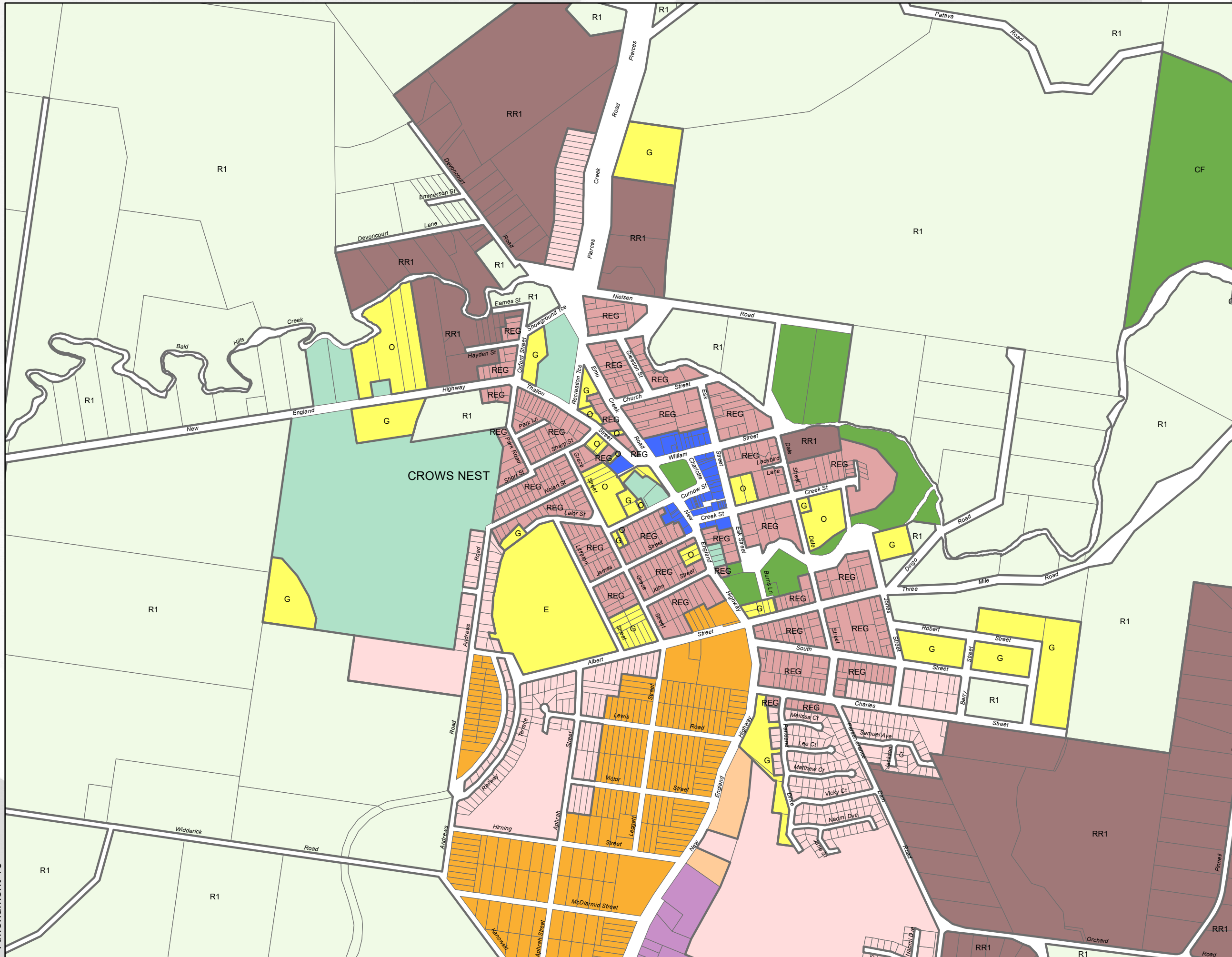


**Appendix 3 – Schedule 2 Zone Maps (Zone/Precinct changes)**

# Toowoomba Regional Planning Scheme

## Crows Nest 02



**Legend**

**Urban Land Use Zone, Precinct**

- Community Facilities, Other Community Purposes
- Community Facilities, Education
- Community Facilities, Government
- Community Facilities, Higher Education
- Community Facilities, Hospital
- Mixed Use, Parkland Living
- Mixed Use, City South
- Mixed Use, West Creek
- Mixed Use, Raiyards
- Mixed Use, Health Support
- Principal Centre
- Major Centre
- Major Centre, Highfields Town Centre Core
- Major Centre, Highfields Town Centre Frame
- Major Centre, Medium Density Residential
- District Centre
- Local Centre
- Local Centre, Commercial / Centre
- Emerging Community
- Low Impact Industry
- Low Impact Industry - Wellcamp Low Impact Industry
- Medium Impact Industry
- Medium Impact Industry, Intermodal Facility
- Medium Impact Industry, Transport & Warehousing
- Medium Impact Industry, General Industry
- High Impact Industry
- High Impact Industry, Heavy Industry
- High Impact Industry, Quarry
- Extractive Industry
- Limited Development (Constrained Land)
- Open Space
- Open Space, Conservation
- Open Space, State Govt Conservation and Forestry
- Sport and Recreation
- Low Density Residential, General
- PR Low Density Residential, Park Residential
- S Low Density Residential, Clifford Park Stables
- REG Low-Medium Density Residential, Regional Residential
- HS1 Low-Medium Density Residential, Hospital Support
- U Low-Medium Density Residential, Urban Residential
- UC Low-Medium Density Residential, Urban Consolidation
- OR Low-Medium Density Residential, Office Residential
- Q Specialised Centre, Qld Govt Research Facility
- A Specialised Centre, Toowoomba Airport
- D Specialised Centre, Defence Facilities
- R Specialised Centre, Specialist Retail Centre
- RR1 Rural Residential, 4000m<sup>2</sup>
- RR2 Rural Residential, 1 ha
- RR3 Rural Residential, 2 ha
- HW Rural Residential, Highway
- Township
- R1 Rural, 100 ha
- R2 Rural, 200 ha
- H Rural, Heinemann Road Transport
- Local Plan Area
- TRC Boundary

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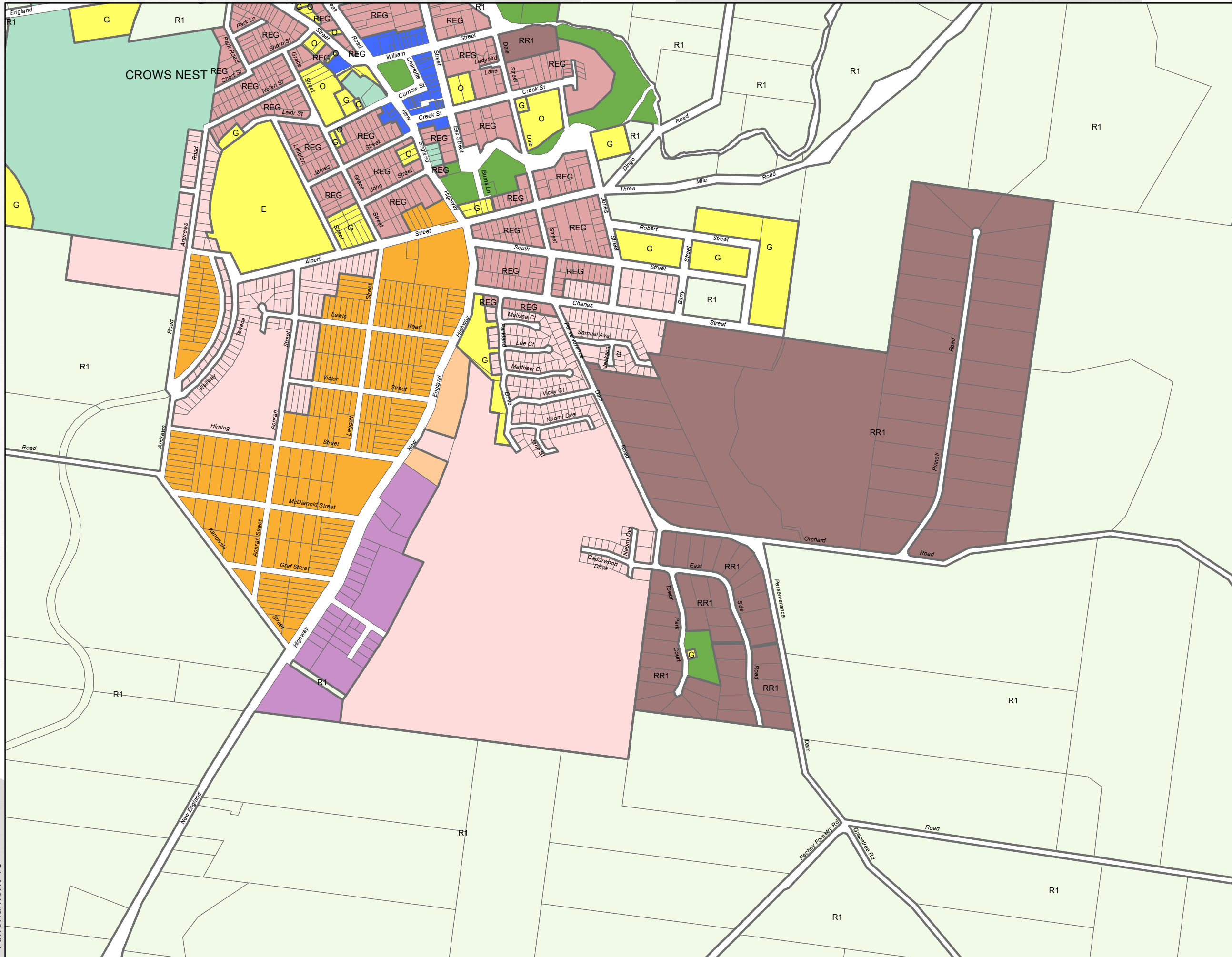
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Kilometers

Approx. Scale at A3 1:13,000

**Crows Nest 02**

# Toowoomba Regional Planning Scheme

## Crows Nest 03



**Legend**

**Urban Land Use Zone, Precinct**

- Community Facilities, Other Community Purposes
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- Community Facilities, Government
- Community Facilities, Higher Education
- Community Facilities, Hospital
- Mixed Use, Parkland Living
- Mixed Use, City South
- Mixed Use, West Creek
- Mixed Use, Raiyards
- Mixed Use, Health Support
- Principal Centre
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- Major Centre, Highfields Town Centre Core
- Major Centre, Highfields Town Centre Frame
- Major Centre, Medium Density Residential
- District Centre
- Local Centre
- Local Centre, Commercial / Centre
- Emerging Community
- Low Impact Industry
- Low Impact Industry - Wellcamp Low Impact Industry
- Medium Impact Industry
- Medium Impact Industry, Intermodal Facility
- Medium Impact Industry, Transport & Warehousing
- Medium Impact Industry, General Industry
- High Impact Industry
- High Impact Industry, Heavy Industry
- High Impact Industry, Quarry
- Extractive Industry
- Limited Development (Constrained Land)
- Open Space
- Open Space, Conservation
- Open Space, State Govt Conservation and Forestry
- Sport and Recreation
- Low Density Residential, General
- Low Density Residential, Park Residential
- Low Density Residential, Clifford Park Stables
- Low-Medium Density Residential, Regional Residential
- Low-Medium Density Residential, Hospital Support
- Low-Medium Density Residential, Urban Residential
- Low-Medium Density Residential, Urban Consolidation
- Low-Medium Density Residential, Office Residential
- Specialised Centre, Qld Govt Research Facility
- Specialised Centre, Toowoomba Airport
- Specialised Centre, Defence Facilities
- Specialised Centre, Specialist Retail Centre
- Rural Residential, 4000m<sup>2</sup>
- Rural Residential, 1 ha
- Rural Residential, 2 ha
- Rural Residential, Highway
- Township
- R1 Rural, 100 ha
- R2 Rural, 200 ha
- H Rural, Heinemann Road Transport
- Local Plan Area
- TRC Boundary

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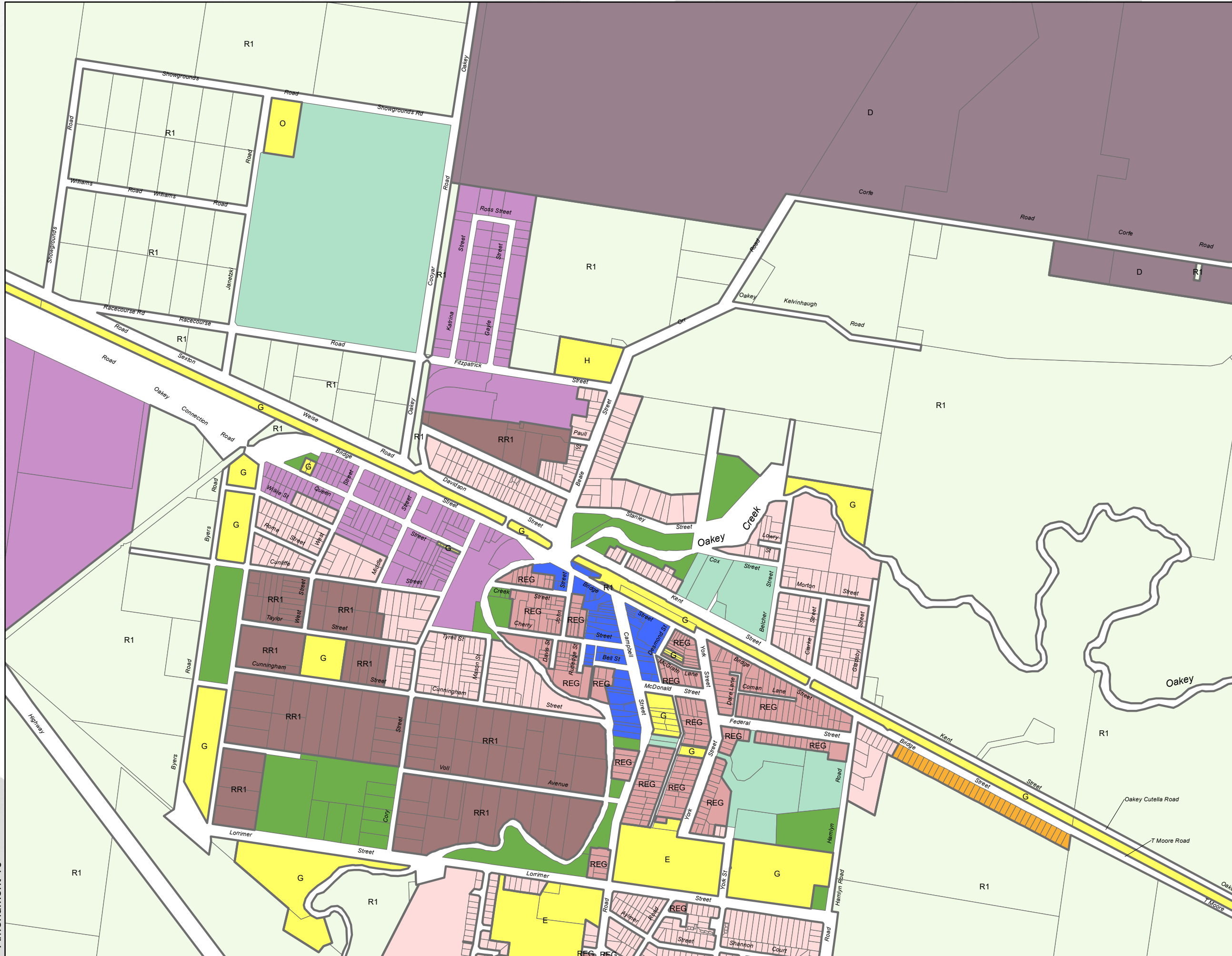
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0 0.125 0.25 0.5  
Kilometers

Approx. Scale at A3 1:13,000

## Crows Nest 03



**Legend**

**Urban Land Use Zone, Precinct**

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- Community Facilities, Government
- Community Facilities, Higher Education
- Community Facilities, Hospital
- Mixed Use, Parkland Living
- Mixed Use, City South
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- Low-Medium Density Residential, Urban Residential
- Low-Medium Density Residential, Urban Consolidation
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- Specialised Centre, Defence Facilities
- Specialised Centre, Specialist Retail Centre
- Rural Residential, 4000m²
- Rural Residential, 1 ha
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- Rural Residential, Highway
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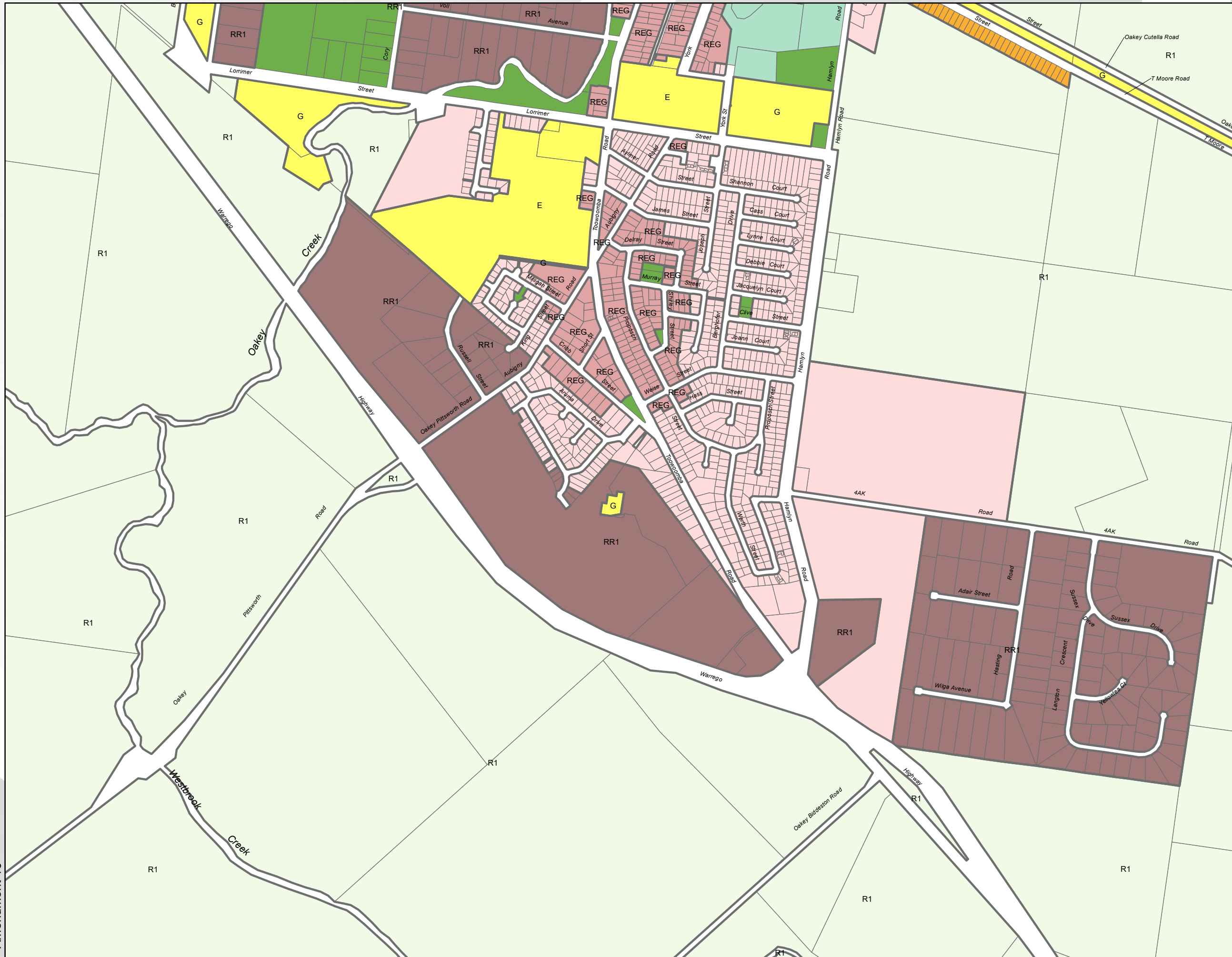
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0 0.125 0.25 0.5  
Kilometers

Approx. Scale at A3 1:13,000



### Legend

**Urban Land Use Zone, Precinct**

- O Community Facilities, Other Community Purposes
- E Community Facilities, Education
- G Community Facilities, Government
- HE Community Facilities, Higher Education
- H Community Facilities, Hospital
- P Mixed Use, Parkland Living
- CS Mixed Use, City South
- W Mixed Use, West Creek
- RY Mixed Use, Railyards
- HS2 Mixed Use, Health Support
- Principal Centre
- Major Centre
- HC Major Centre, Highfields Town Centre Core
- F Major Centre, Highfields Town Centre Frame
- M Major Centre, Medium Density Residential
- District Centre
- Local Centre
- CC Local Centre, Commercial / Centre
- Emerging Community
- Low Impact Industry
- WLI Low Impact Industry - Wellcamp Low Impact Industry
- Medium Impact Industry
- IM Medium Impact Industry, Intermodal Facility
- W Medium Impact Industry, Transport & Warehousing
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- High Impact Industry
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- QP High Impact Industry, Quarry
- Extractive Industry
- Limited Development (Constrained Land)
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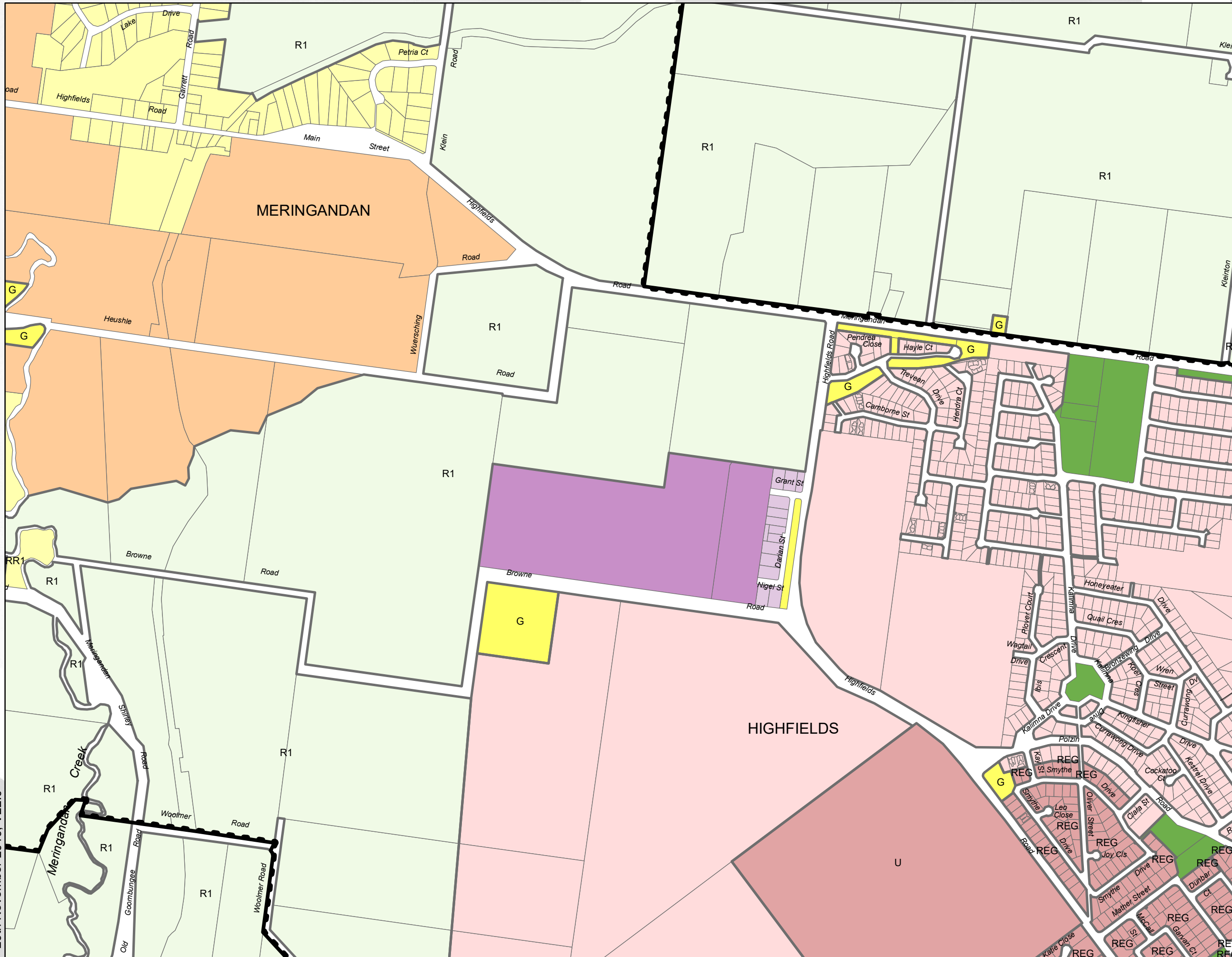
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0 0.125 0.25 0.5  
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**Legend**

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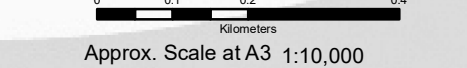
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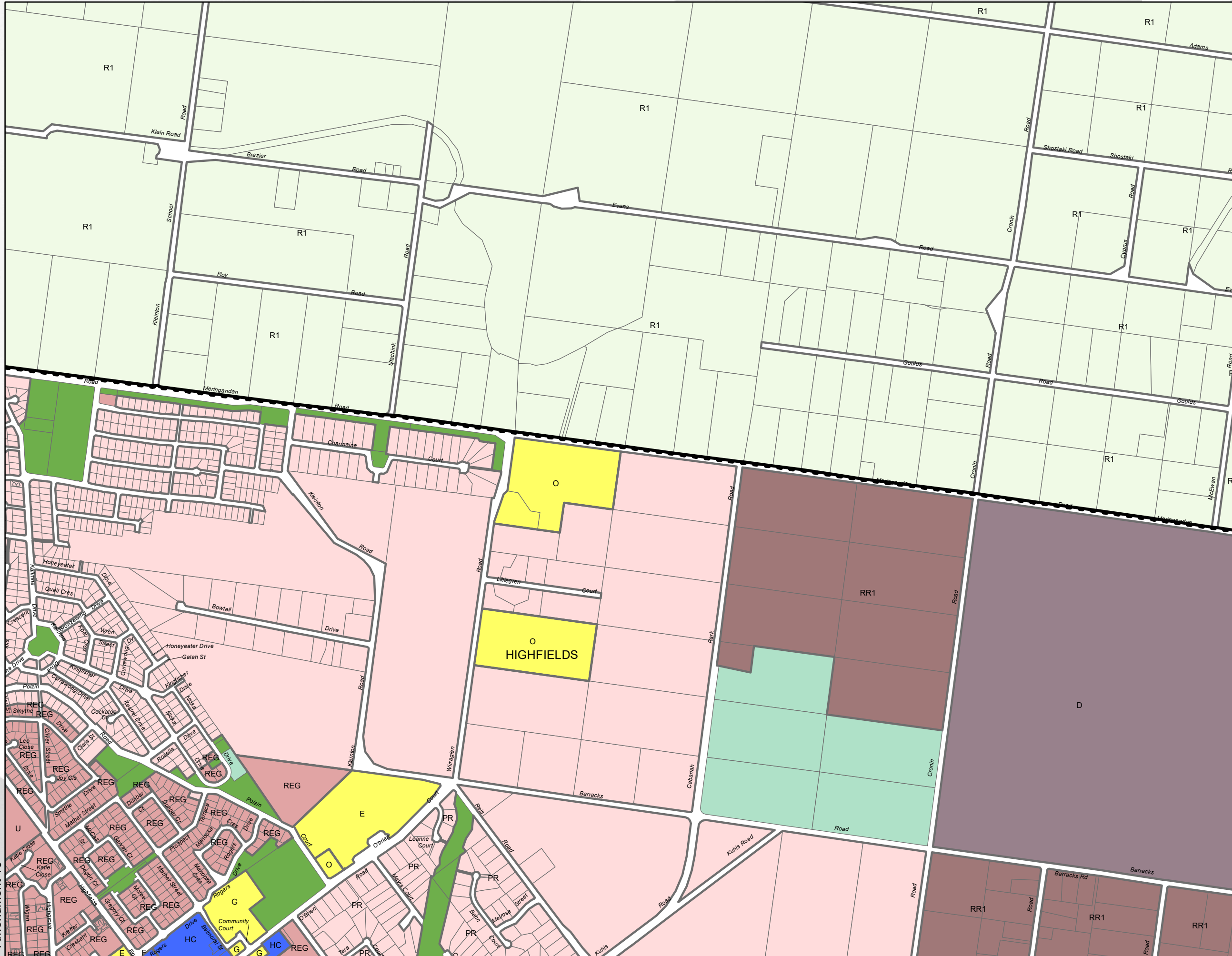
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### Legend

**Urban Land Use Zone, Precinct**

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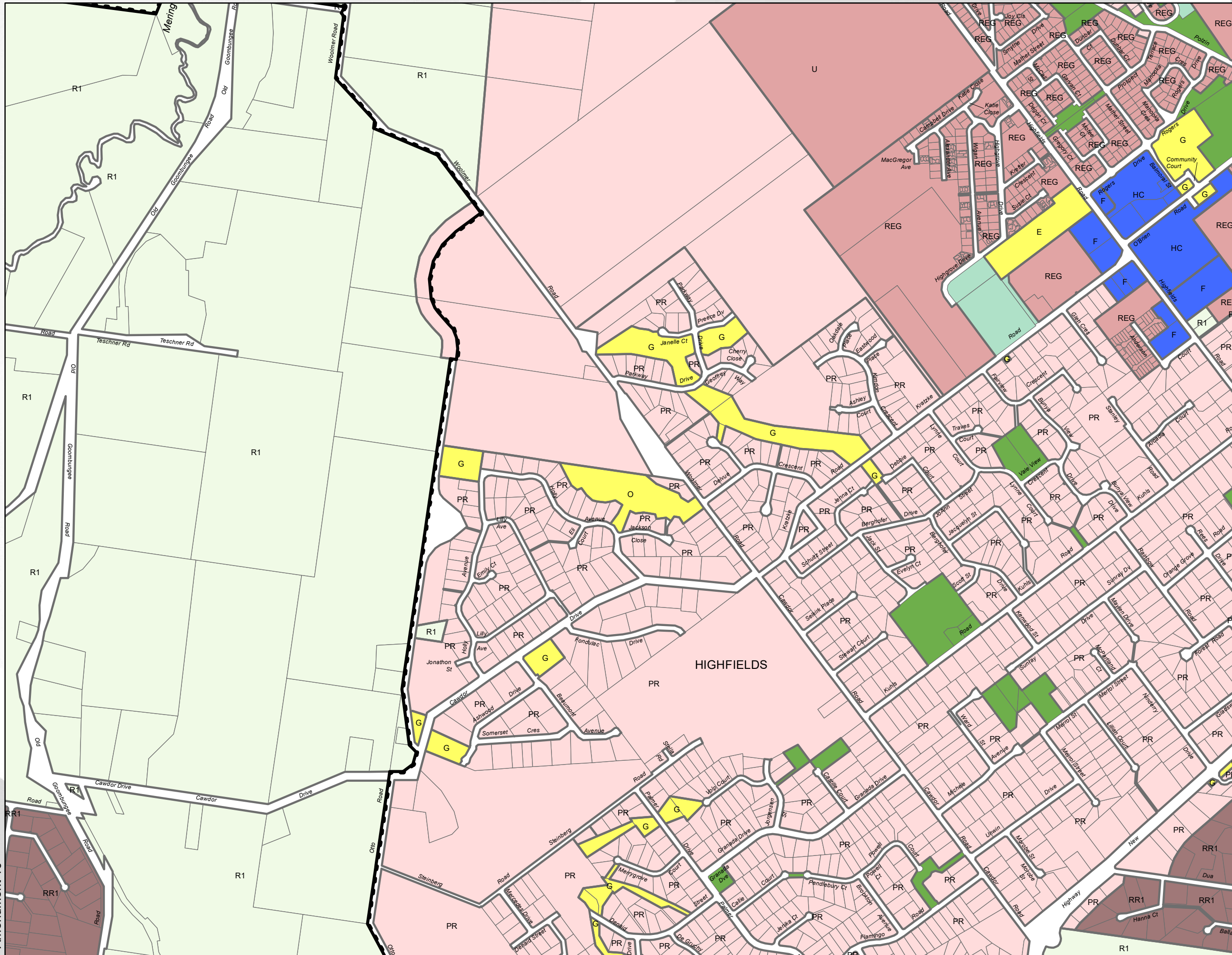
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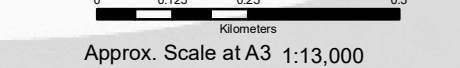
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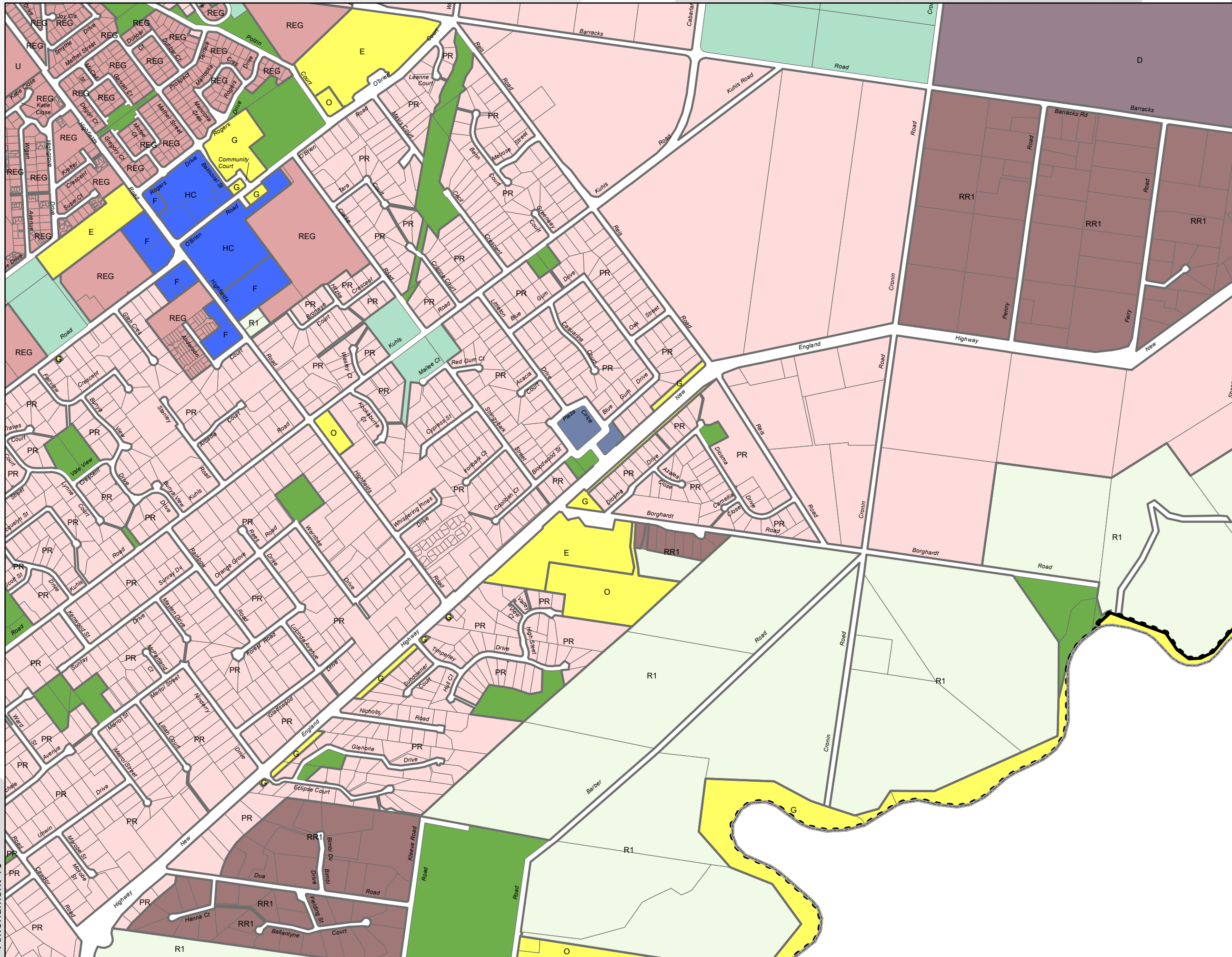
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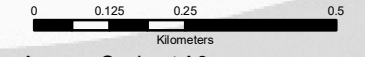
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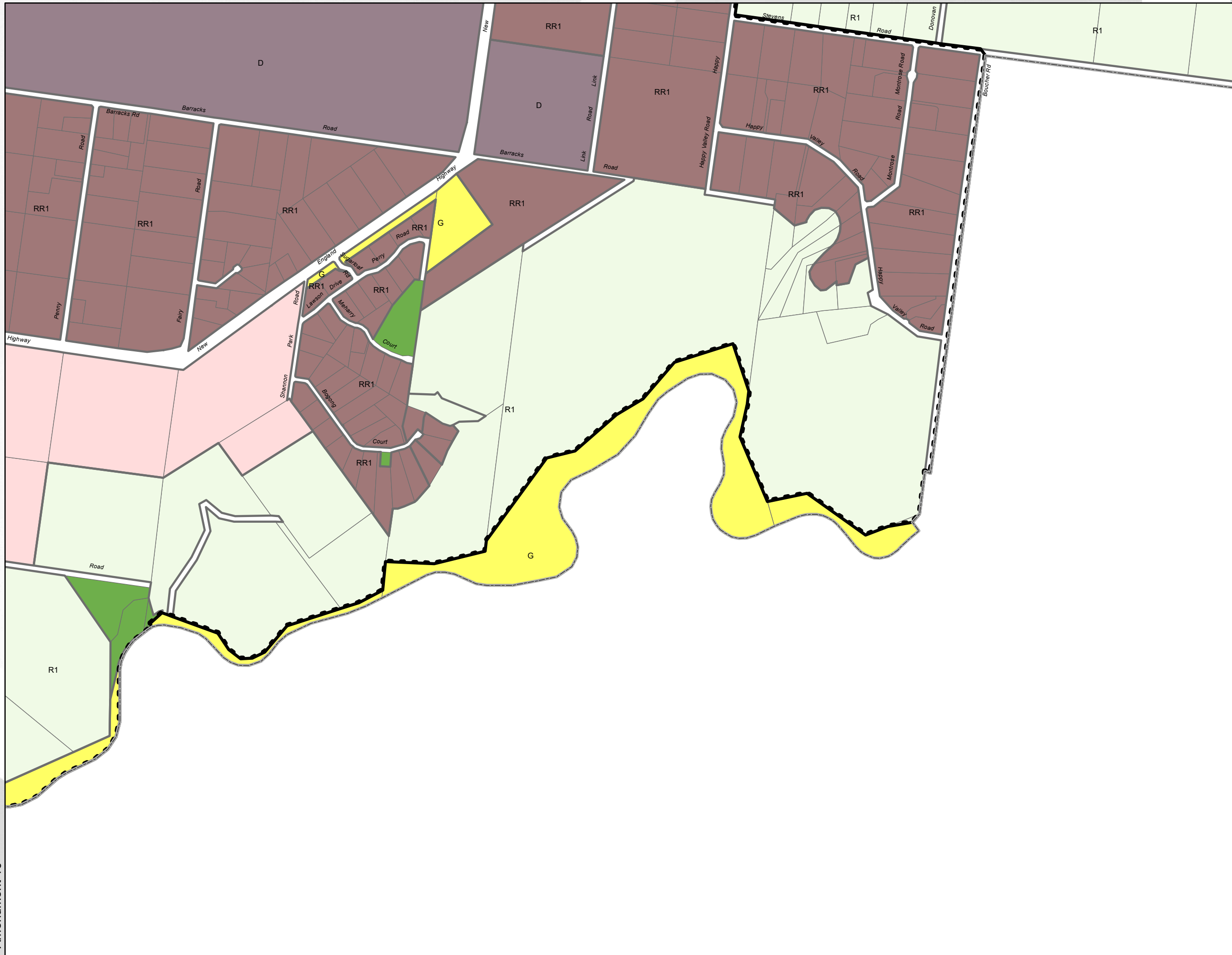
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Approx. Scale at A3 1:13,000



## Legend

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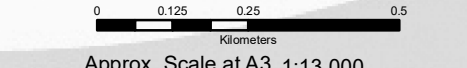
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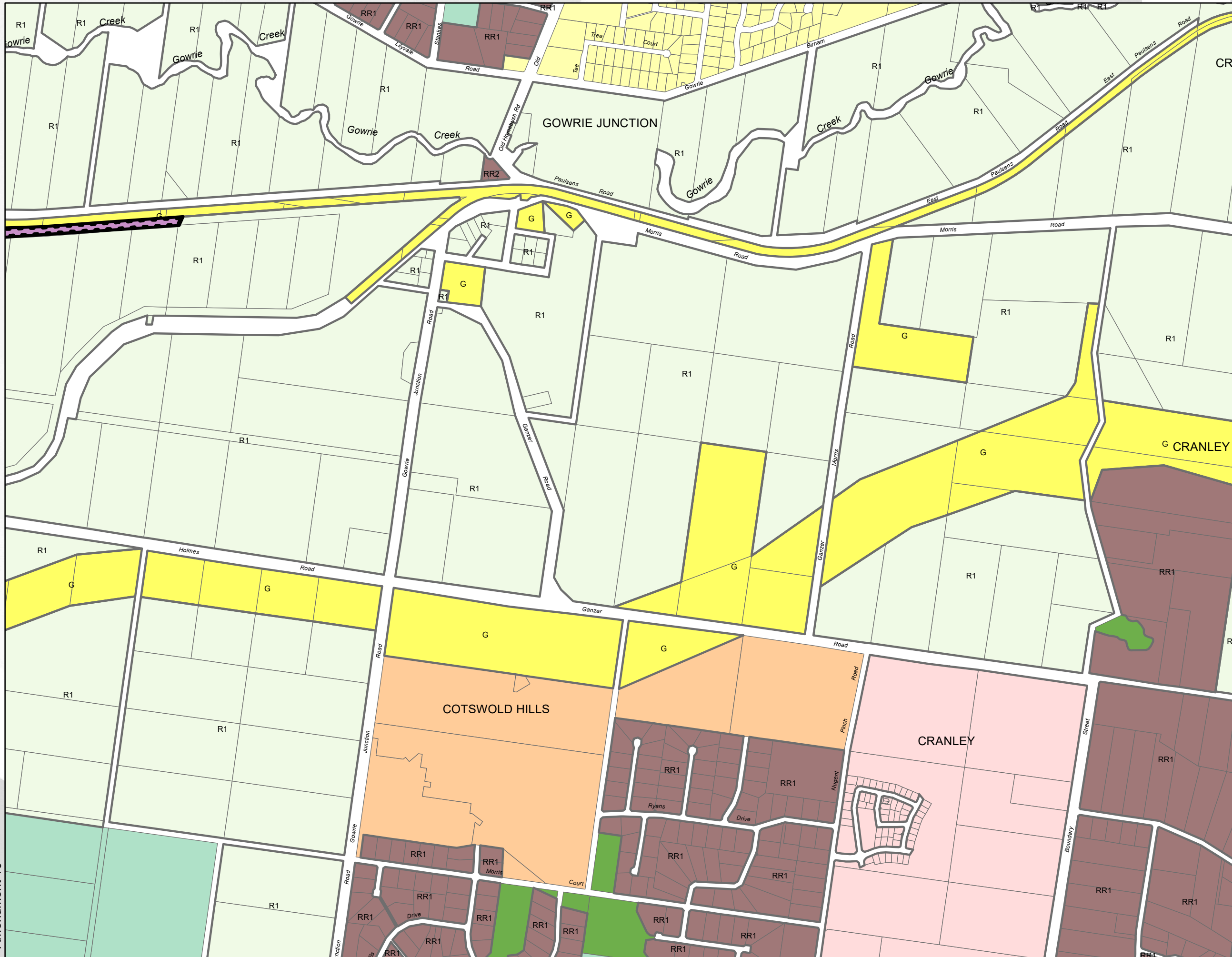
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**Legend**

- Urban Land Use Zone, Precinct**
- O Community Facilities, Other Community Purposes
  - E Community Facilities, Education
  - G Community Facilities, Government
  - HE Community Facilities, Higher Education
  - H Community Facilities, Hospital
  - P Mixed Use, Parkland Living
  - CS Mixed Use, City South
  - W Mixed Use, West Creek
  - RY Mixed Use, Railyards
  - HS2 Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - HC Major Centre, Highfields Town Centre Core
  - F Major Centre, Highfields Town Centre Frame
  - M Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - CC Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - WUJ Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - IM Medium Impact Industry, Intermodal Facility
  - W Medium Impact Industry, Transport & Warehousing
  - GI Medium Impact Industry, General Industry
  - High Impact Industry
  - HI High Impact Industry, Heavy Industry
  - QP High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - C Open Space, Conservation
  - CF Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - PR Low Density Residential, Park Residential
  - S Low Density Residential, Clifford Park Stables
  - REG Low-Medium Density Residential, Regional Residential
  - HS1 Low-Medium Density Residential, Hospital Support
  - U Low-Medium Density Residential, Urban Consolidation
  - UC Low-Medium Density Residential, Urban Consolidation
  - OR Low-Medium Density Residential, Office Residential
  - Q Specialised Centre, Qld Govt Research Facility
  - A Specialised Centre, Toowoomba Airport
  - D Specialised Centre, Defence Facilities
  - R Specialised Centre, Specialist Retail Centre
  - RR1 Rural Residential, 4000m<sup>2</sup>
  - RR2 Rural Residential, 1 ha
  - RR3 Rural Residential, 2 ha
  - HW Rural Residential, Highway
  - Township
  - R1 Rural, 100 ha
  - R2 Rural, 200 ha
  - H Rural, Heinemann Road Transport
  - Local Plan Area
  - TRC Boundary

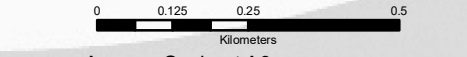
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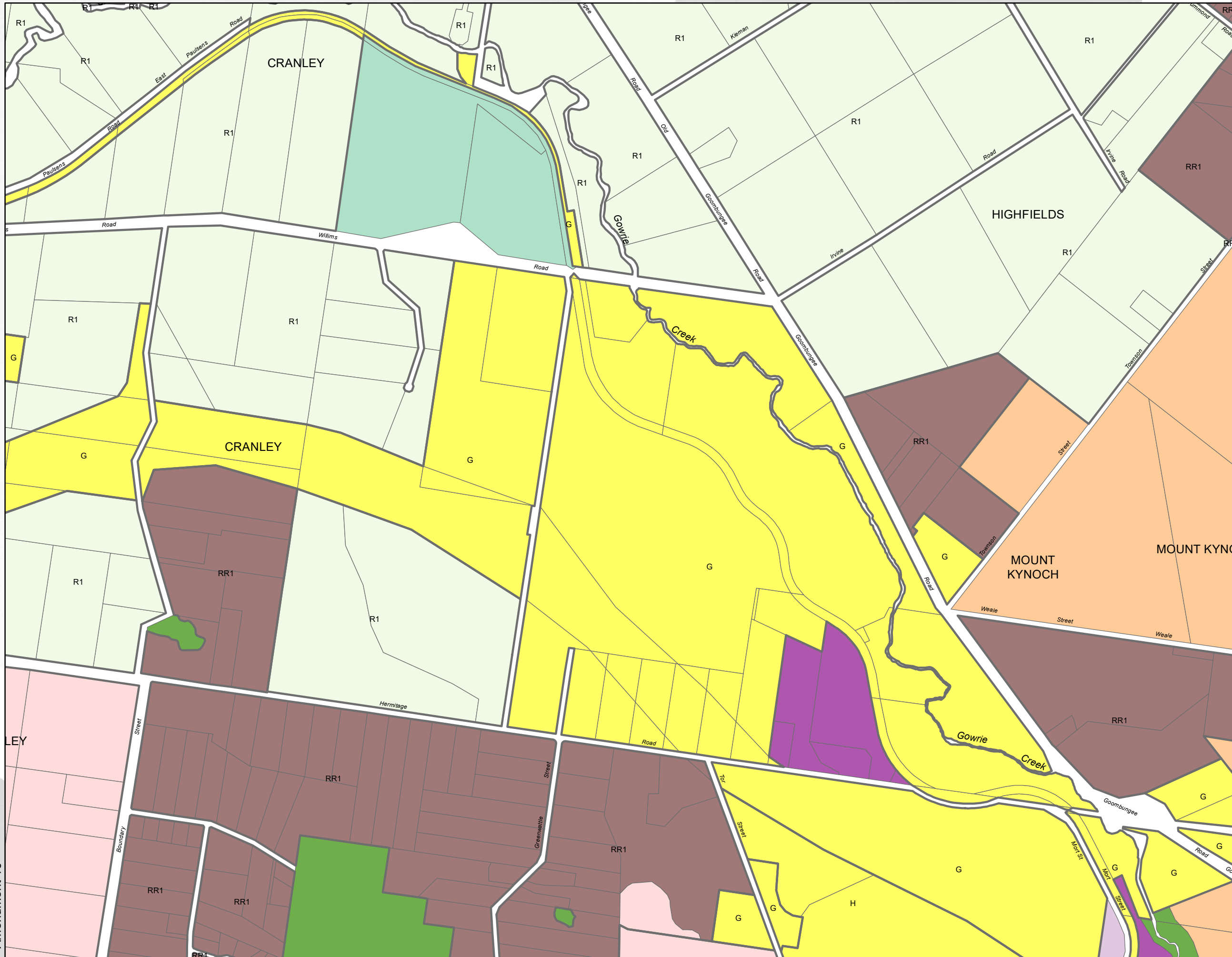
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**Legend**

**Urban Land Use Zone, Precinct**

- Community Facilities, Other Community Purposes
- Community Facilities, Education
- Community Facilities, Government
- Community Facilities, Higher Education
- Community Facilities, Hospital
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- Mixed Use, City South
- Mixed Use, West Creek
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- Major Centre, Highfields Town Centre Core
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- District Centre
- Local Centre
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- Emerging Community
- Low Impact Industry
- Low Impact Industry - Wellcamp Low Impact Industry
- Medium Impact Industry
- Medium Impact Industry, Intermodal Facility
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- High Impact Industry
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- Extractive Industry
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- Open Space
- Open Space, Conservation
- Open Space, State Govt Conservation and Forestry
- Sport and Recreation
- Low Density Residential, General
- Low Density Residential, Park Residential
- Low Density Residential, Clifford Park Stables
- Low-Medium Density Residential, Regional Residential
- Low-Medium Density Residential, Hospital Support
- Low-Medium Density Residential, Urban Consolidation
- Low-Medium Density Residential, Urban Consolidation
- Low-Medium Density Residential, Office Residential
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- Specialised Centre, Specialist Retail Centre
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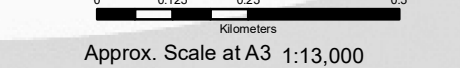
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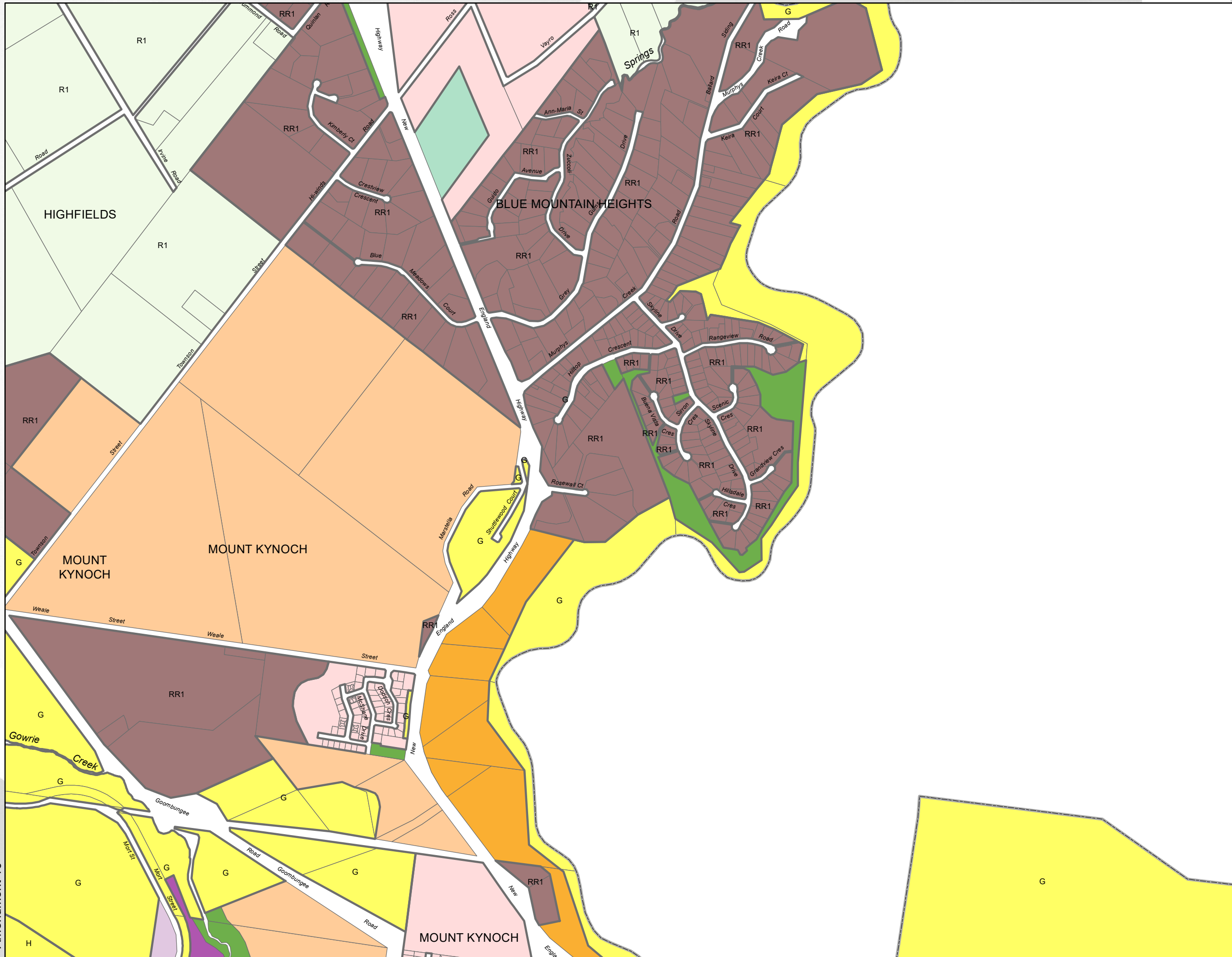
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  - Rural, 200 ha
  - Rural, Heinemann Road Transport
  - Local Plan Area
  - TRC Boundary

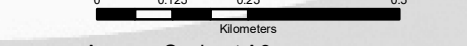
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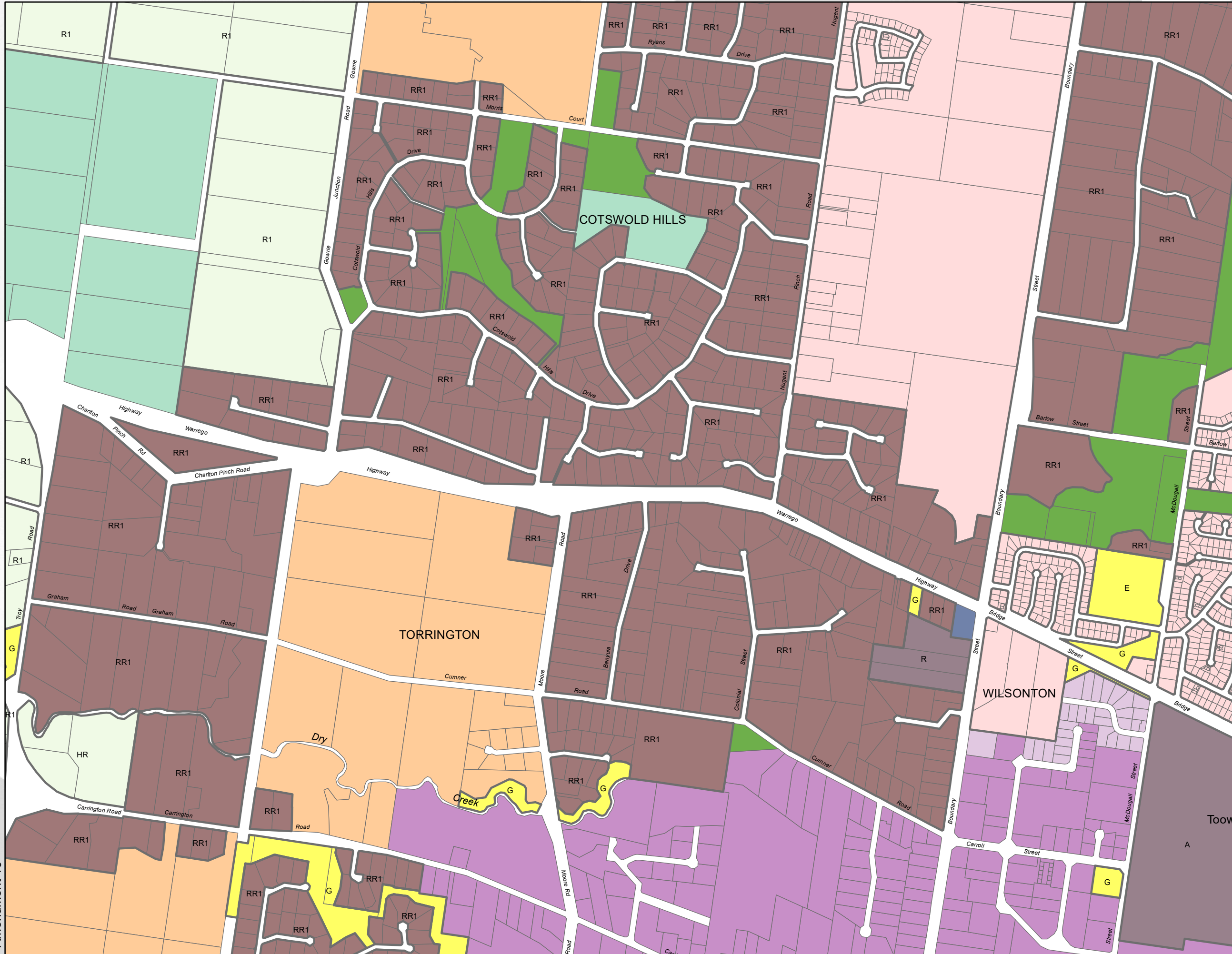
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**Legend**

**Urban Land Use Zone, Precinct**

- Community Facilities, Other Community Purposes
- Community Facilities, Education
- Community Facilities, Government
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- Mixed Use, Parkland Living
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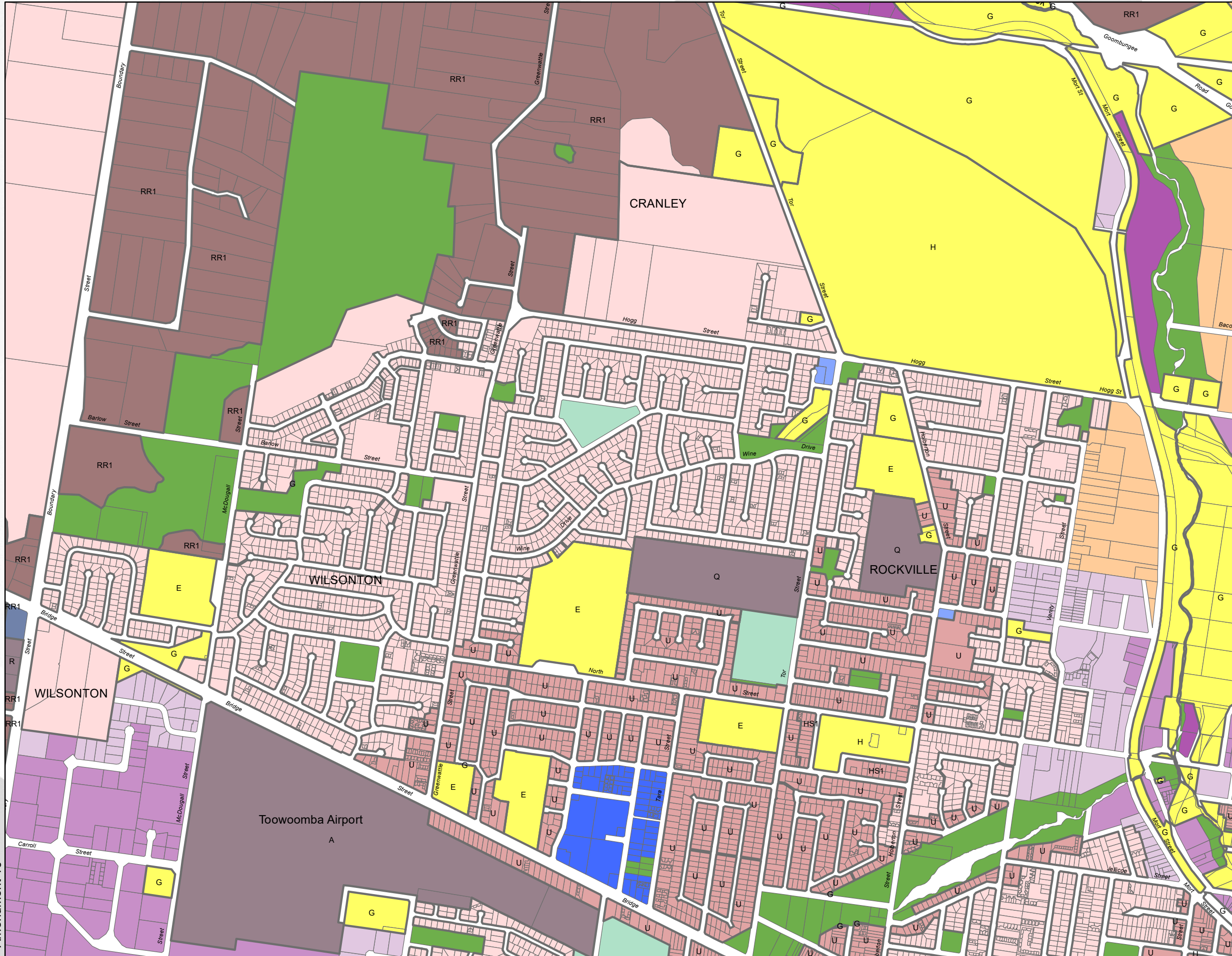
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0 0.125 0.25 0.5  
Kilometers

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**Legend**

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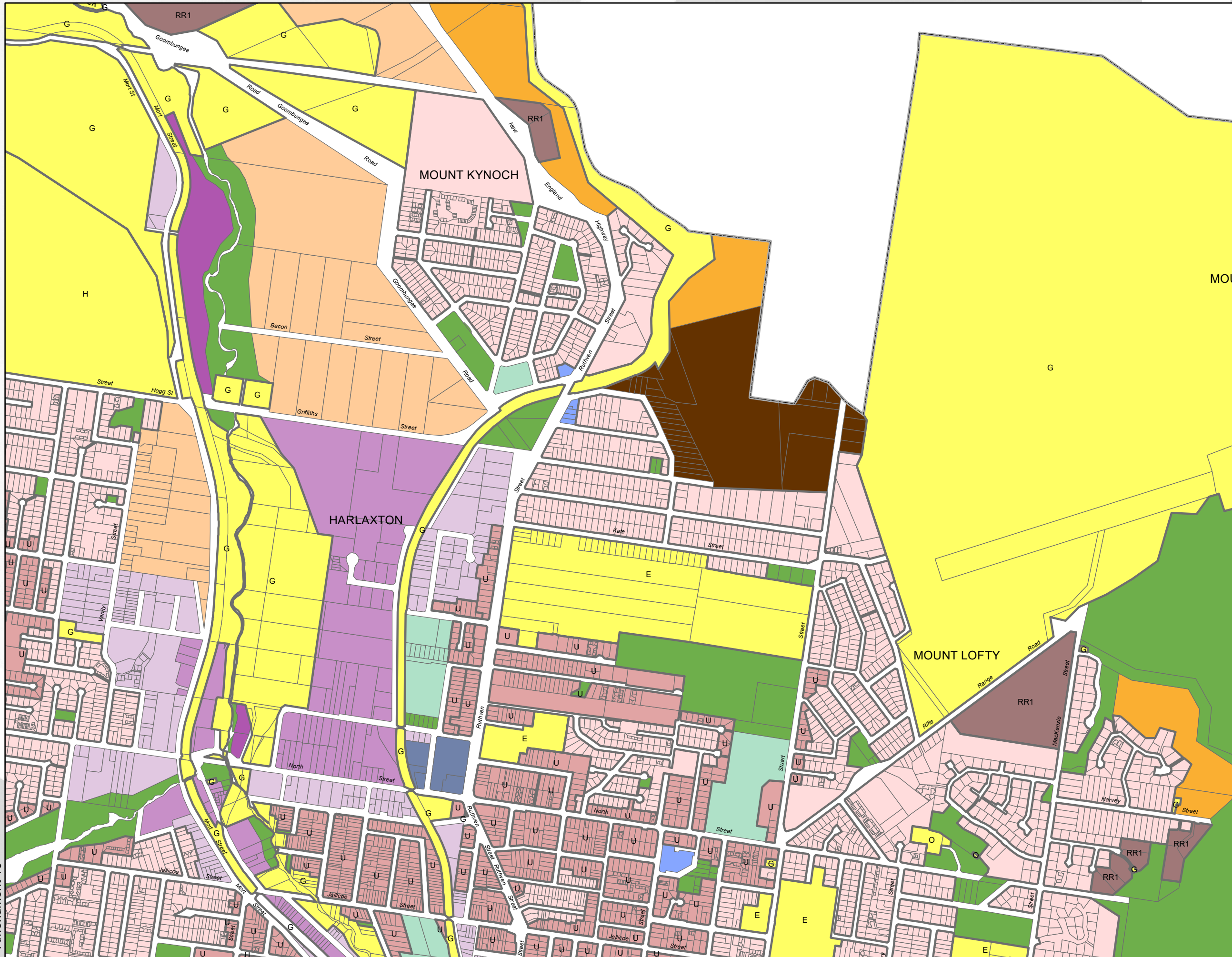
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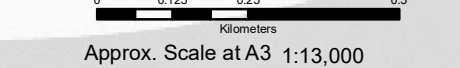
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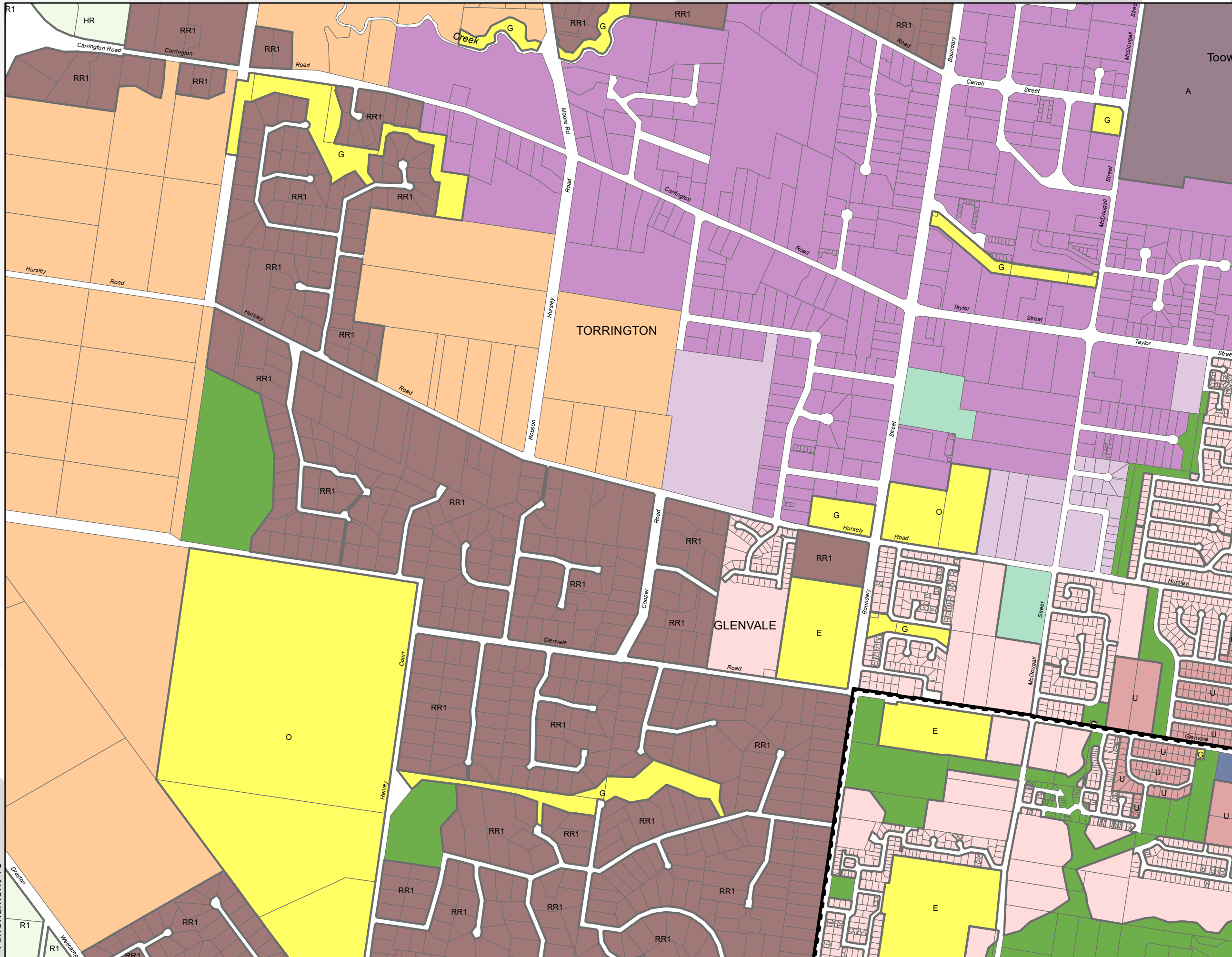
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### Legend

**Urban Land Use Zone, Precinct**

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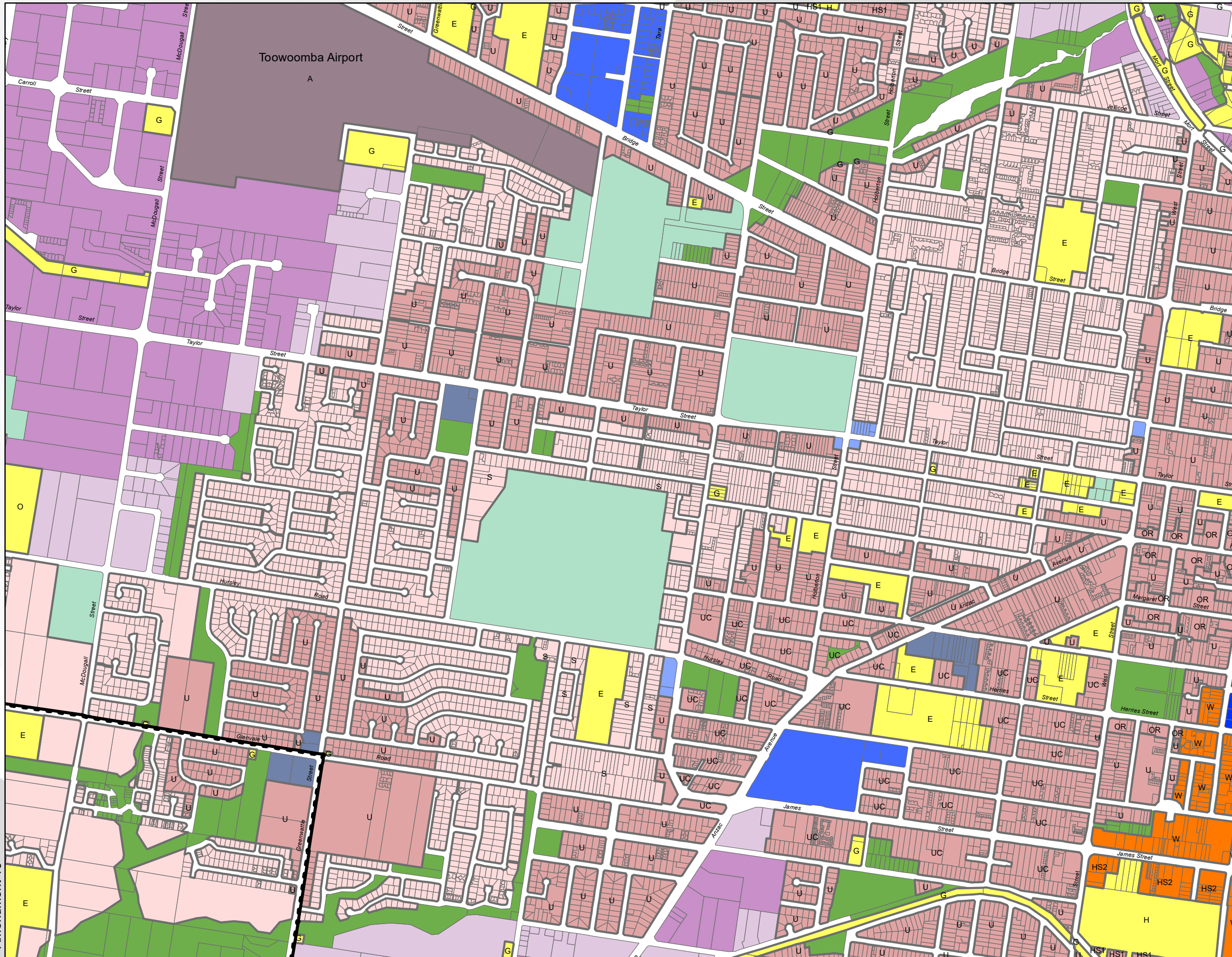
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**Legend**

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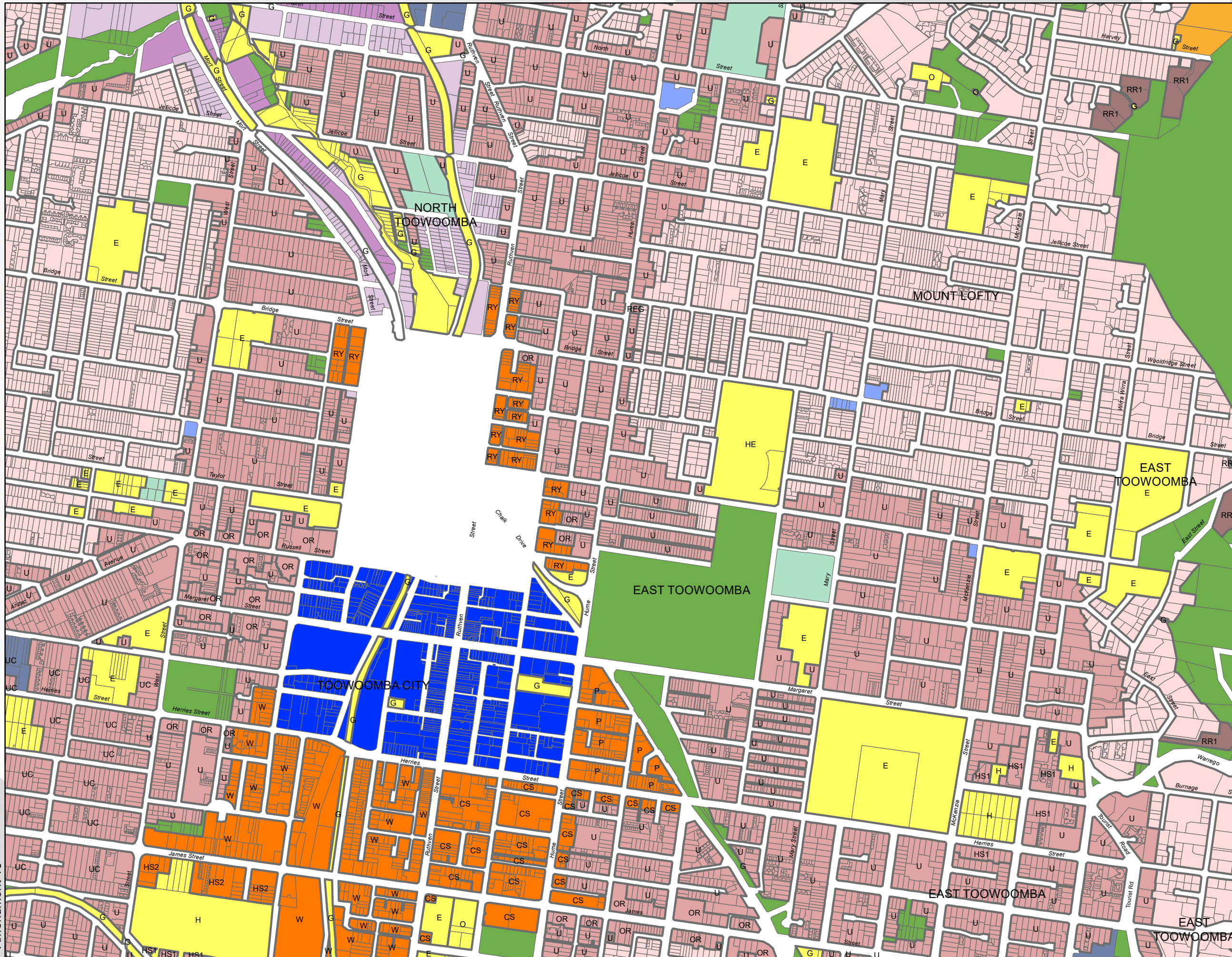
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Kilometers

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### Legend

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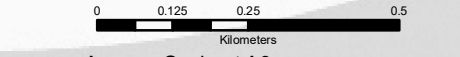
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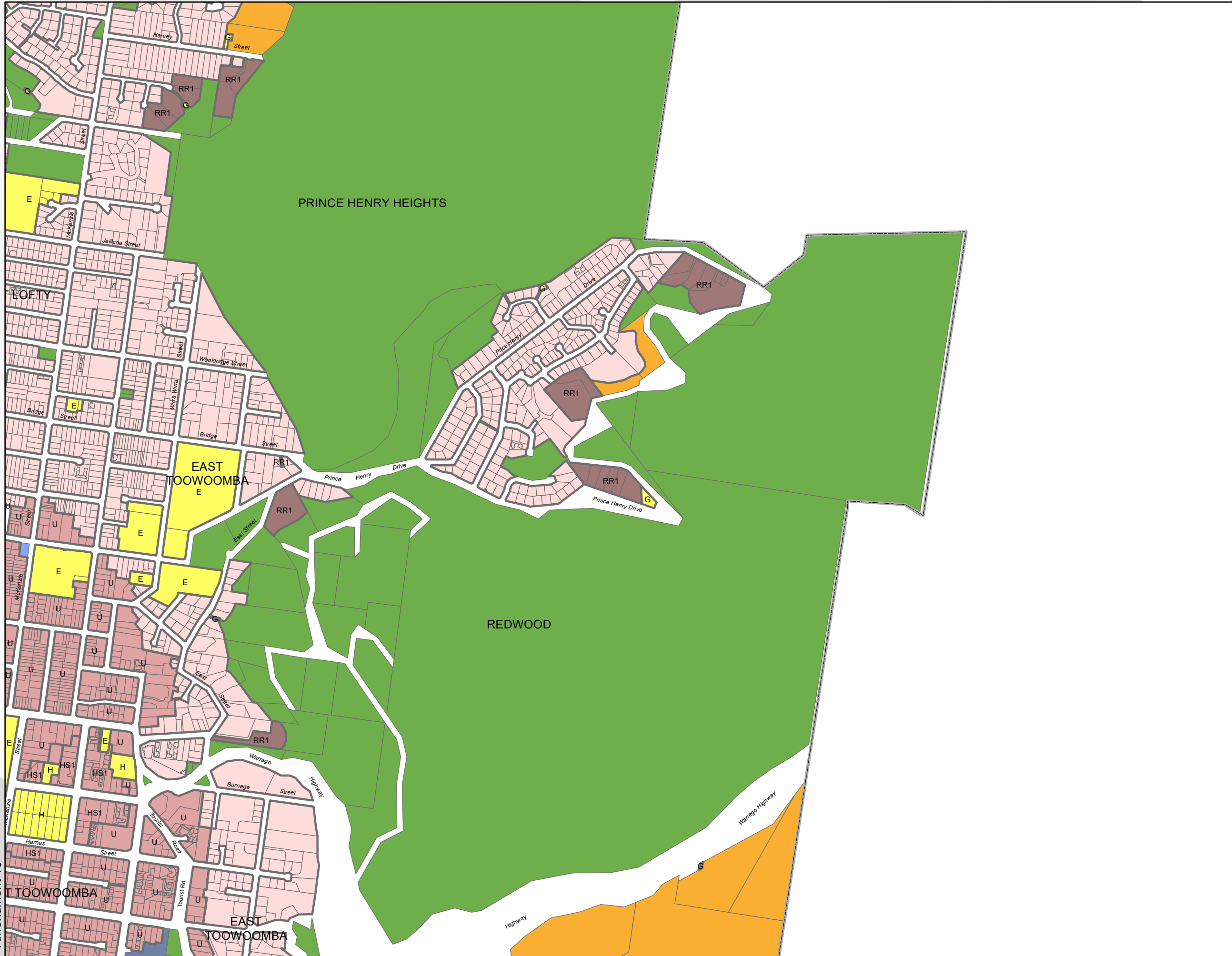
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**Legend**

**Urban Land Use Zone, Precinct**

- Community Facilities, Other Community Purposes
- Community Facilities, Education
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- Mixed Use, Parkland Living
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- Mixed Use, Railyards
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- Principal Centre
- Major Centre
- Major Centre, Highfields Town Centre Core
- Major Centre, Highfields Town Centre Frame
- Major Centre, Medium Density Residential
- District Centre
- Local Centre
- Local Centre, Commercial / Centre
- Emerging Community
- Low Impact Industry
- Low Impact Industry - Wellcamp Low Impact Industry
- Medium Impact Industry
- Medium Impact Industry, Intermodal Facility
- Medium Impact Industry, Transport & Warehousing
- Medium Impact Industry, General Industry
- High Impact Industry
- High Impact Industry, Heavy Industry
- High Impact Industry, Quarry
- Extractive Industry
- Limited Development (Constrained Land)
- Open Space
- Open Space, Conservation
- Open Space, State Govt Conservation and Forestry
- Sport and Recreation
- Low Density Residential, General
- Low Density Residential, Park Residential
- Low Density Residential, Clifford Park Stables
- Low-Medium Density Residential, Regional Residential
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- Low-Medium Density Residential, Urban Residential
- Low-Medium Density Residential, Urban Consolidation
- Low-Medium Density Residential, Office Residential
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- Specialised Centre, Defence Facilities
- Specialised Centre, Specialist Retail Centre
- Rural Residential, 4000m<sup>2</sup>
- Rural Residential, 1 ha
- Rural Residential, 2 ha
- Rural Residential, Highway
- Township
- R1 Rural, 100 ha
- R2 Rural, 200 ha
- H Rural, Heinemann Road Transport
- Local Plan Area
- TRC Boundary

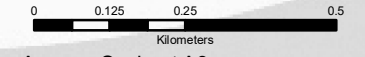
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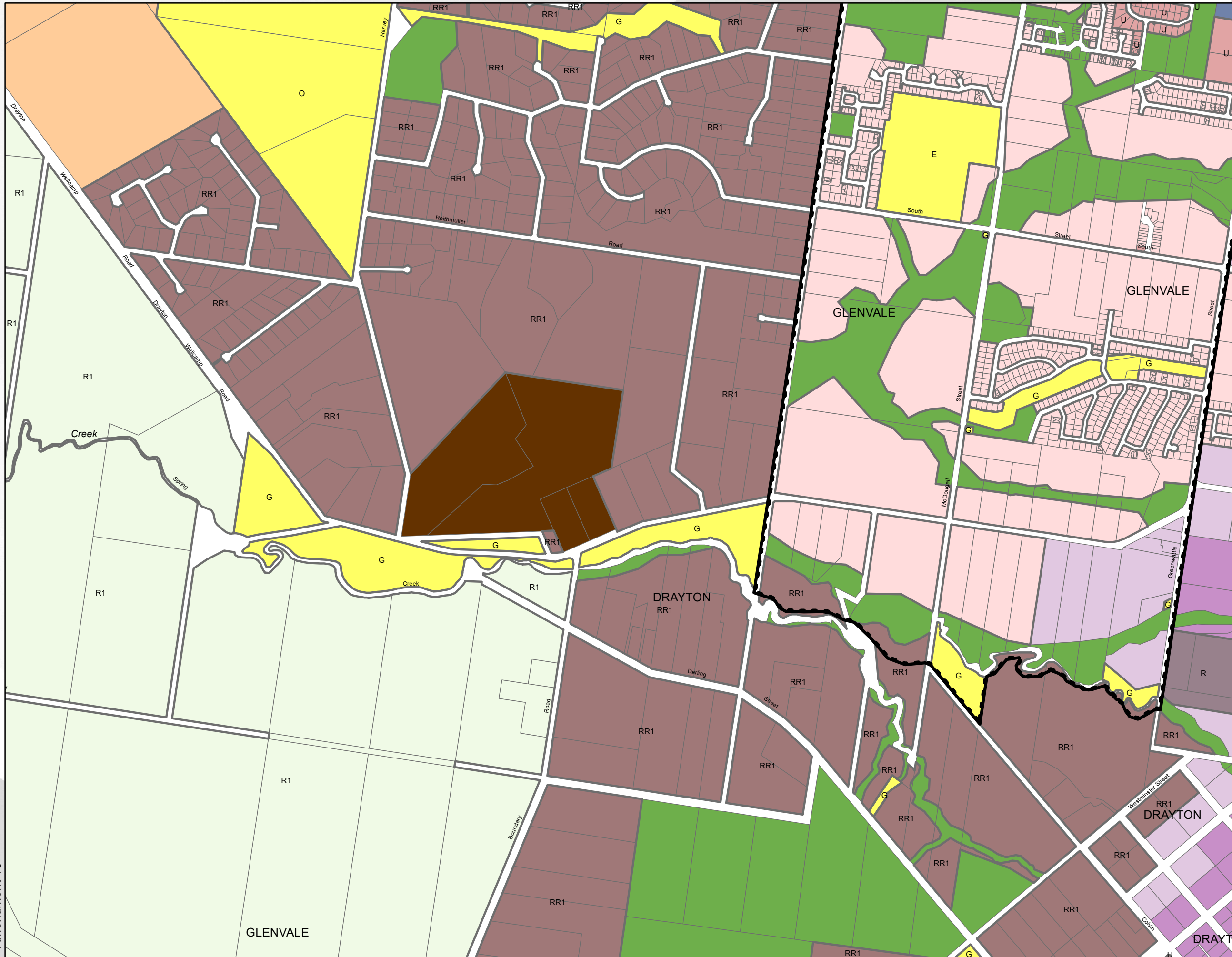
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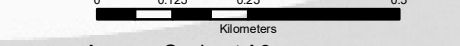
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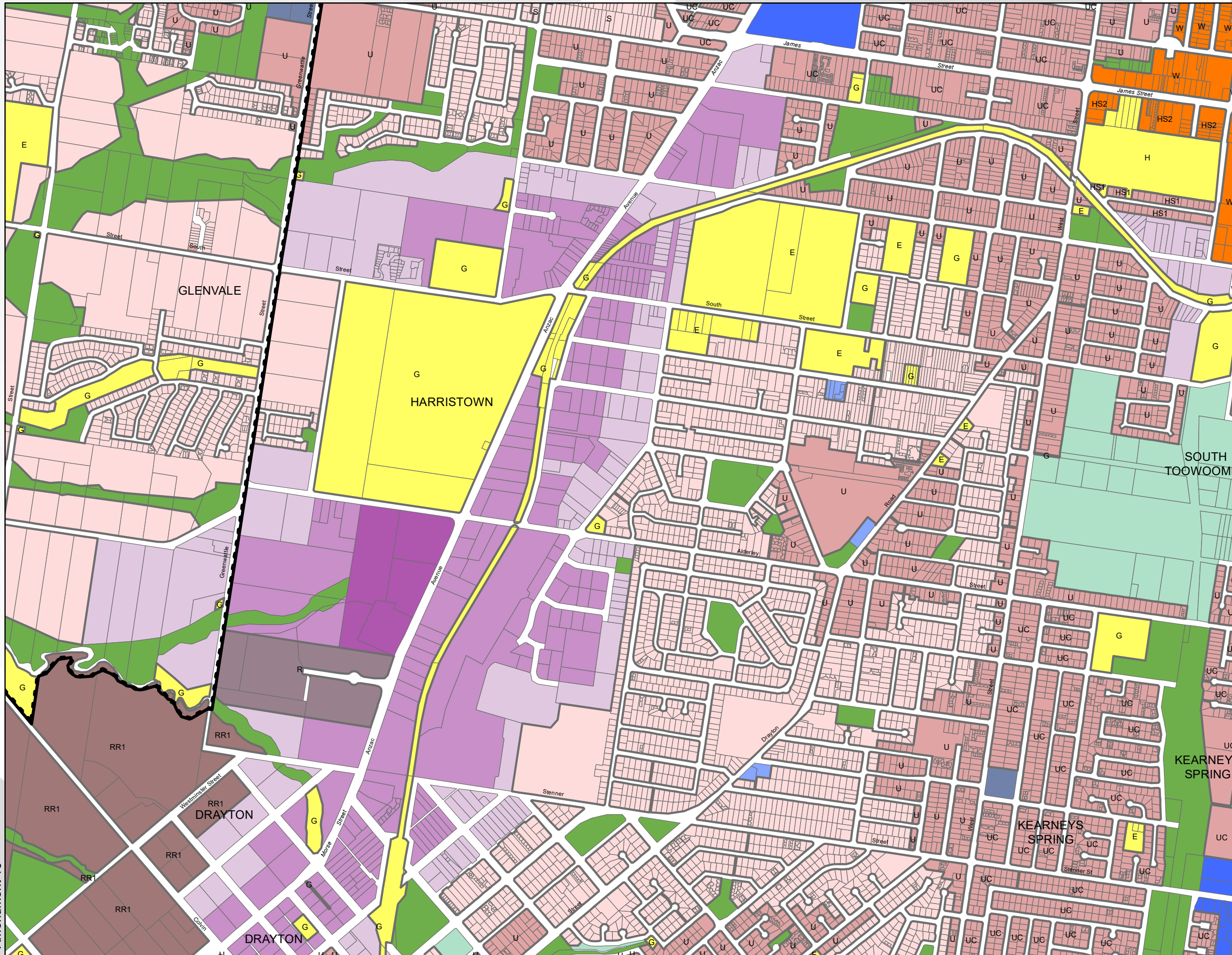
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**Legend**

**Urban Land Use Zone, Precinct**

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- Community Facilities, Education
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- Community Facilities, Higher Education
- Community Facilities, Hospital
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- Medium Impact Industry, General Industry
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- Open Space, Conservation
- Open Space, State Govt Conservation and Forestry
- Sport and Recreation
- Low Density Residential, General
- PR Low Density Residential, Park Residential
- S Low Density Residential, Clifford Park Stables
- REG Low-Medium Density Residential, Regional Residential
- HS1 Low-Medium Density Residential, Hospital Support
- U Low-Medium Density Residential, Urban Residential
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- Q Specialised Centre, Qld Govt Research Facility
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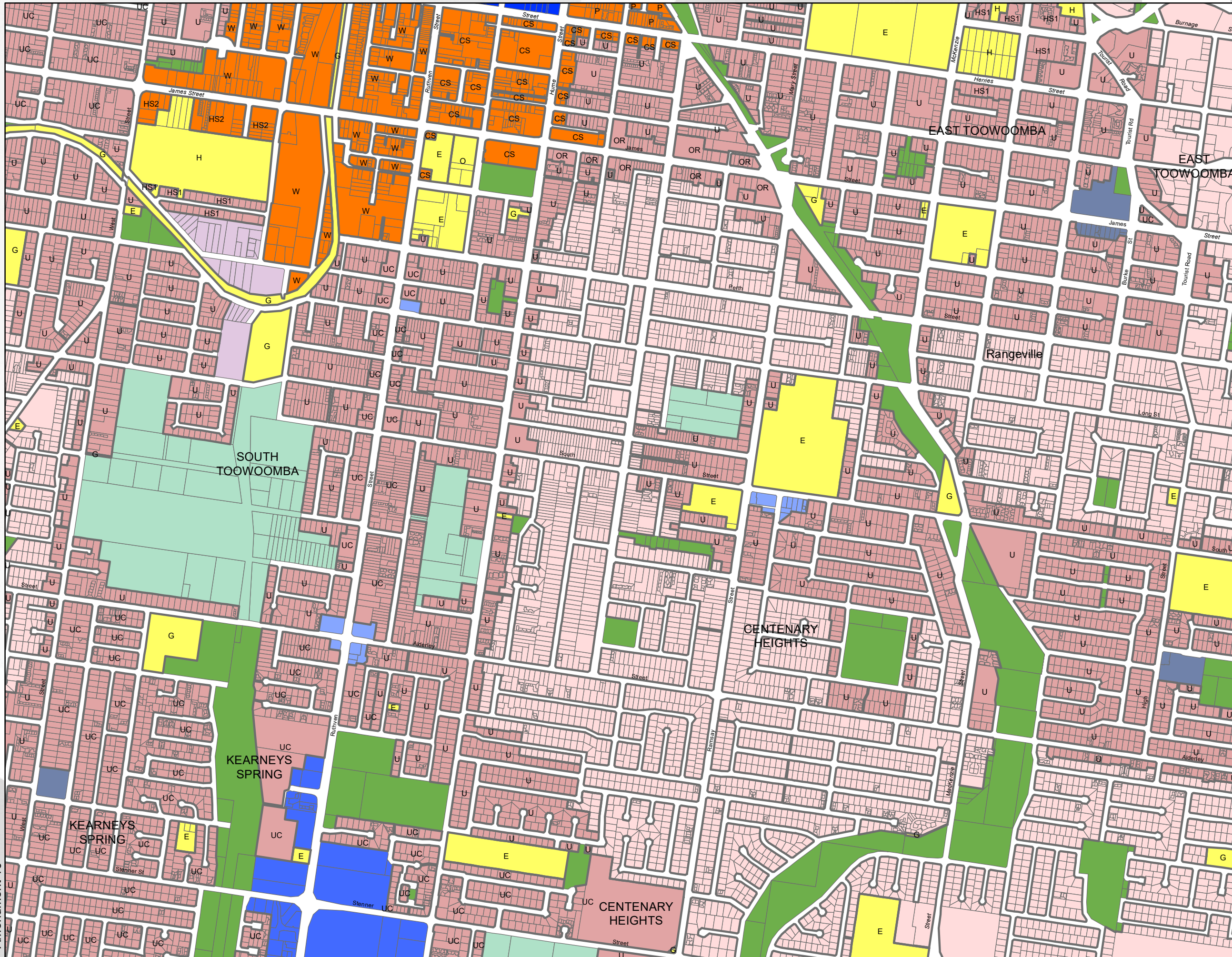
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Kilometers

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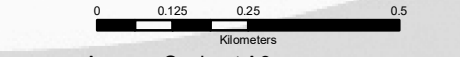
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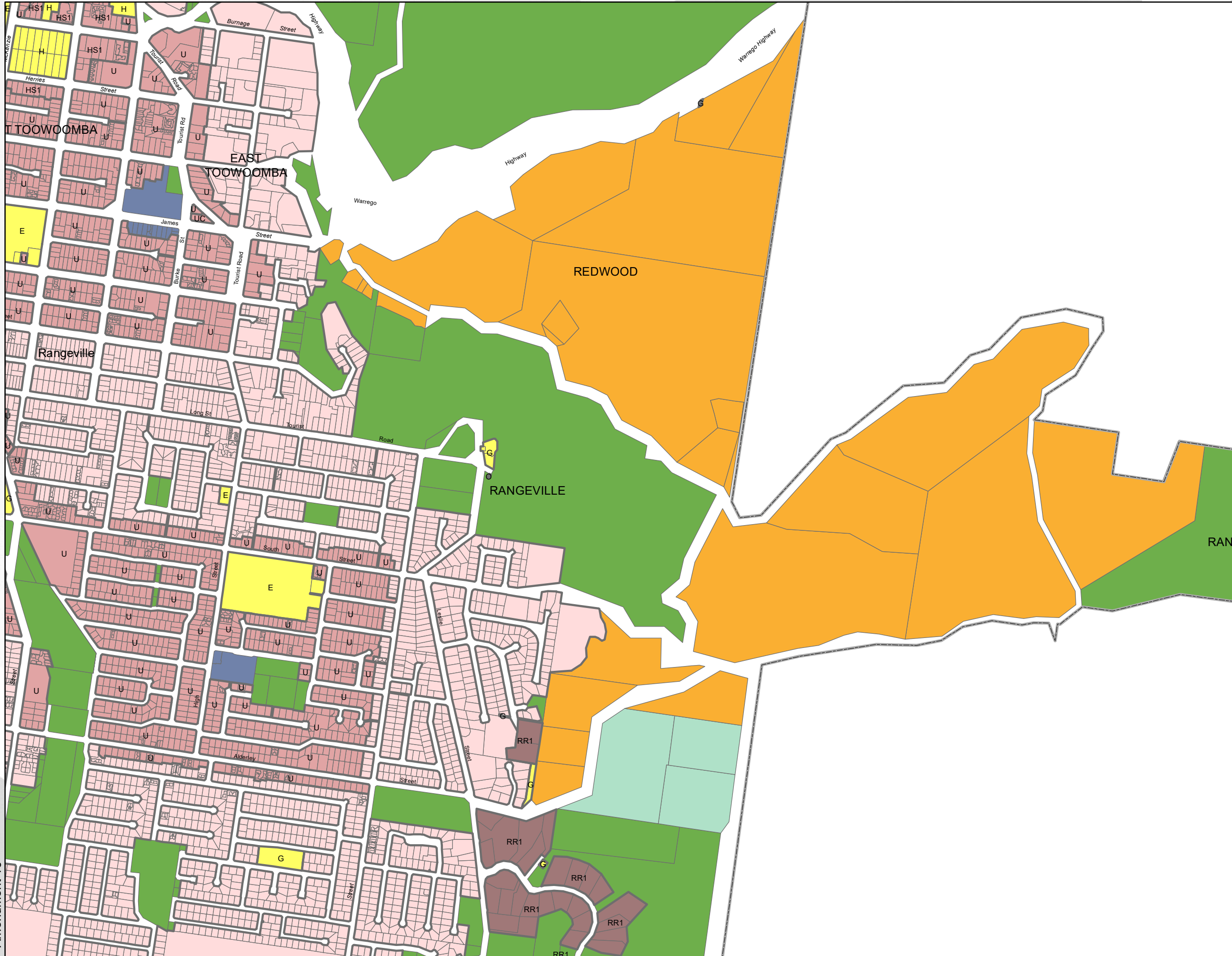
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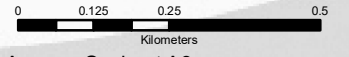
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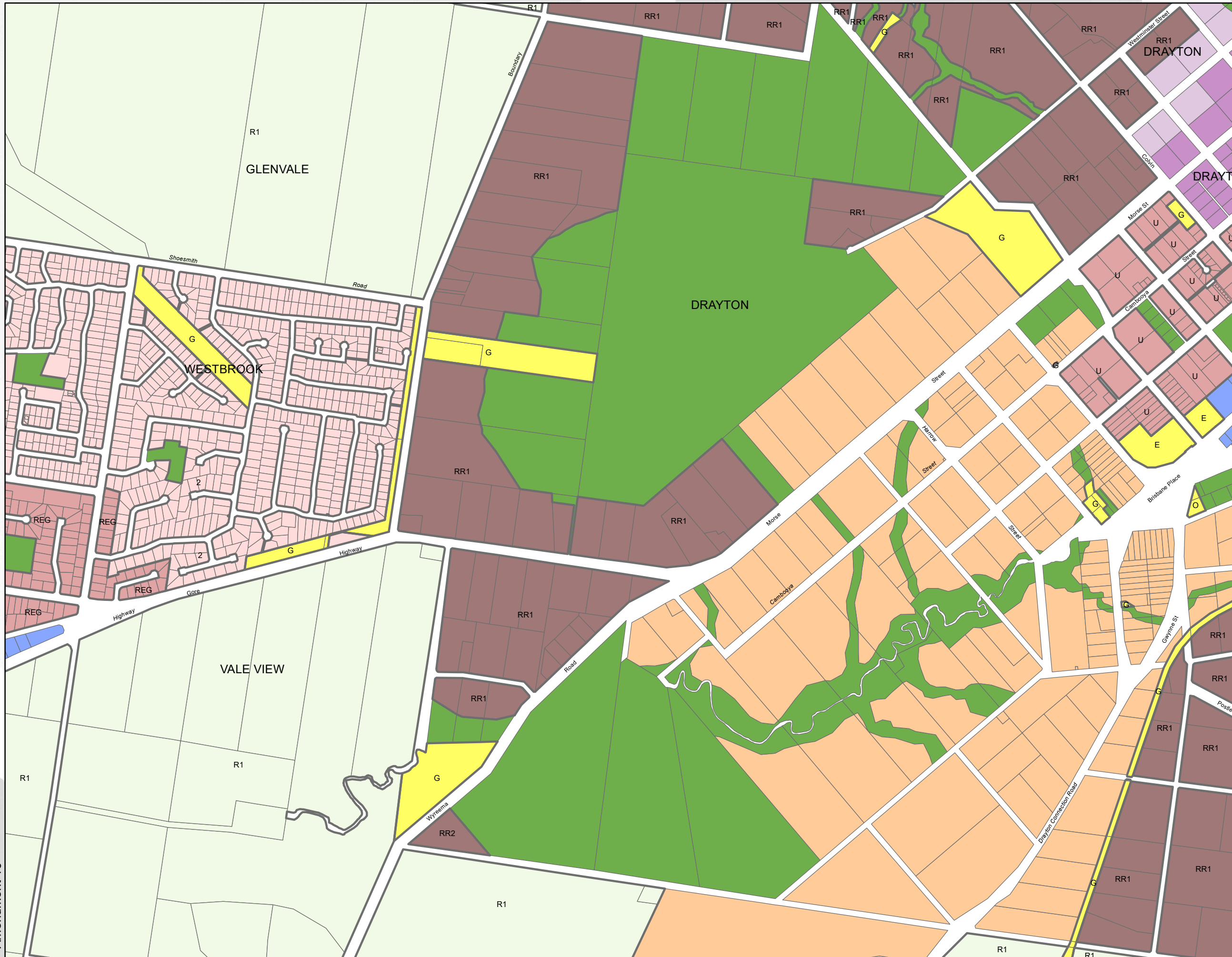
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0 0.125 0.25 0.5  
Kilometers

Approx. Scale at A3 1:13,000



**Legend**

- Urban Land Use Zone, Precinct**
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  - Community Facilities, Government
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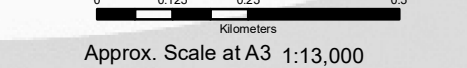
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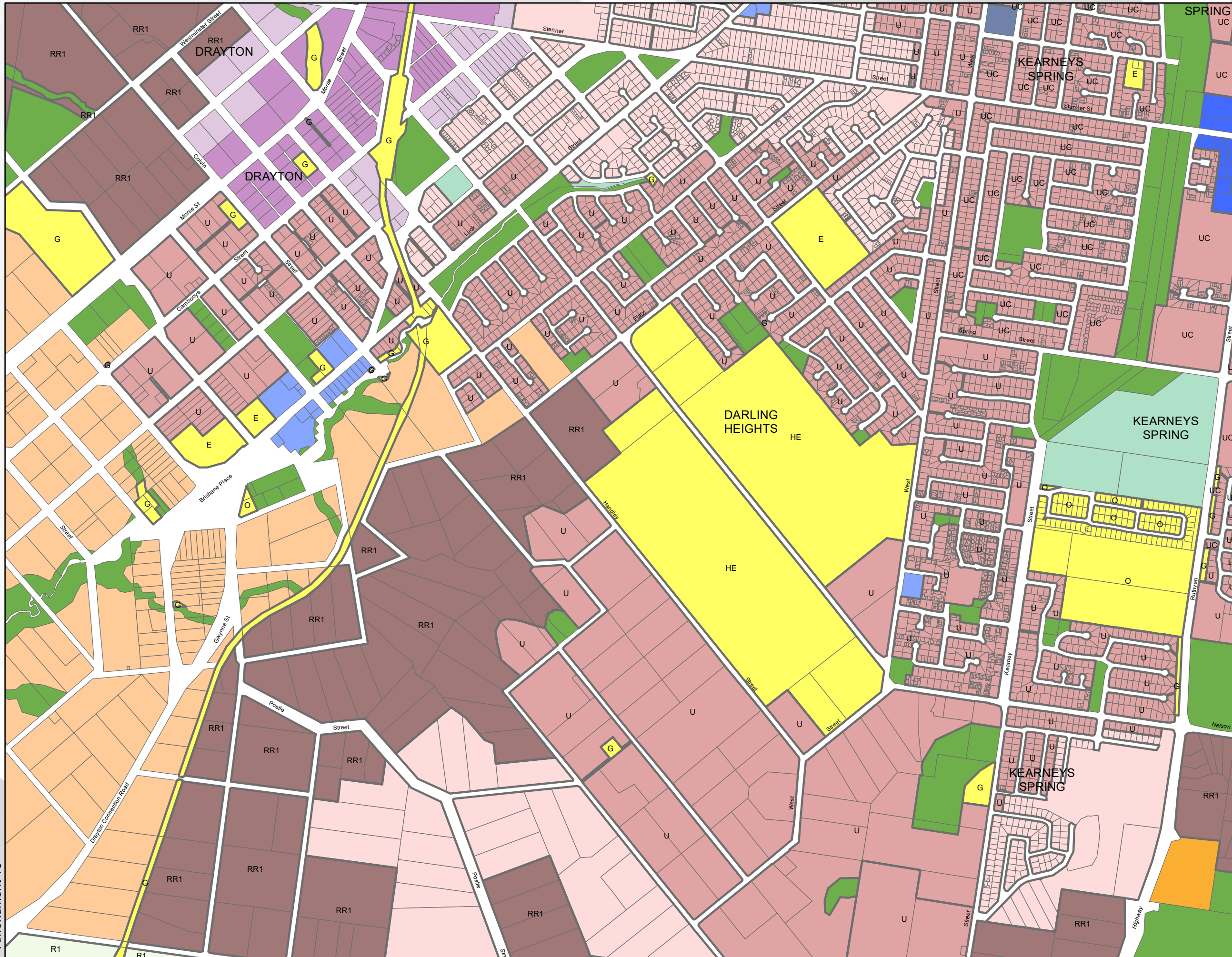
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**Legend**

**Urban Land Use Zone, Precinct**

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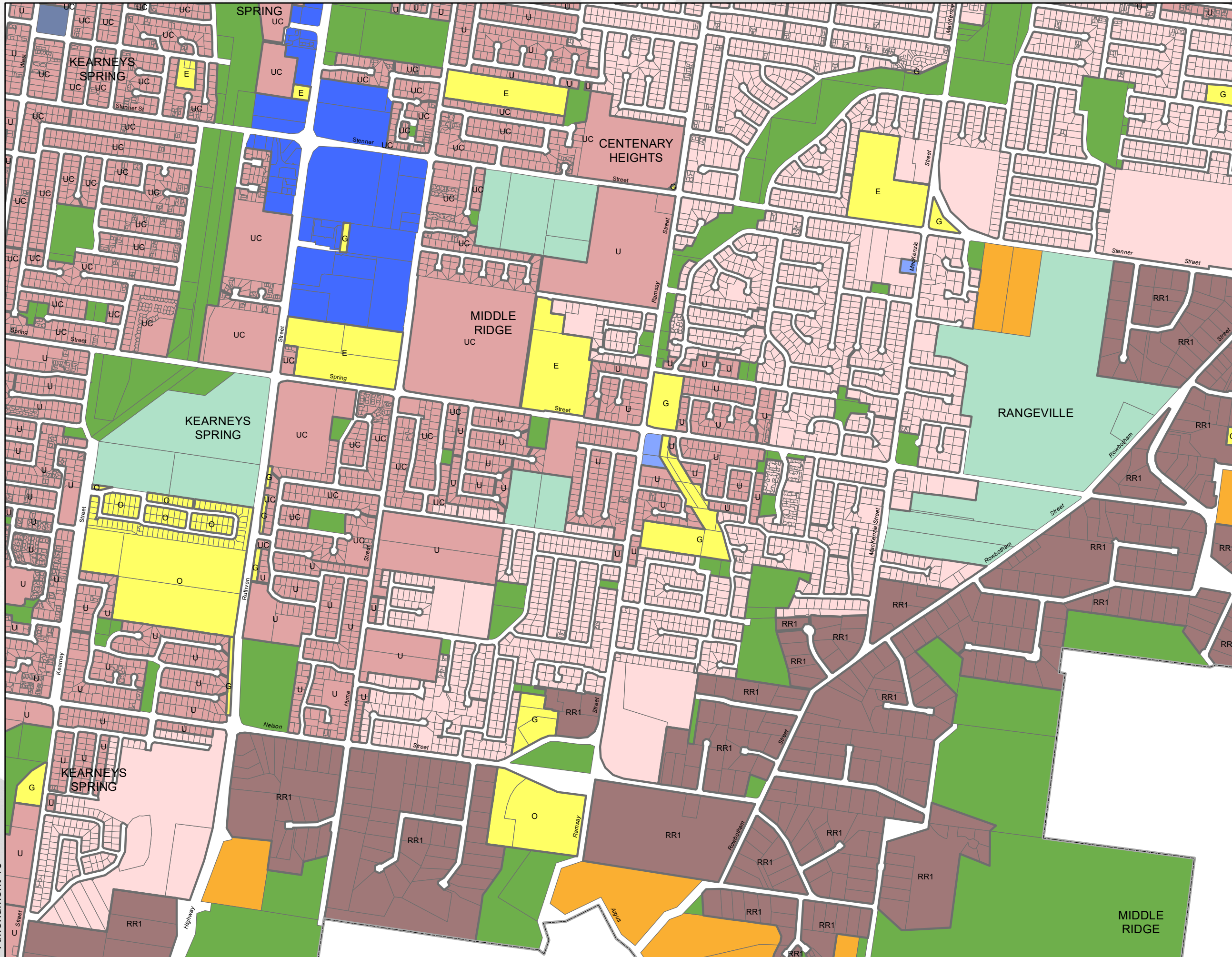
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0 0.125 0.25 0.5  
Kilometers

Approx. Scale at A3 1:13,000

# Toowoomba Regional Planning Scheme



**Legend**

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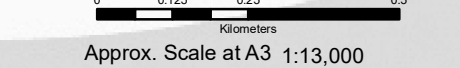
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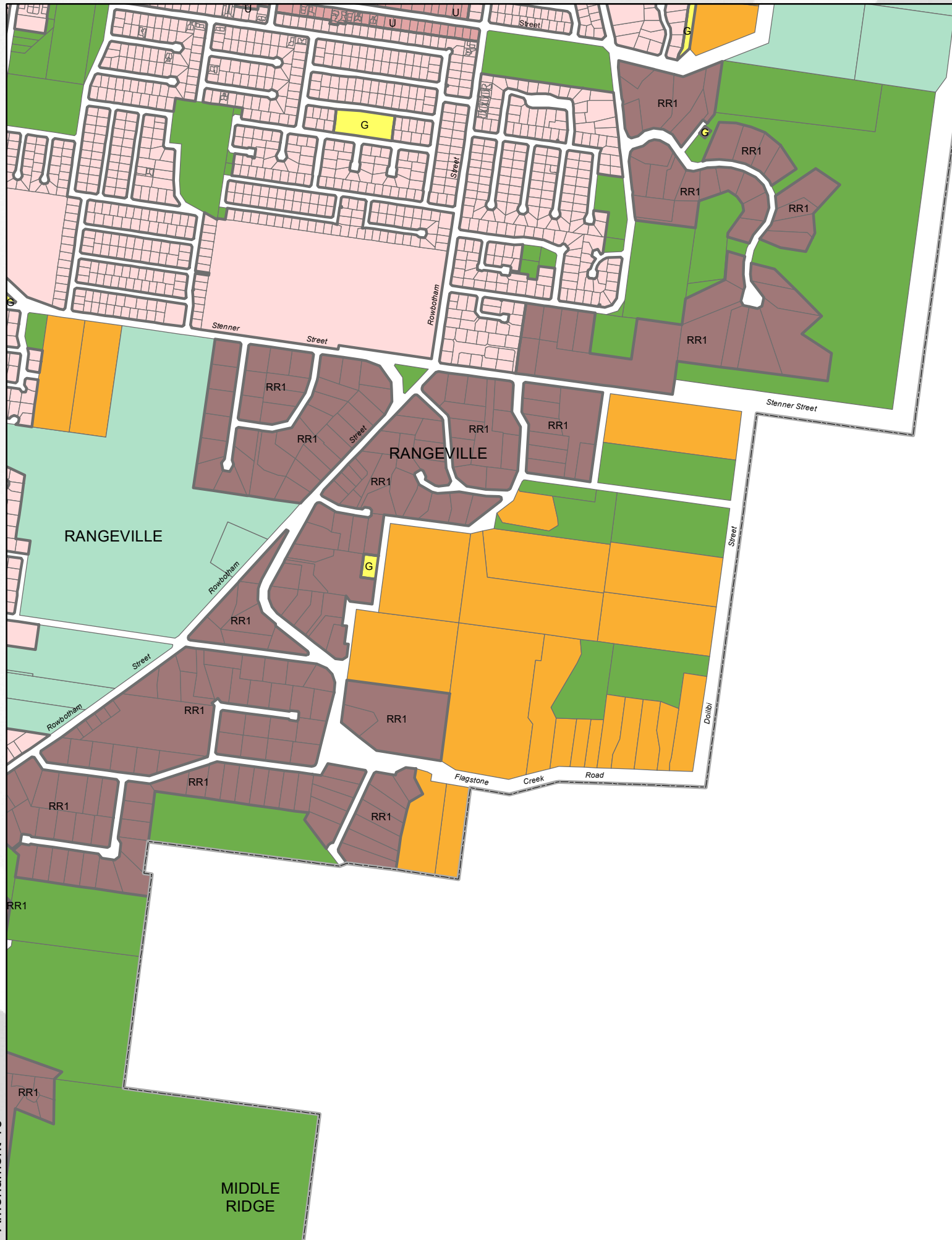
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**Legend**

**Urban Land Use Zone, Precinct**

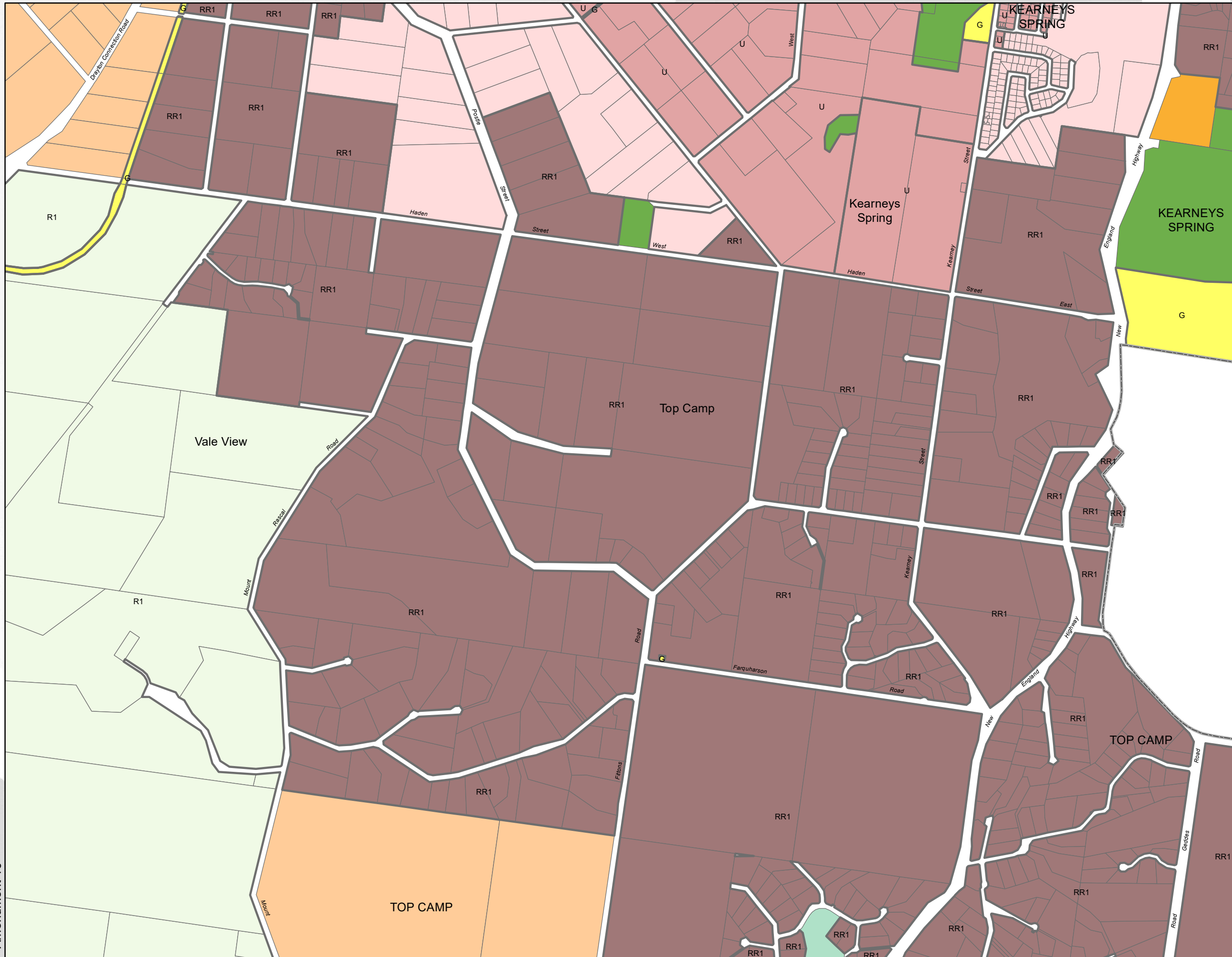
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- Rural Residential, Highway
- Township
- Rural, 100 ha
- Rural, 200 ha
- Rural, Heinemann Road Transport
- Local Plan Area
- TRC Boundary

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**Legend**

- Urban Land Use Zone, Precinct**
- Community Facilities, Other Community Purposes
  - Community Facilities, Education
  - Community Facilities, Government
  - Community Facilities, Higher Education
  - Community Facilities, Hospital
  - Mixed Use, Parkland Living
  - Mixed Use, City South
  - Mixed Use, West Creek
  - Mixed Use, Railyards
  - Mixed Use, Health Support
  - Principal Centre
  - Major Centre
  - Major Centre, Highfields Town Centre Core
  - Major Centre, Highfields Town Centre Frame
  - Major Centre, Medium Density Residential
  - District Centre
  - Local Centre
  - Local Centre, Commercial / Centre
  - Emerging Community
  - Low Impact Industry
  - Low Impact Industry - Wellcamp Low Impact Industry
  - Medium Impact Industry
  - Medium Impact Industry, Intermodal Facility
  - Medium Impact Industry, Transport & Warehousing
  - Medium Impact Industry, General Industry
  - High Impact Industry
  - High Impact Industry, Heavy Industry
  - High Impact Industry, Quarry
  - Extractive Industry
  - Limited Development (Constrained Land)
  - Open Space
  - Open Space, Conservation
  - Open Space, State Govt Conservation and Forestry
  - Sport and Recreation
  - Low Density Residential, General
  - Low Density Residential, Park Residential
  - Low Density Residential, Clifford Park Stables
  - Low-Medium Density Residential, Regional Residential
  - Low-Medium Density Residential, Hospital Support
  - Low-Medium Density Residential, Urban Residential
  - Low-Medium Density Residential, Urban Consolidation
  - Low-Medium Density Residential, Office Residential
  - Specialised Centre, Qld Govt Research Facility
  - Specialised Centre, Toowoomba Airport
  - Specialised Centre, Defence Facilities
  - Specialised Centre, Specialist Retail Centre
  - Rural Residential, 4000m<sup>2</sup>
  - Rural Residential, 1 ha
  - Rural Residential, 2 ha
  - Rural Residential, Highway
  - Township
  - Rural, 100 ha
  - Rural, 200 ha
  - Rural, Heinemann Road Transport
  - Local Plan Area
  - TRC Boundary

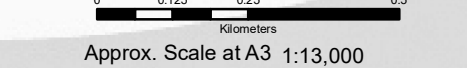
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Approx. Scale at A3 1:13,000






**Appendix 4 – Schedule 2 Zone Maps (Greenfield Areas)**

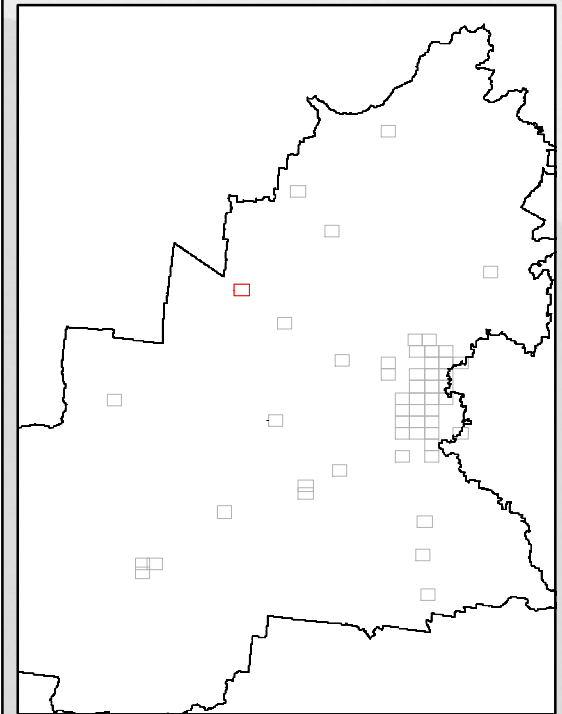
# Toowoomba Regional Greenfield Area



## Bowenville

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

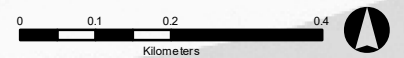


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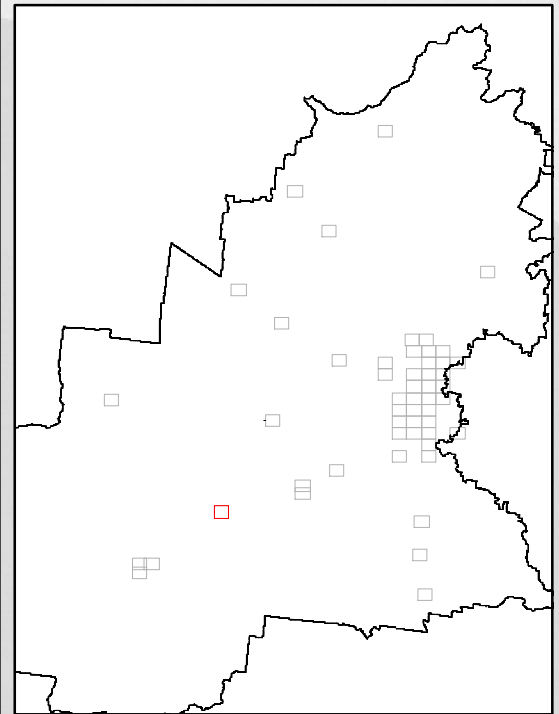
# Toowoomba Regional Greenfield Area



## Brookstead

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary



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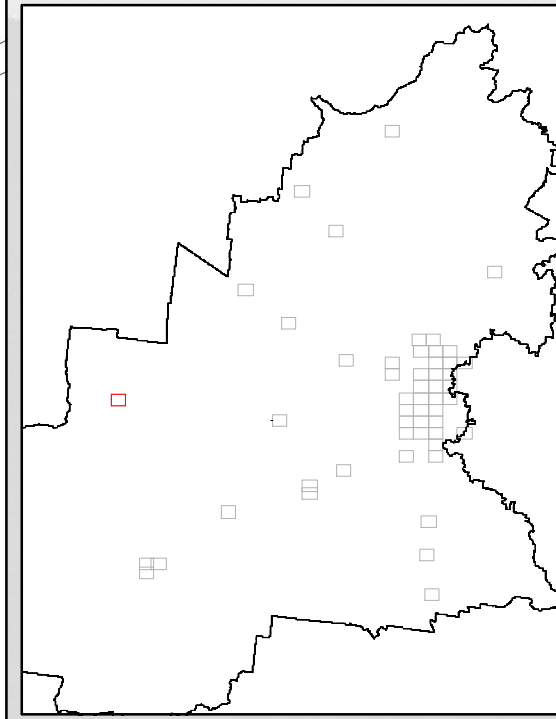
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area



## Cecil Plains

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

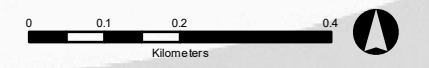


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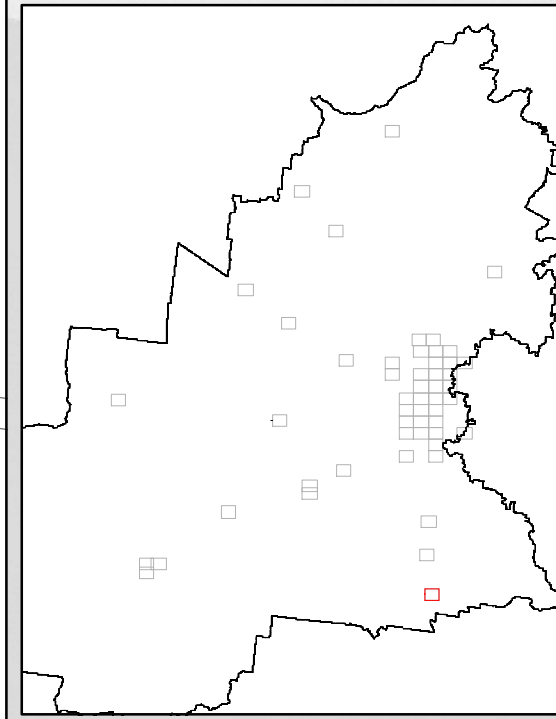
# Toowoomba Regional Greenfield Area



## Clifton 01

### Legend

- Greenfield Area
- DCDB (Dec 2018)
- TRC Boundary

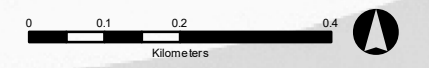


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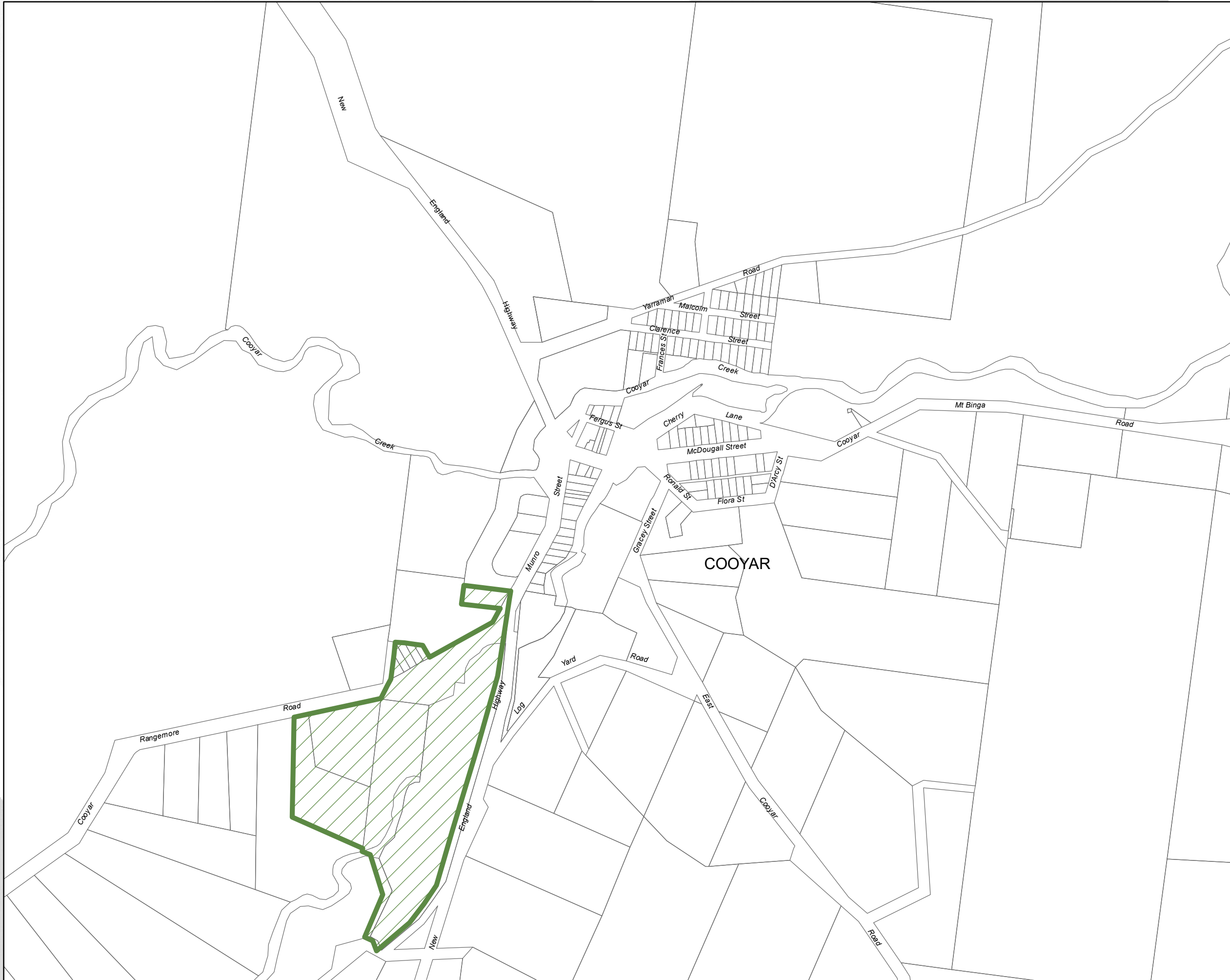
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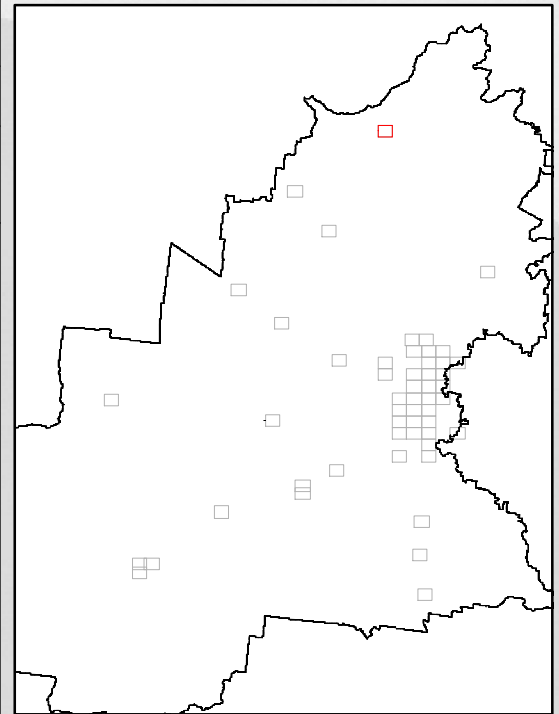
# Toowoomba Regional Greenfield Area



## Cooyar

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

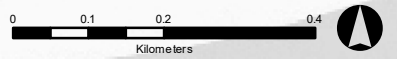


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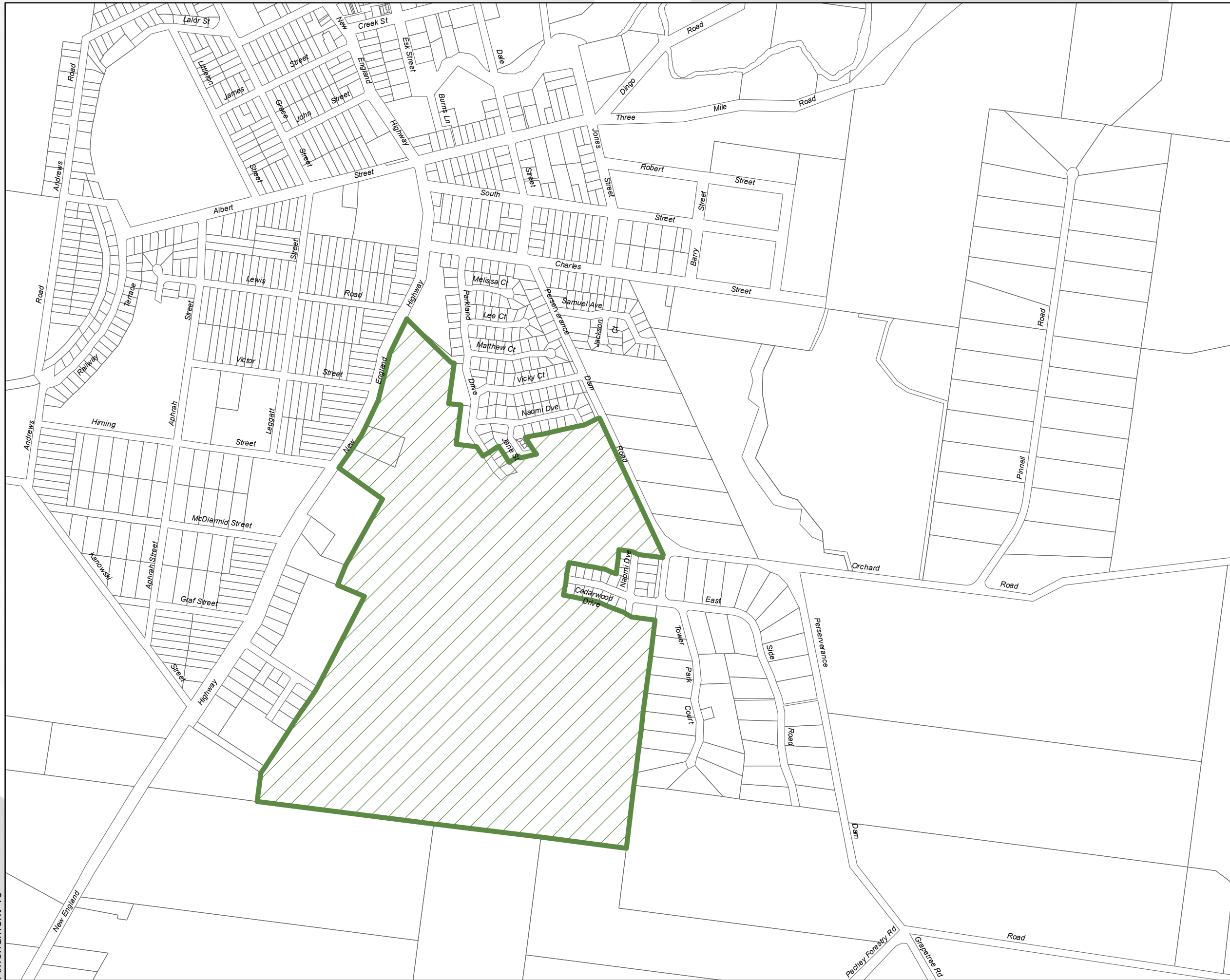
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
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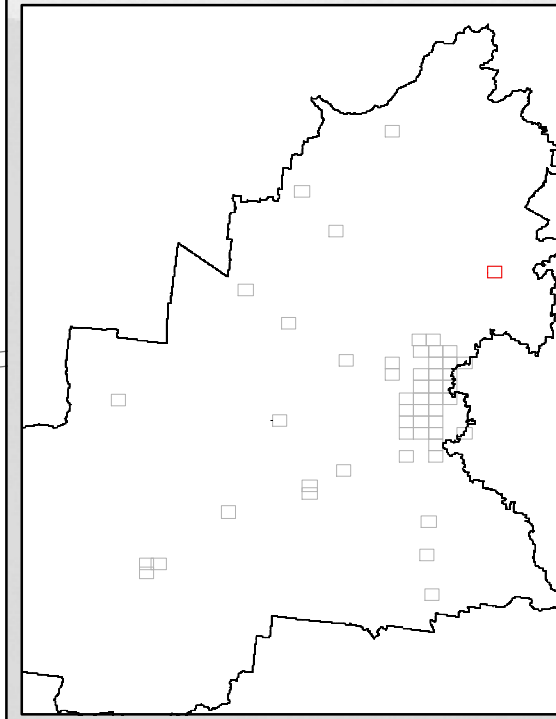
# Toowoomba Regional Greenfield Area



## Crows Nest 03

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

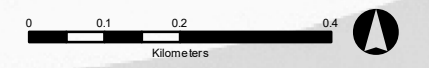


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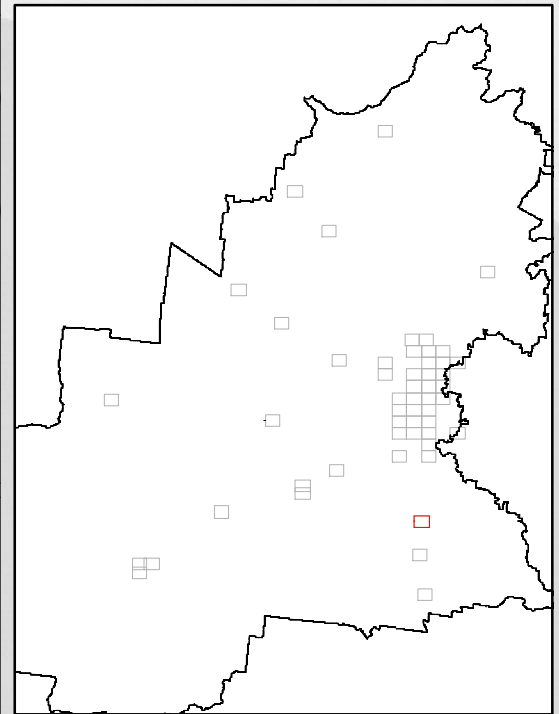
# Toowoomba Regional Greenfield Area



## Greenmount

### Legend

- Greenfield Area
- DCDB (Dec 2018)
- TRC Boundary

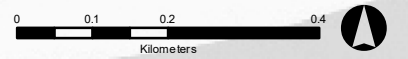


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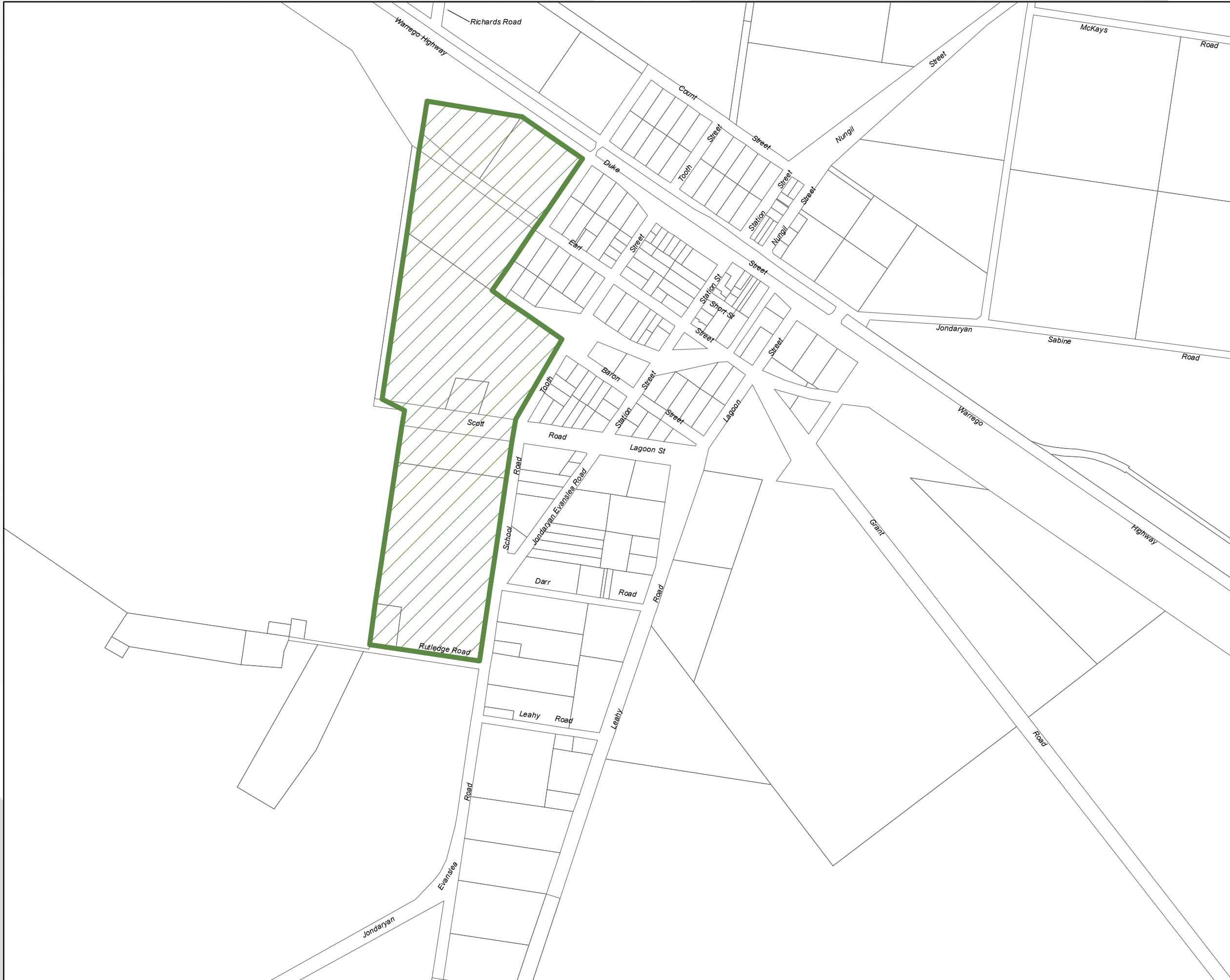
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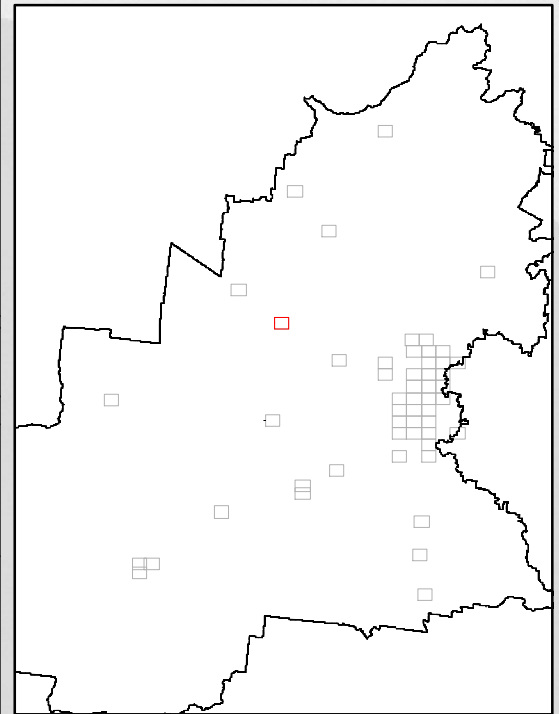
# Toowoomba Regional Greenfield Area



## Jondaryan

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary



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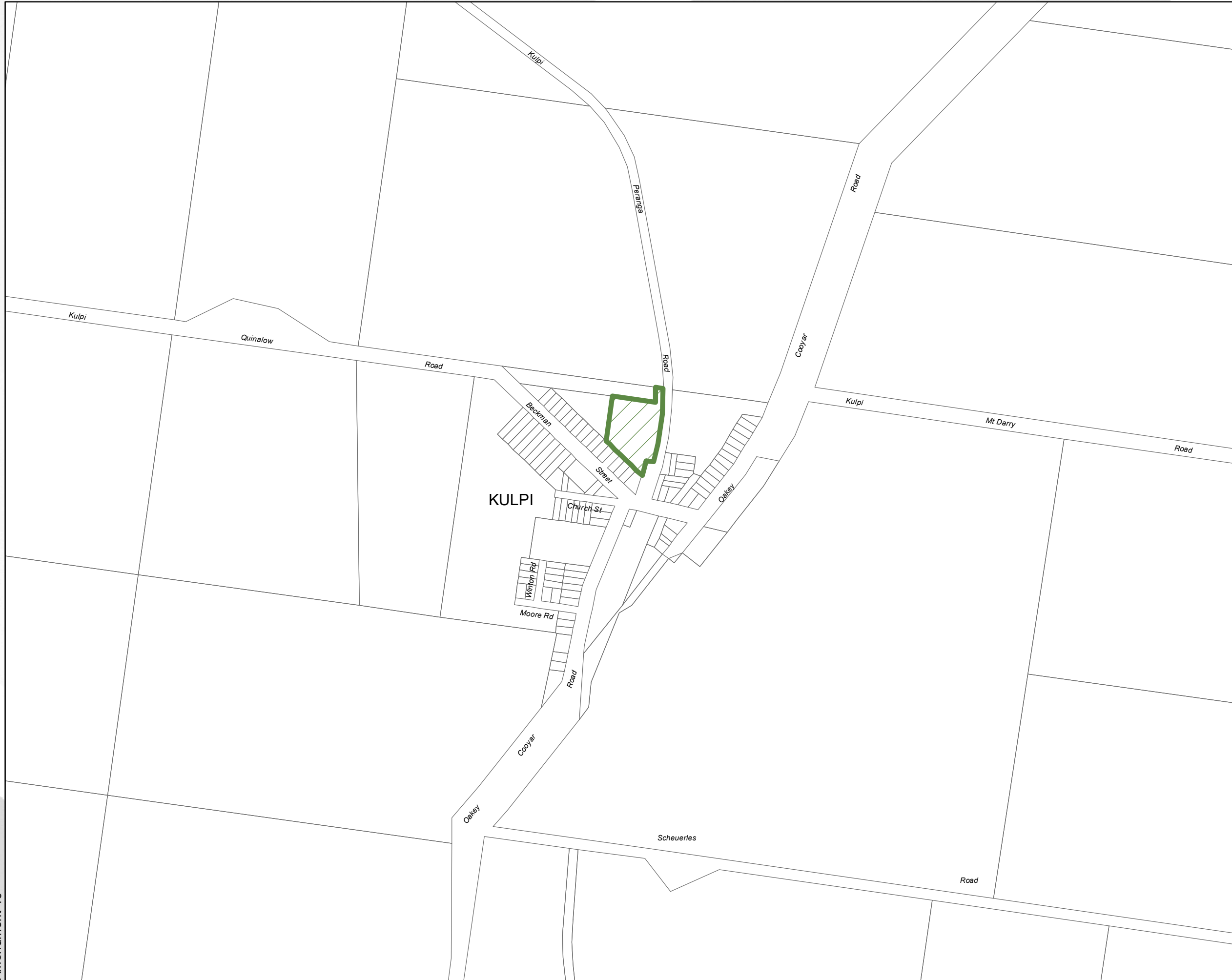
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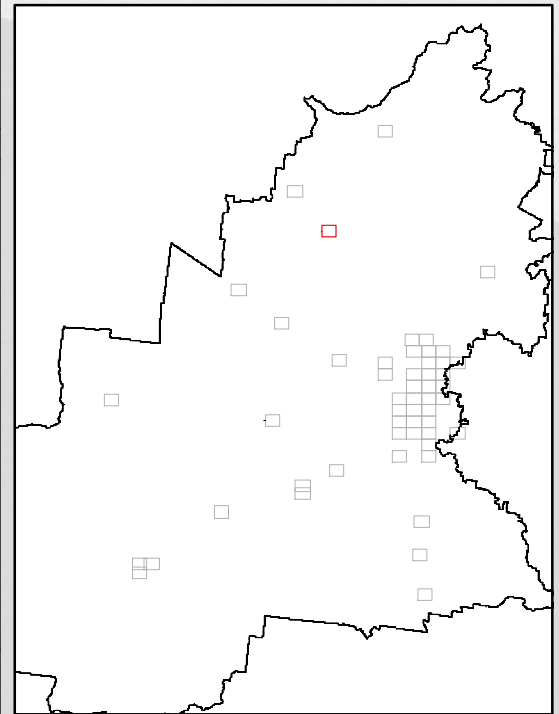
# Toowoomba Regional Greenfield Area



## Kulpi

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary



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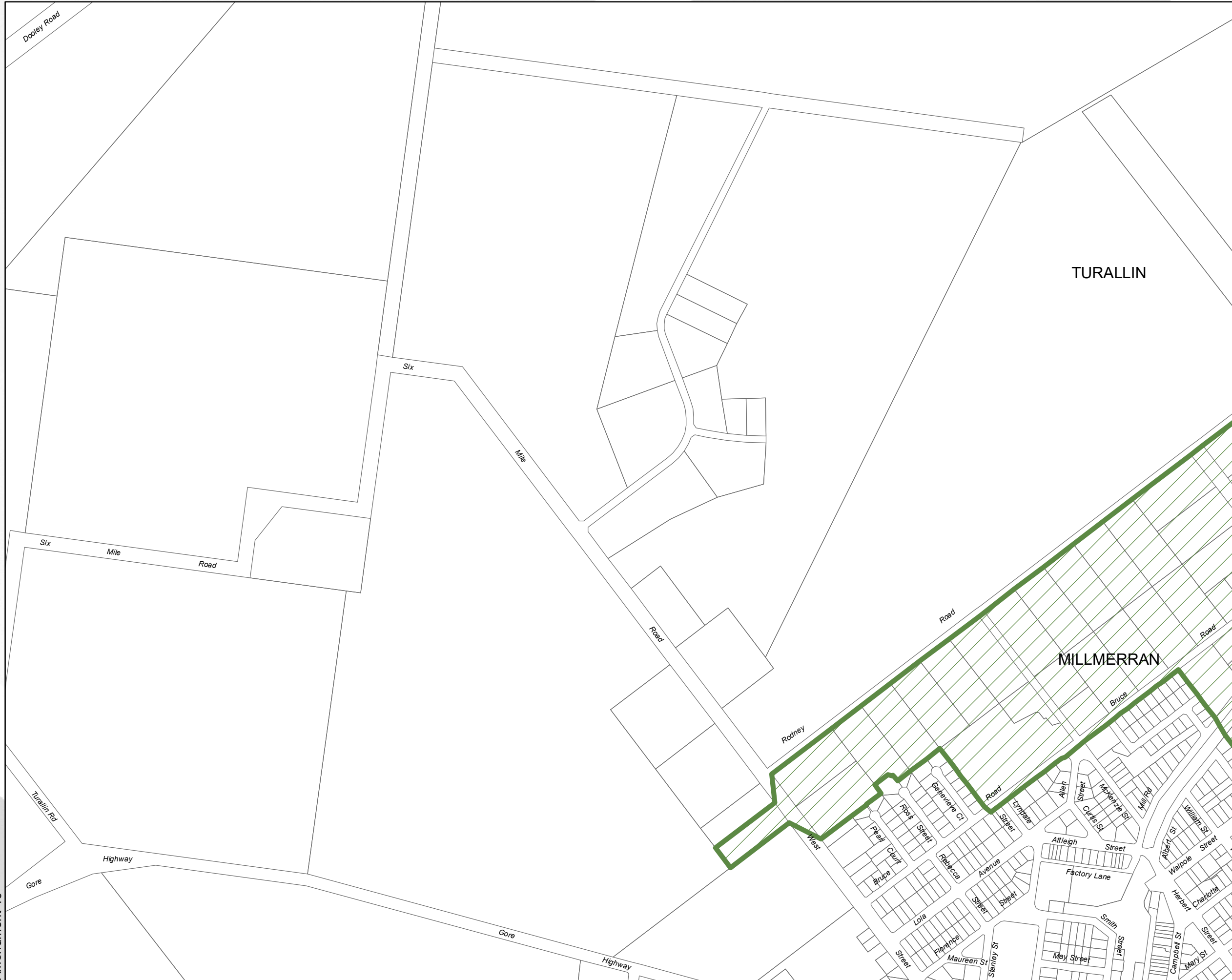
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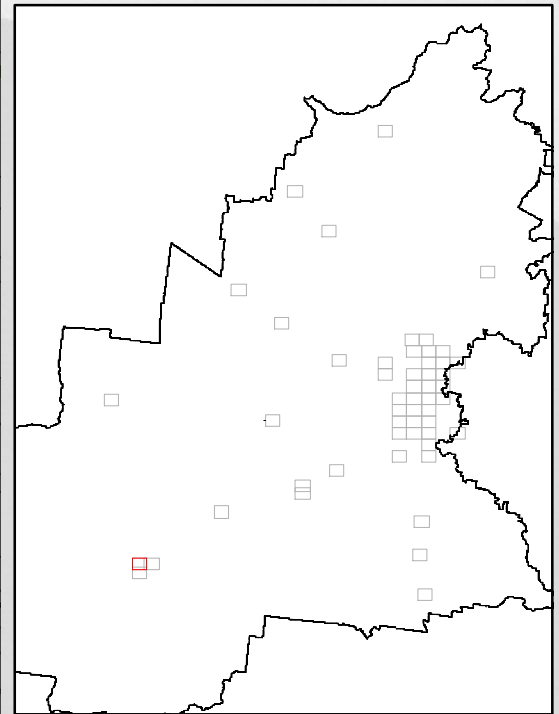
# Toowoomba Regional Greenfield Area



## Millmerran 01

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary



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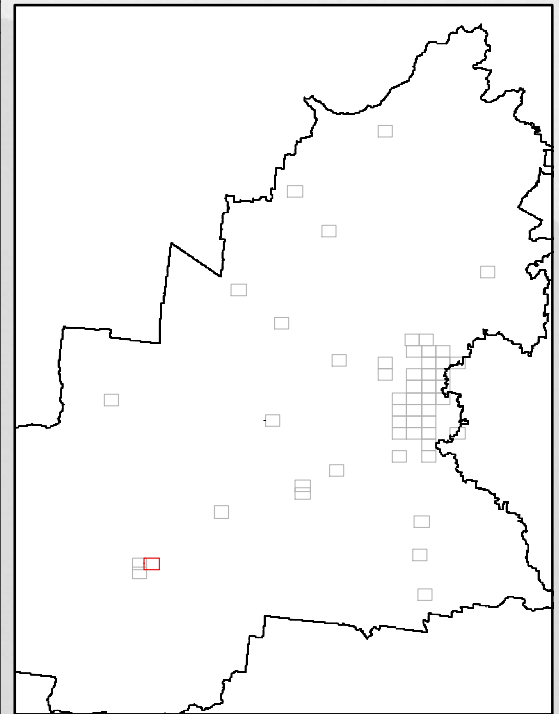
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## Millmerran 02

### Legend

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-  DCDB (Dec 2018)
-  TRC Boundary



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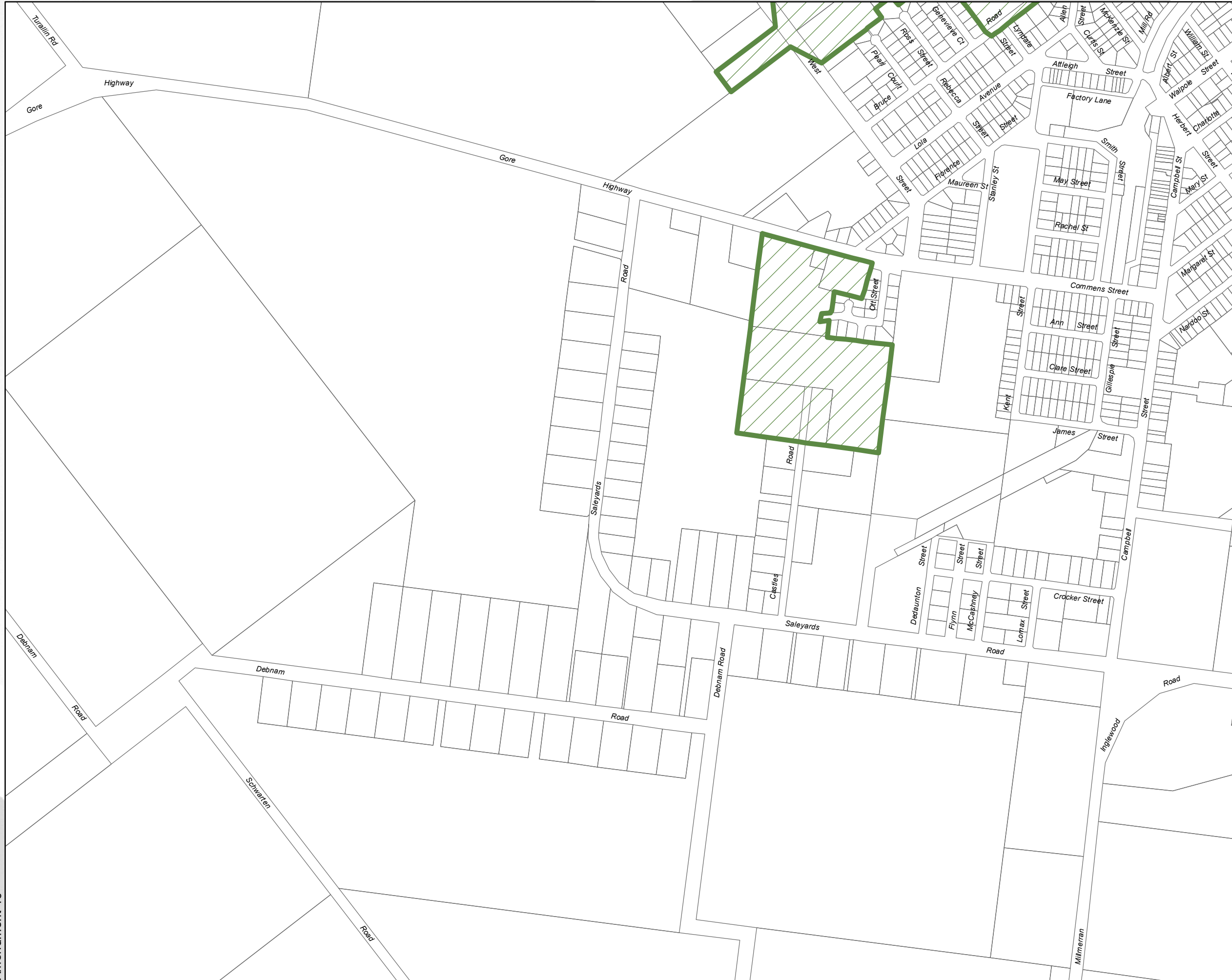
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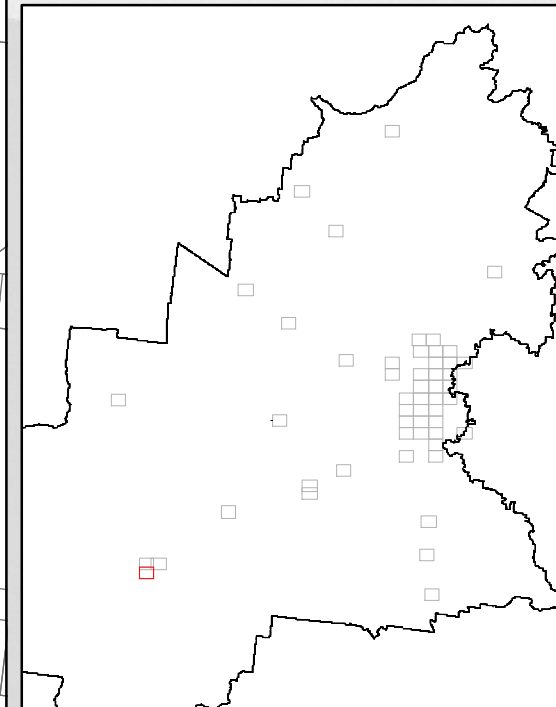
# Toowoomba Regional Greenfield Area



## Millmerran 03

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

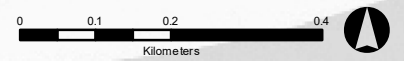


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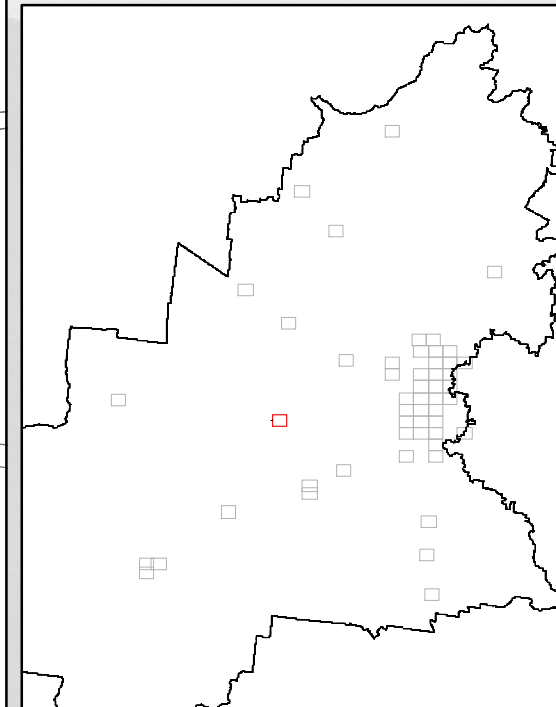
# Toowoomba Regional Greenfield Area



## Mount Tyson

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

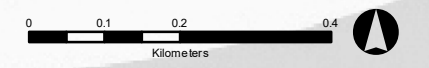


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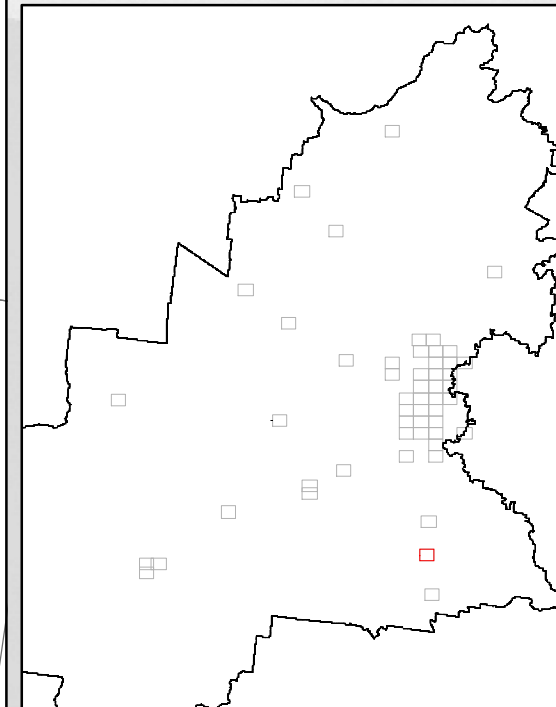
# Toowoomba Regional Greenfield Area



## Nobby

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

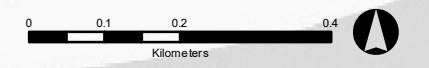


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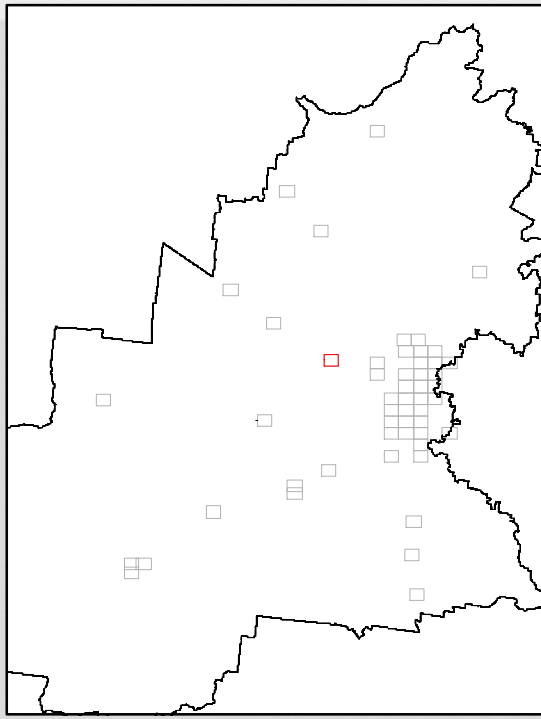
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# Toowoomba Regional Greenfield Area

**O-08**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

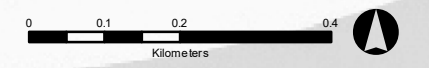


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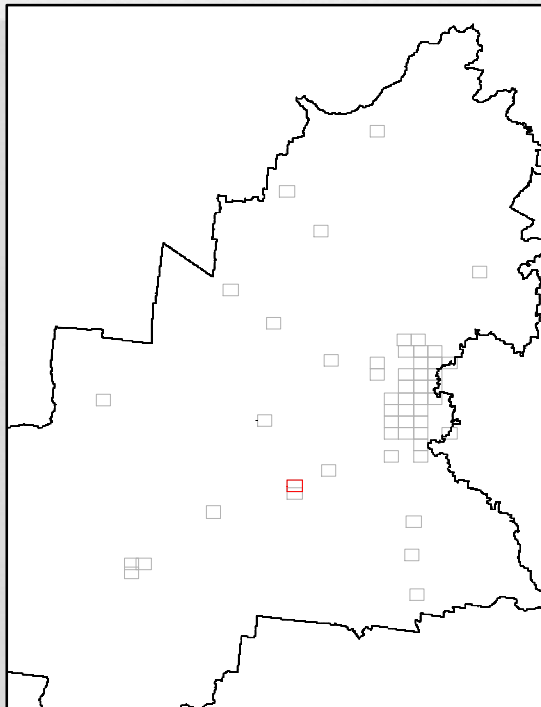
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# Toowoomba Regional Greenfield Area

## Pittsworth 01

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

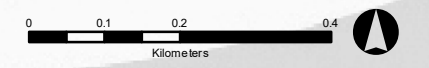


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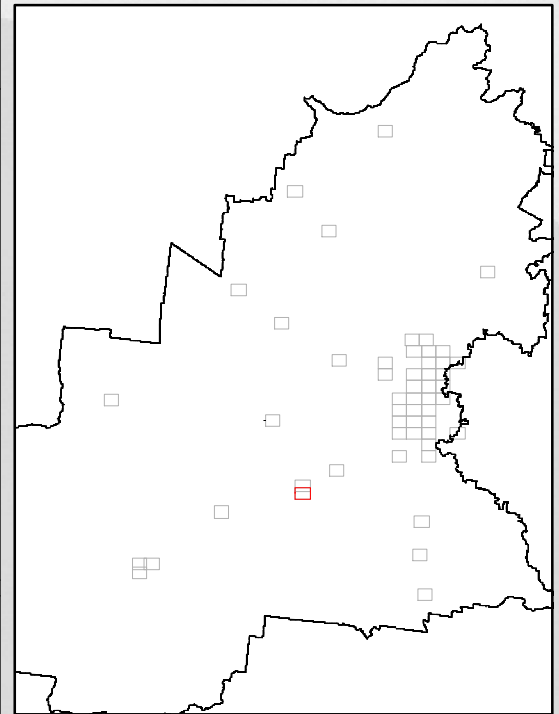
# Toowoomba Regional Greenfield Area



## Pittsworth 02

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

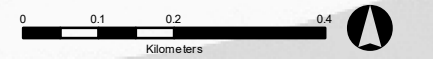


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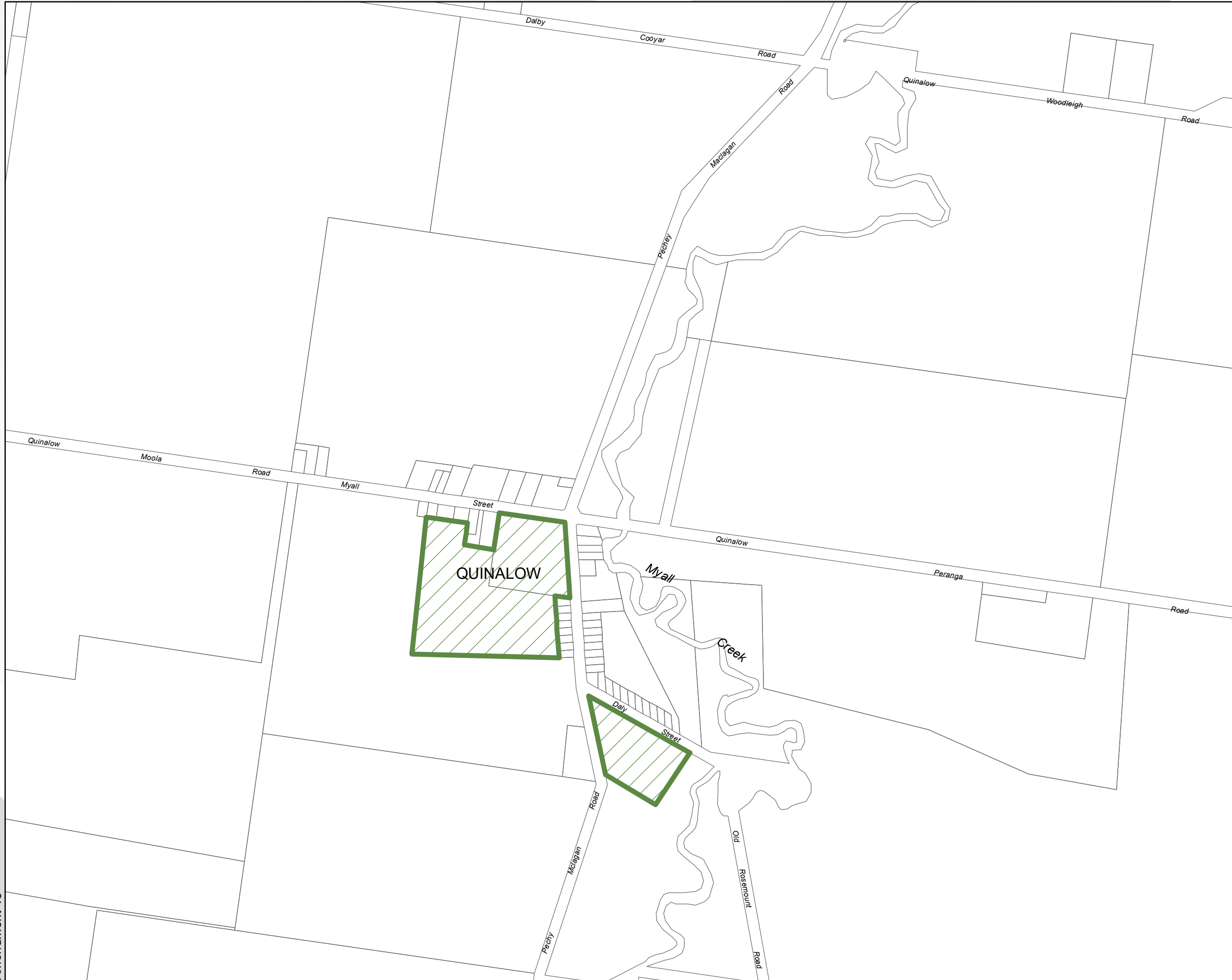
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Approx. Scale at A3 1:10,000

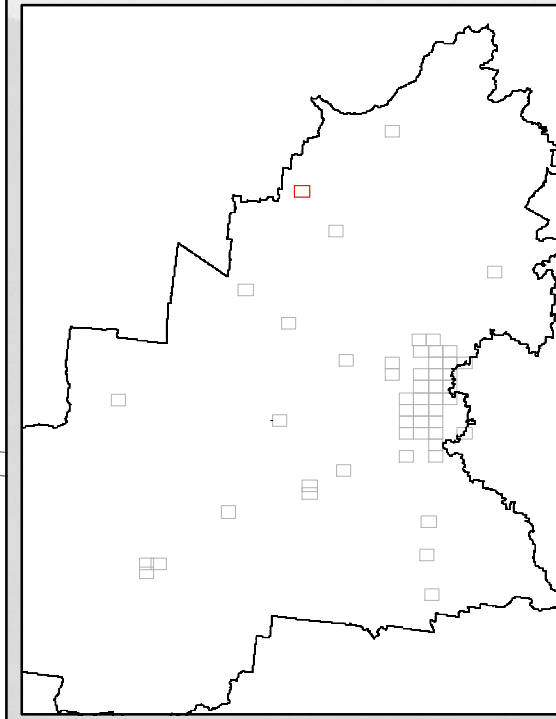
# Toowoomba Regional Greenfield Area



## Quinalow

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

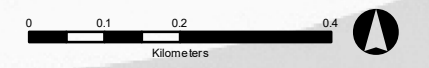


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Approx. Scale at A3 1:10,000

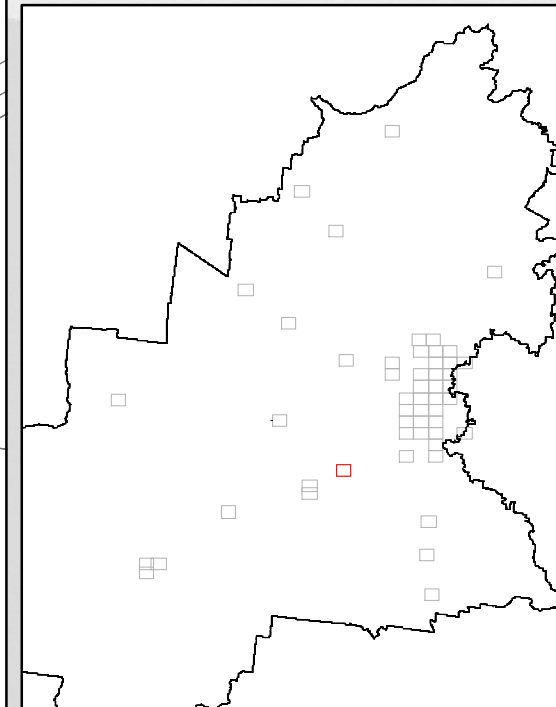
# Toowoomba Regional Greenfield Area



## Southbrook

### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

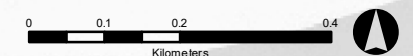


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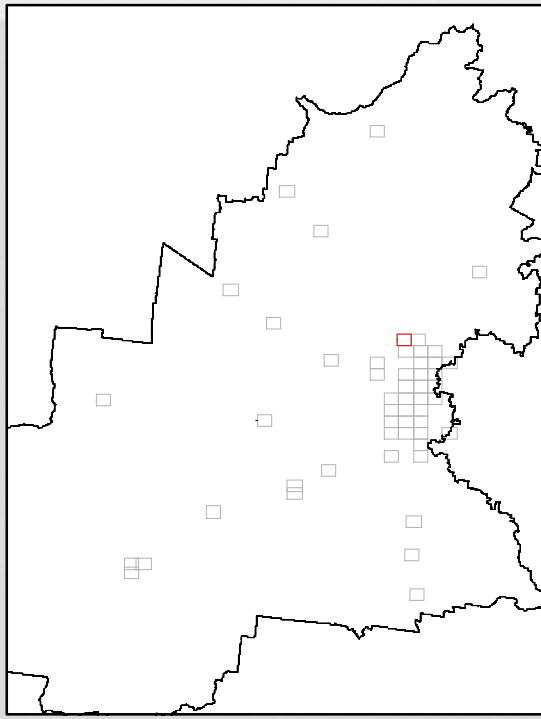
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-11**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

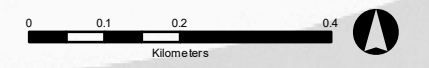


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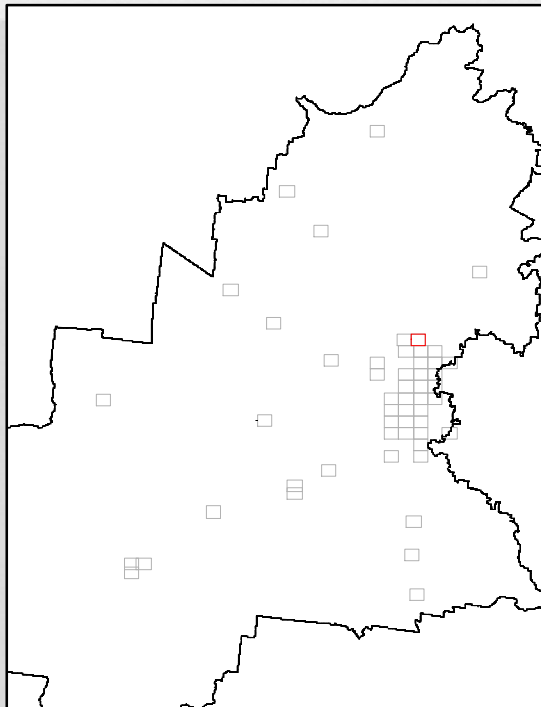
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-12**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

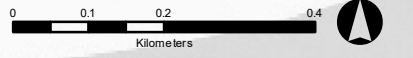


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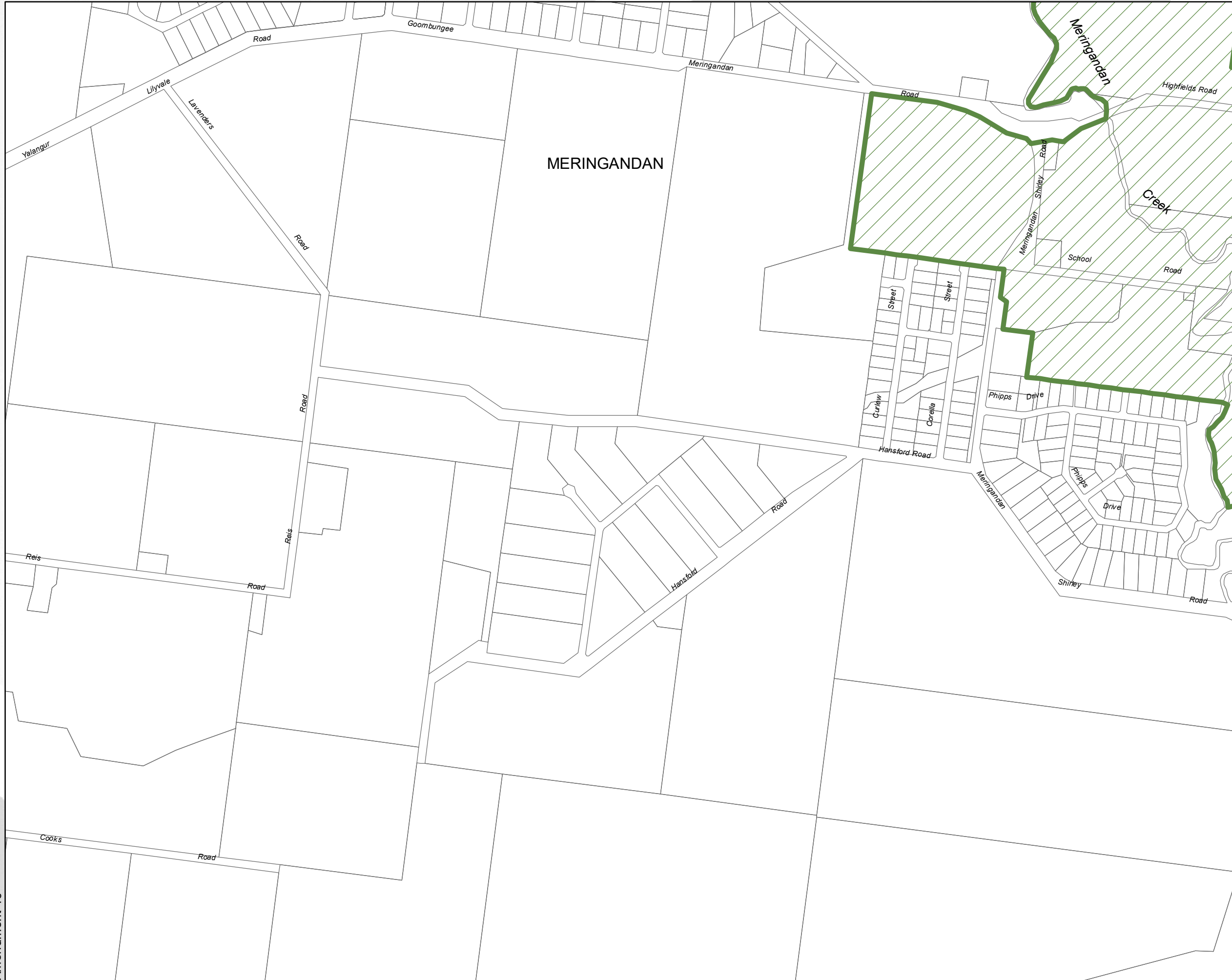


Approx. Scale at A3 1:10,000

Amendment 16

**MERINGANDAN**

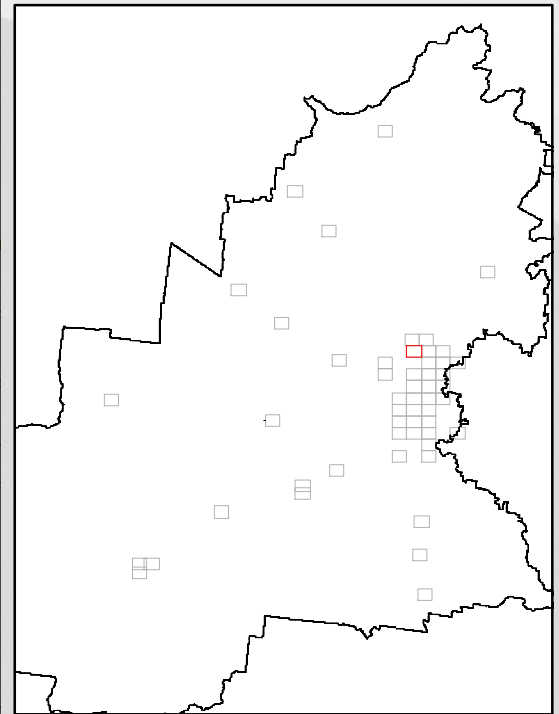
# Toowoomba Regional Greenfield Area



**T-18**

**Legend**

- Greenfield Area
- DCDB (Dec 2018)
- TRC Boundary



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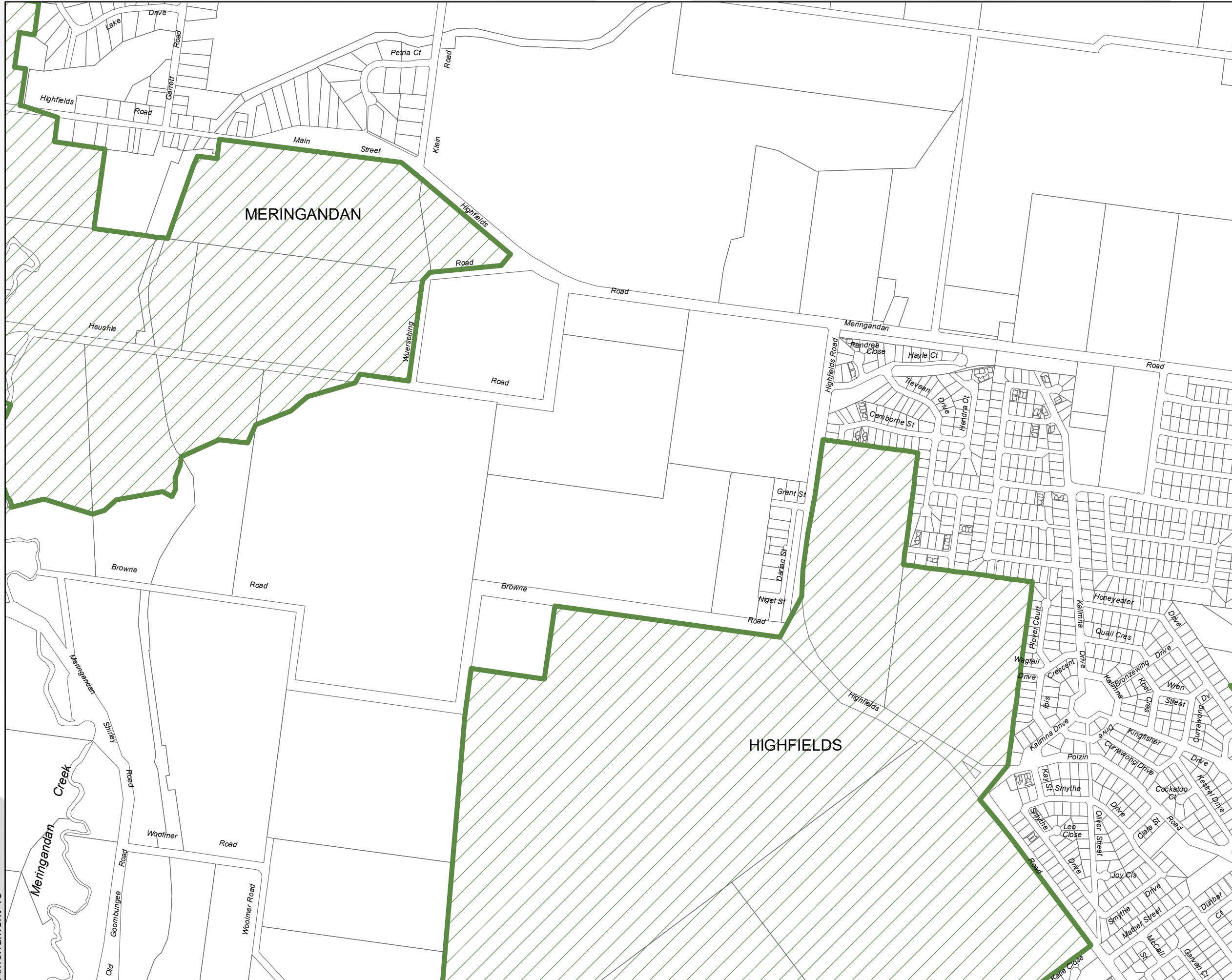
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Approx. Scale at A3 1:10,000

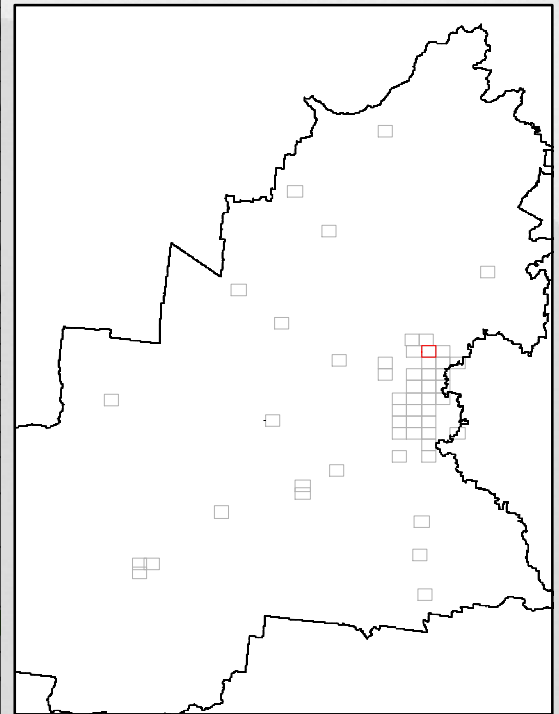
# Toowoomba Regional Greenfield Area



**T-19**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

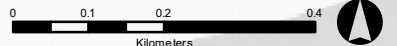


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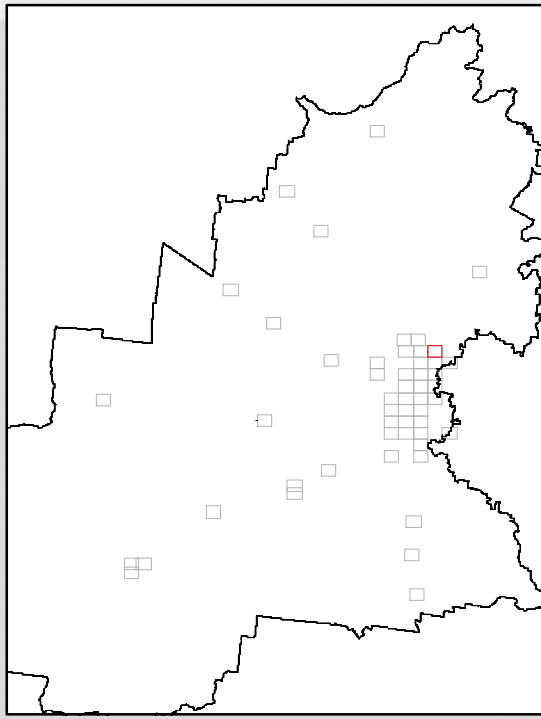
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-20**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

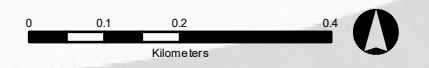


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


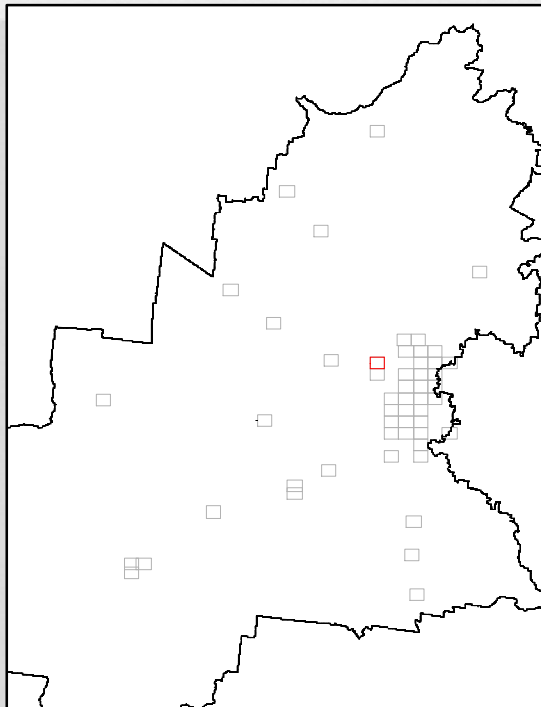
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area



**T-24**

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

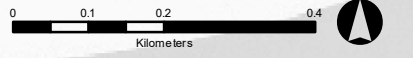


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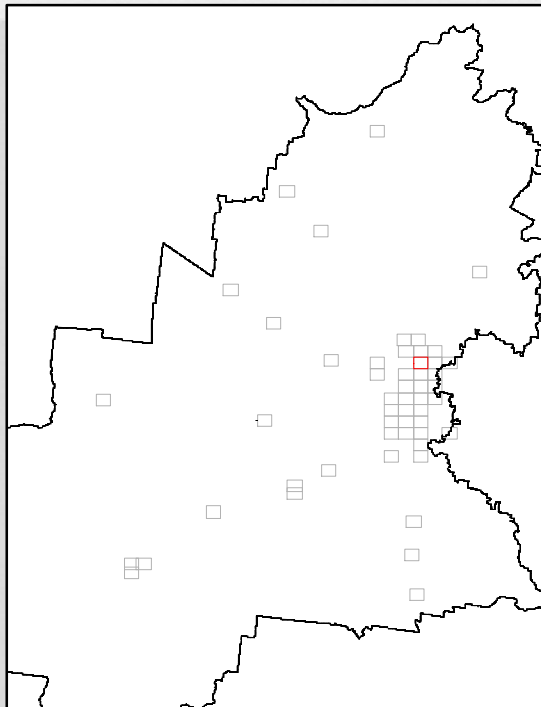
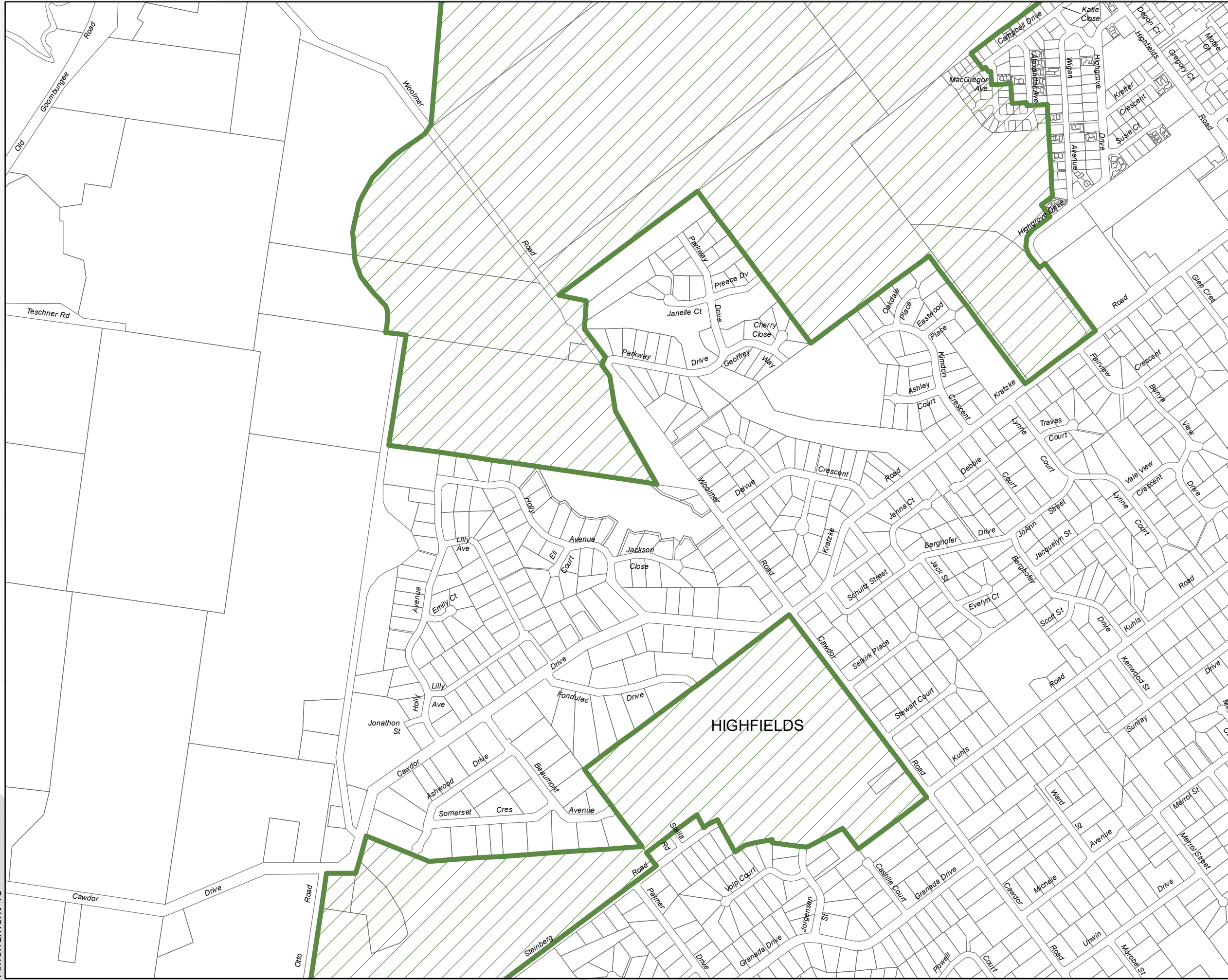
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-27**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

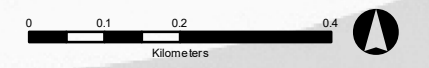


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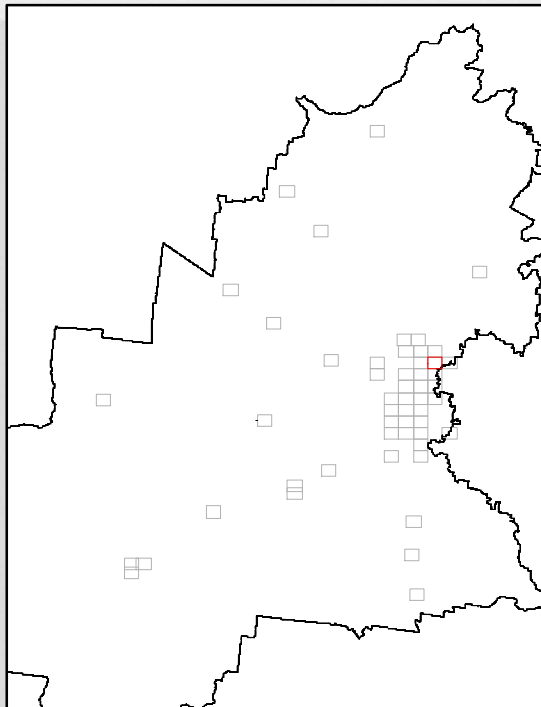
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area



**T-28**

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

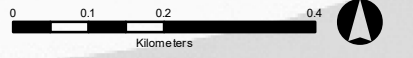


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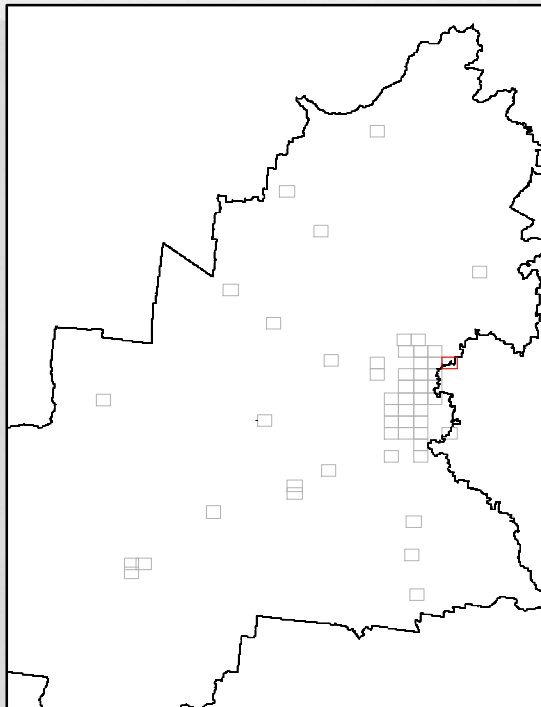
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area



**T-29**

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

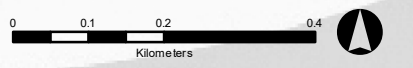


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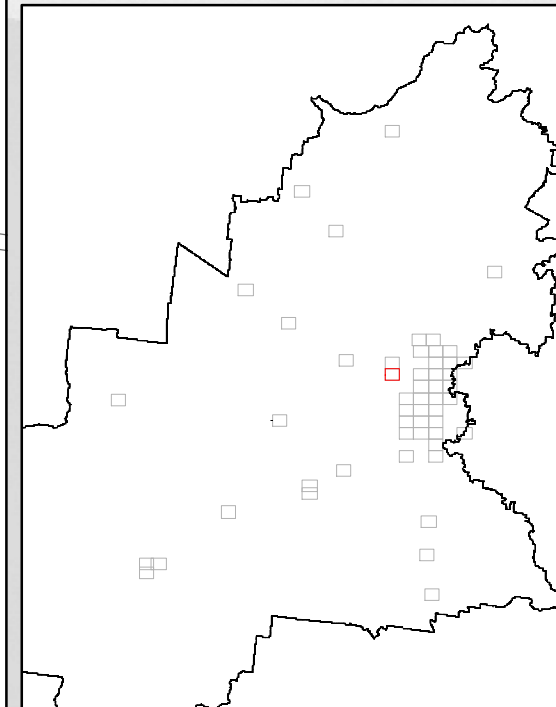
# Toowoomba Regional Greenfield Area



**T-31**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

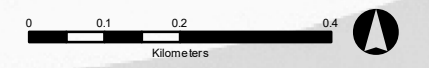


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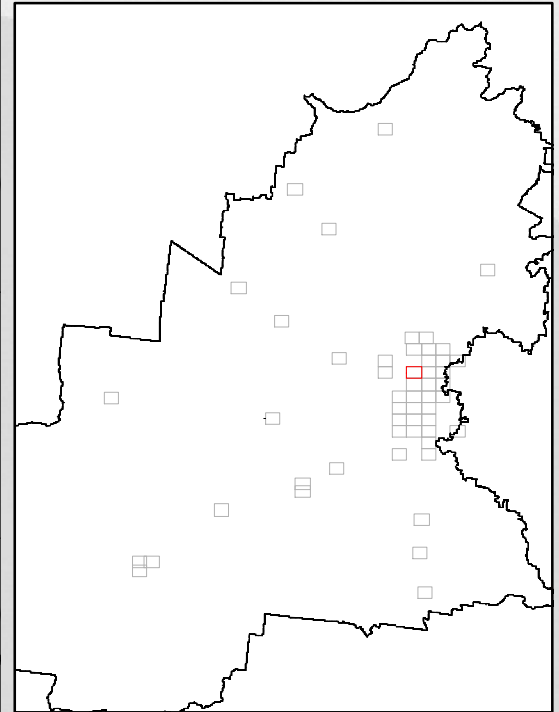
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-33**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary



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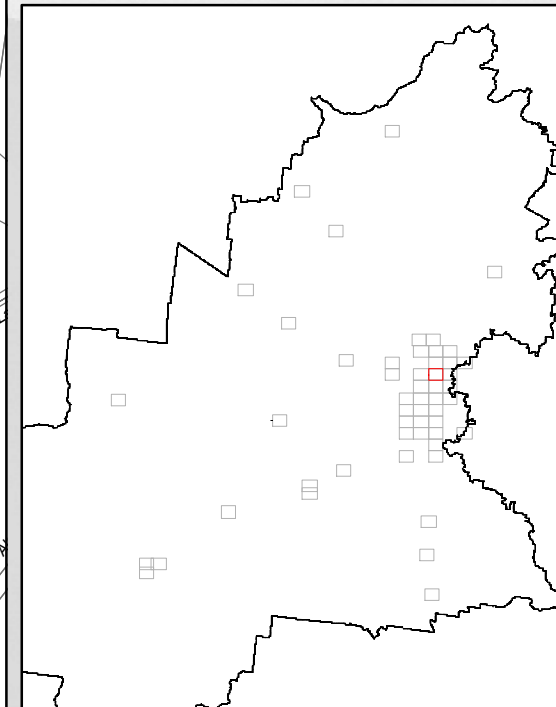
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-34**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

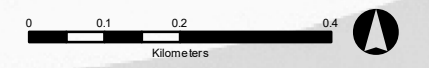


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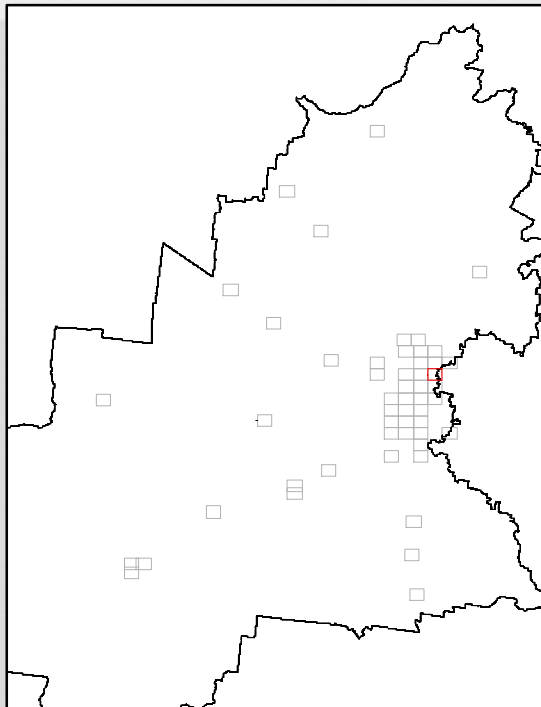
**CRANLEY**

# Toowoomba Regional Greenfield Area



**T-35**

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

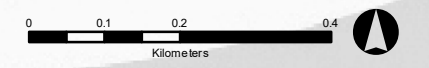


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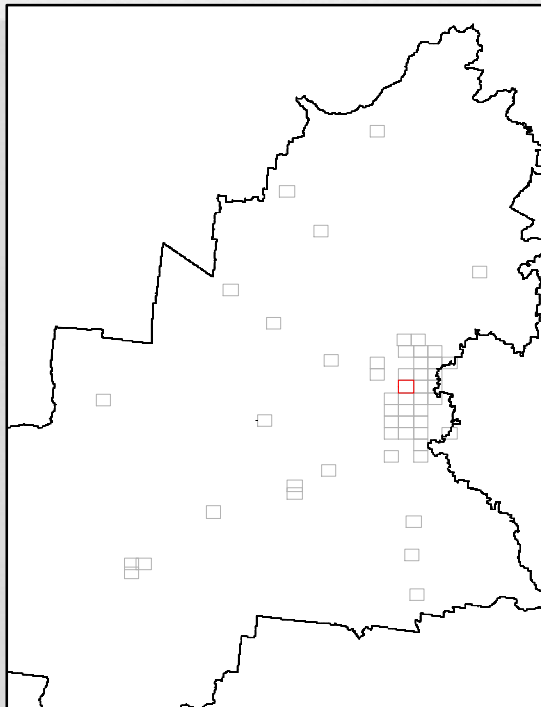
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area



**T-40**

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

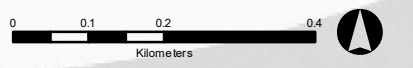


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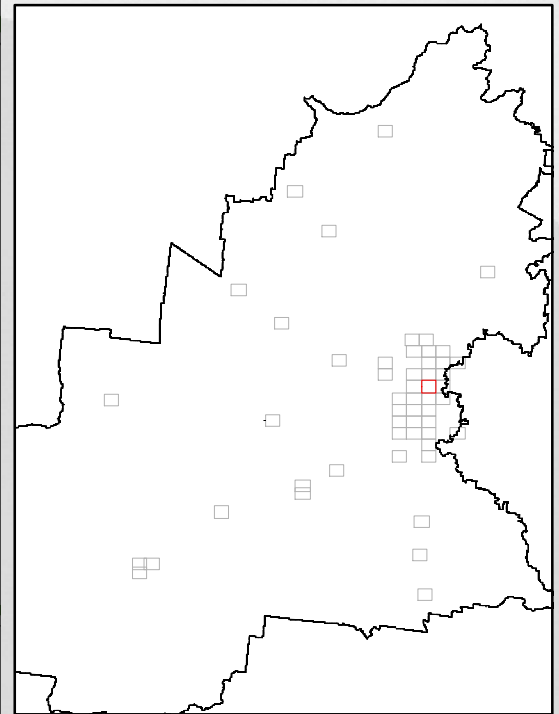
# Toowoomba Regional Greenfield Area



**T-41**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary



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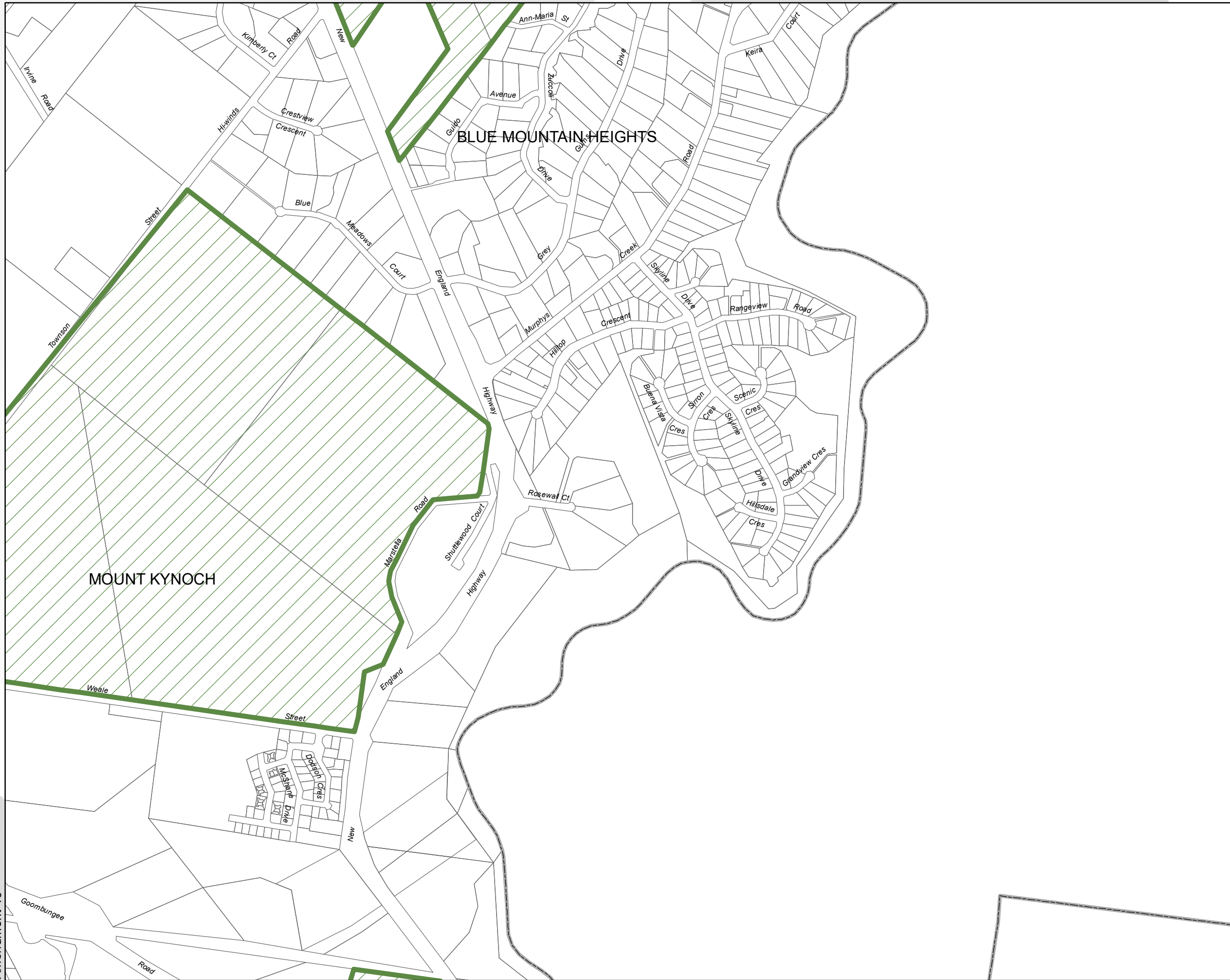
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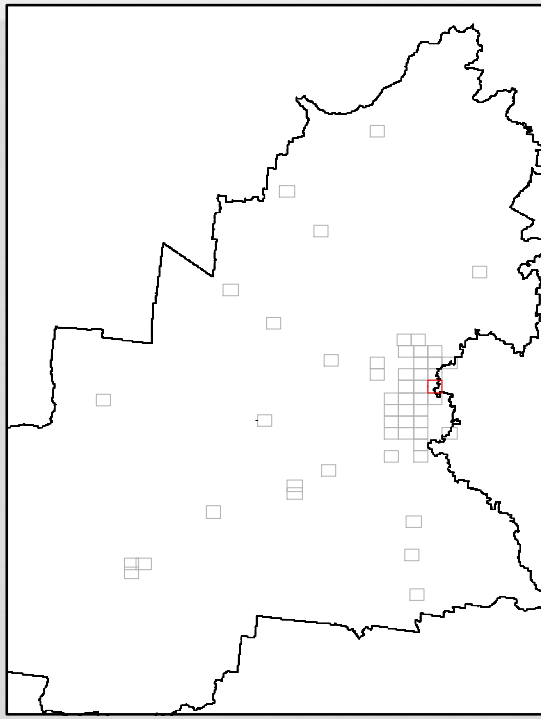
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# Toowoomba Regional Greenfield Area



**T-42**

- Legend**
- Greenfield Area
  - DCDB (Dec 2018)
  - TRC Boundary

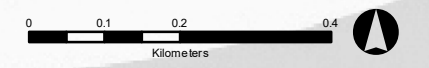


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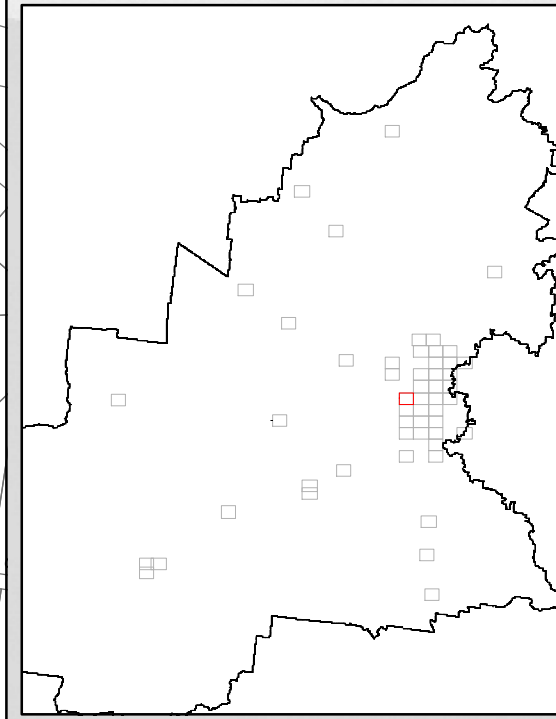
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-46**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

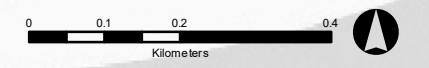


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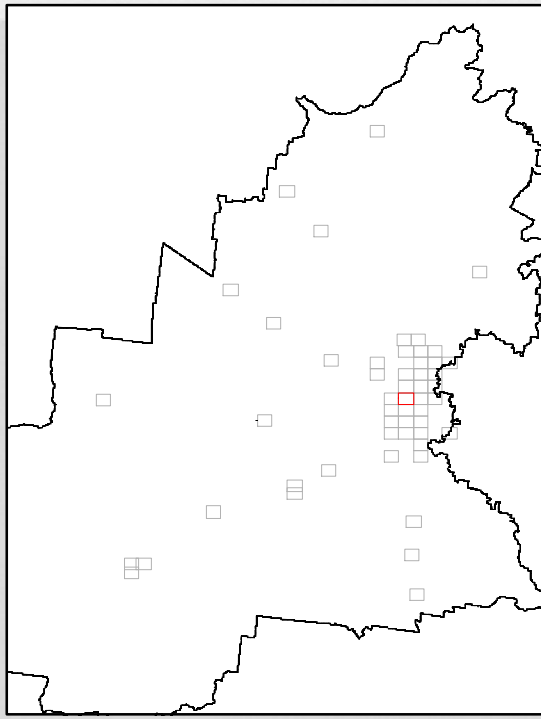
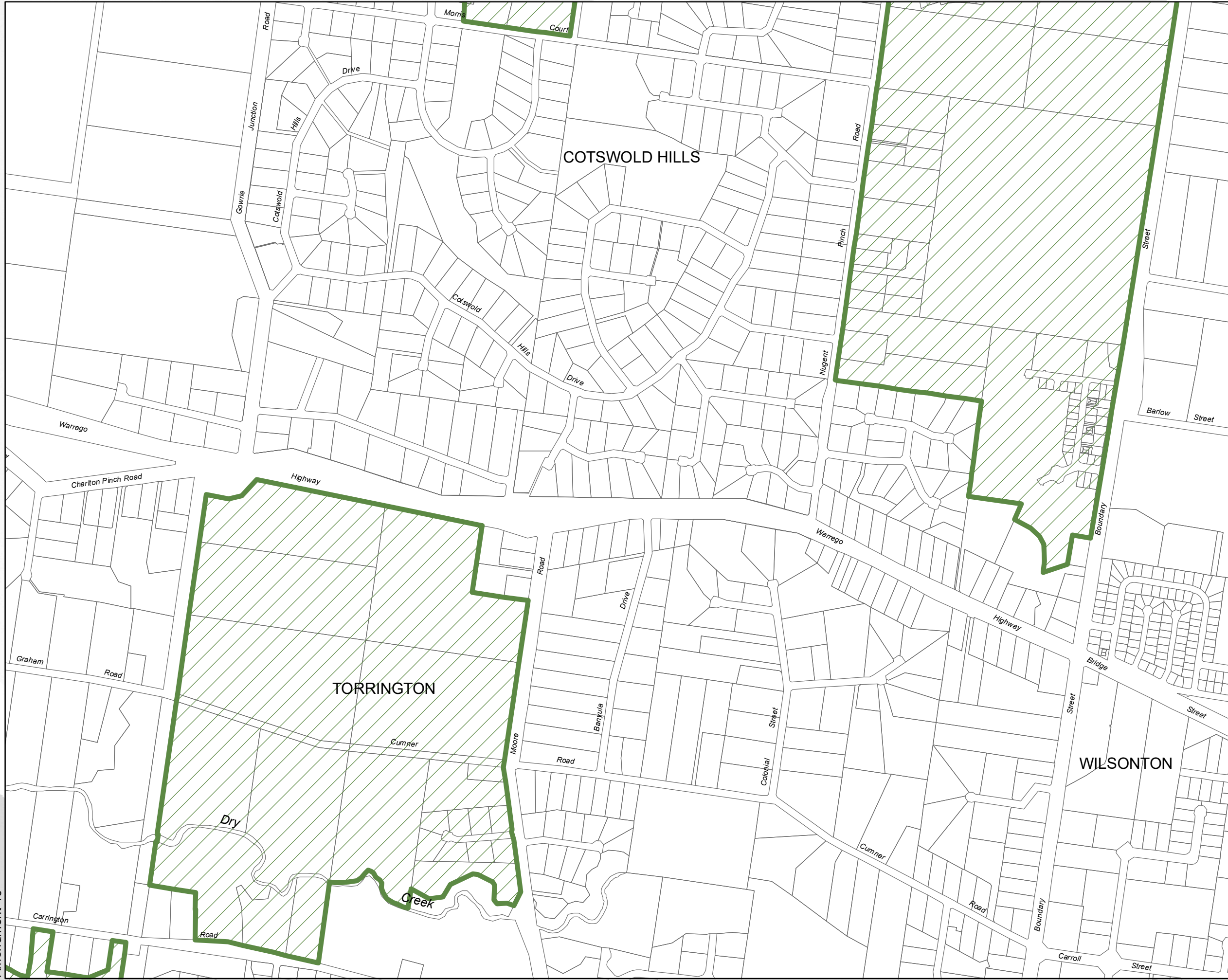
Approx. Scale at A3 1:10,000

# Toowoomba Regional Greenfield Area

**T-47**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

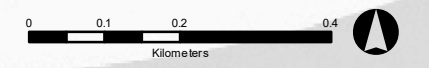


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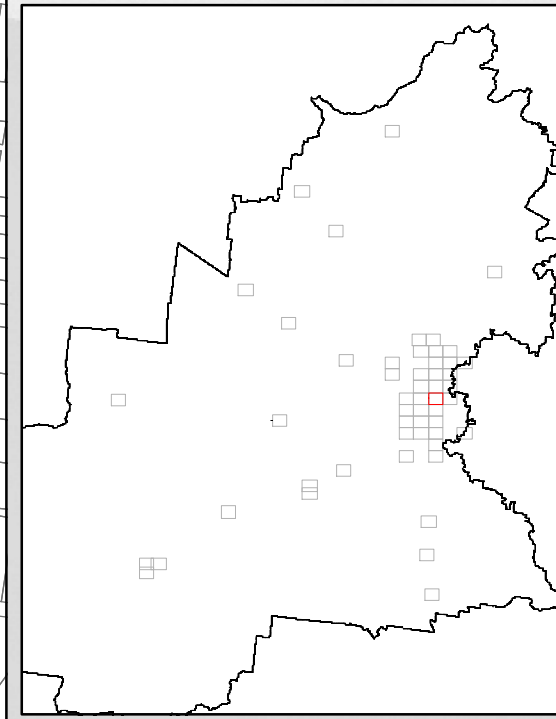
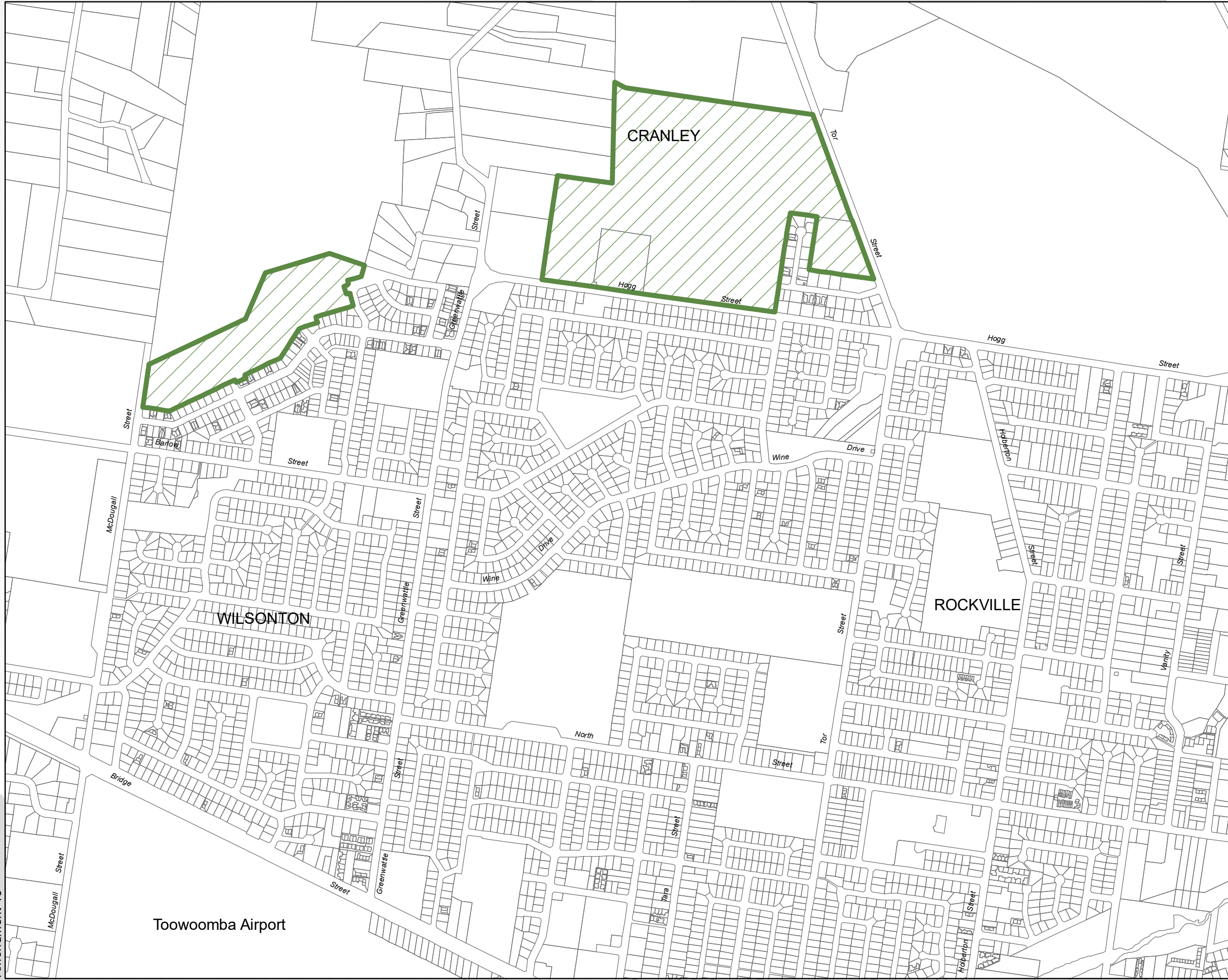
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# Toowoomba Regional Greenfield Area

**T-48**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

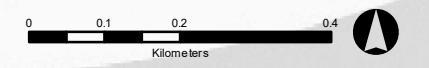


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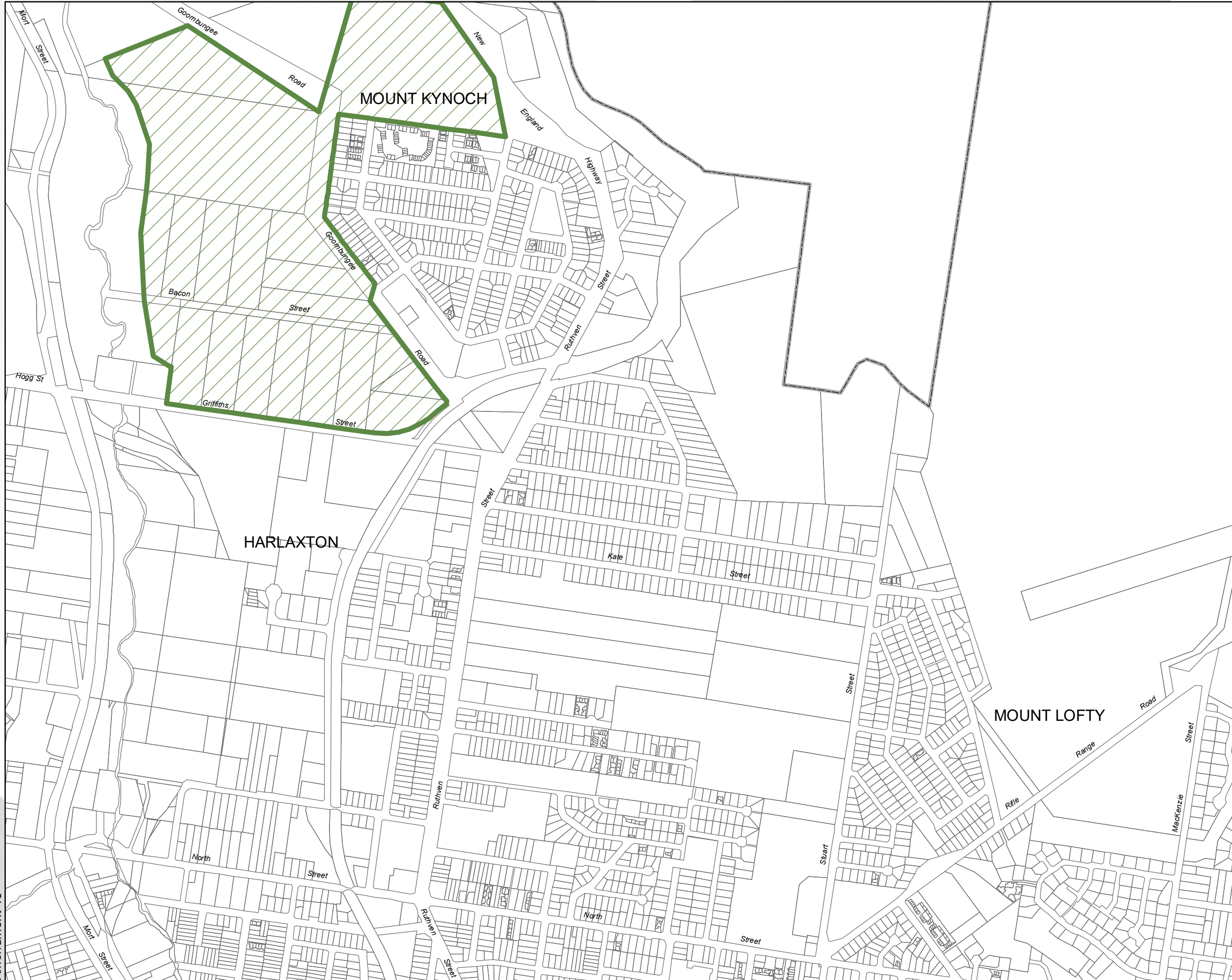
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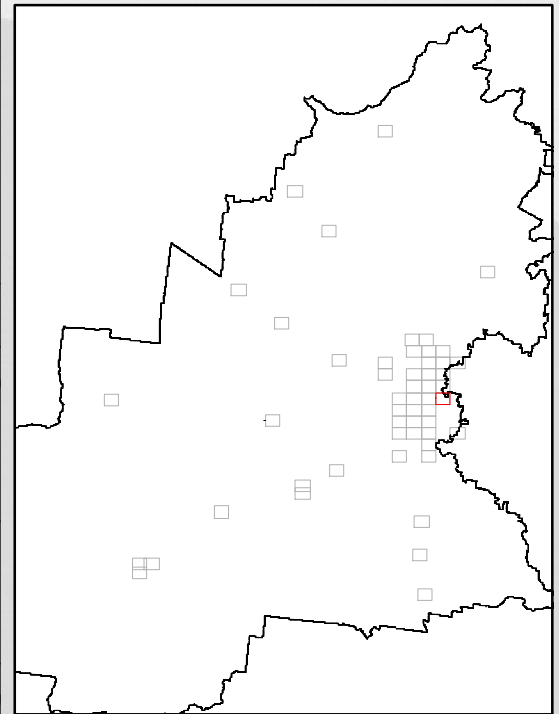
# Toowoomba Regional Greenfield Area



**T-49**

**Legend**

-  Greenfield Area
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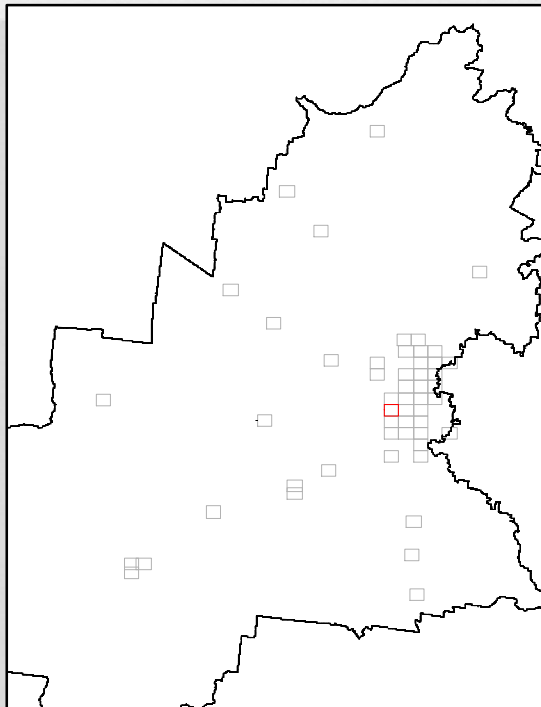
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# Toowoomba Regional Greenfield Area



**T-53**

- Legend**
-  Greenfield Area
  -  DCDB (Dec 2018)
  -  TRC Boundary

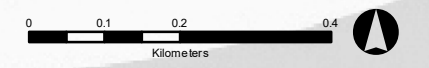


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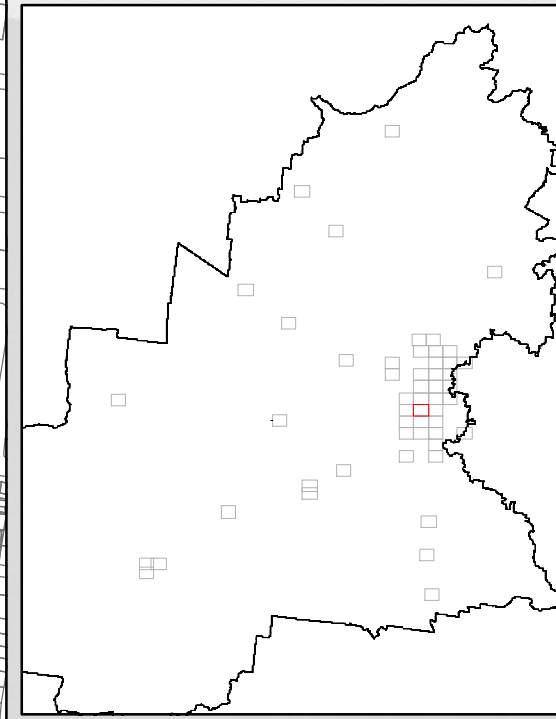
# Toowoomba Regional Greenfield Area



**T-54**

**Legend**

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-  DCDB (Dec 2018)
-  TRC Boundary

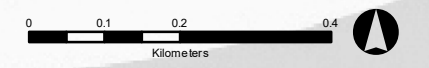


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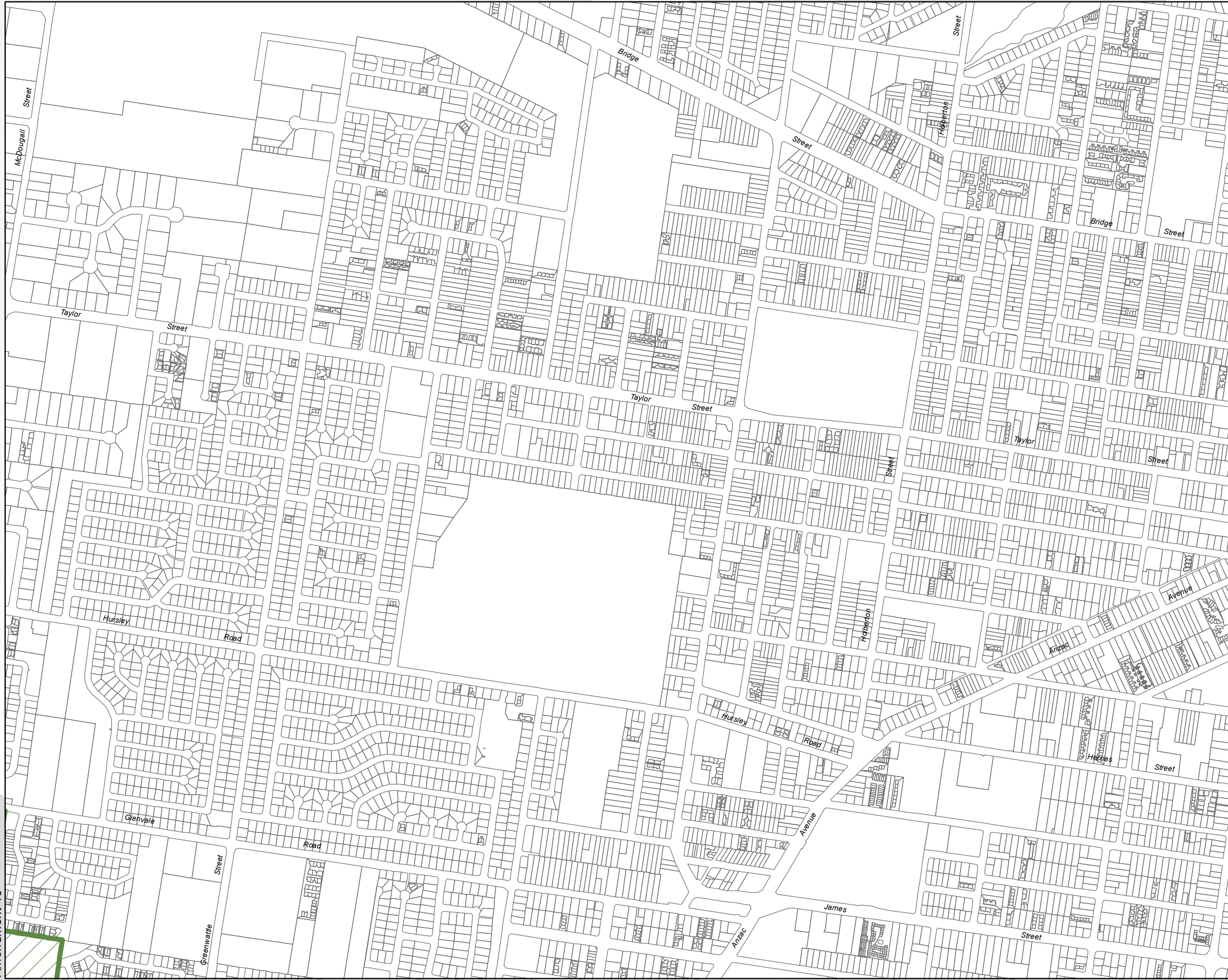
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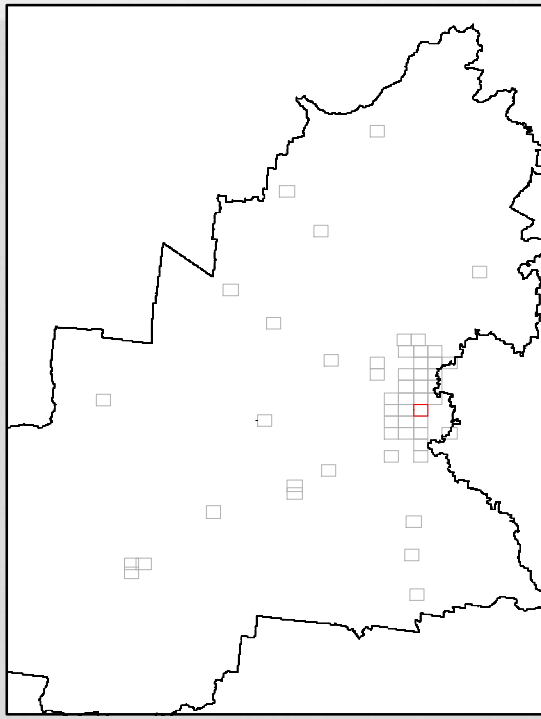
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# Toowoomba Regional Greenfield Area



**T-55**

- Legend**
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  -  DCDB (Dec 2018)
  -  TRC Boundary

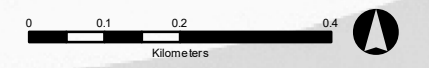


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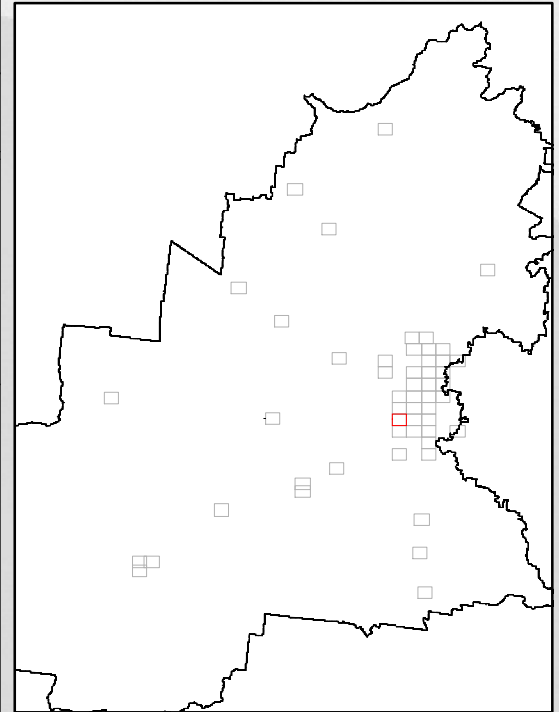
# Toowoomba Regional Greenfield Area



**T-60**

**Legend**

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-  TRC Boundary



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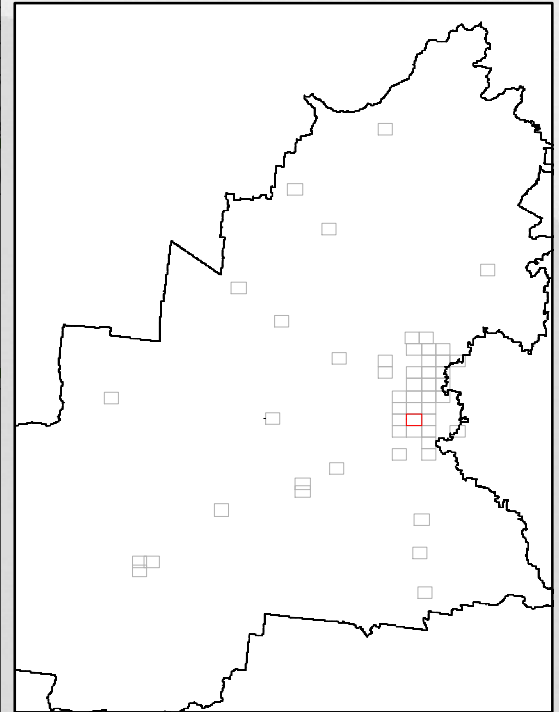
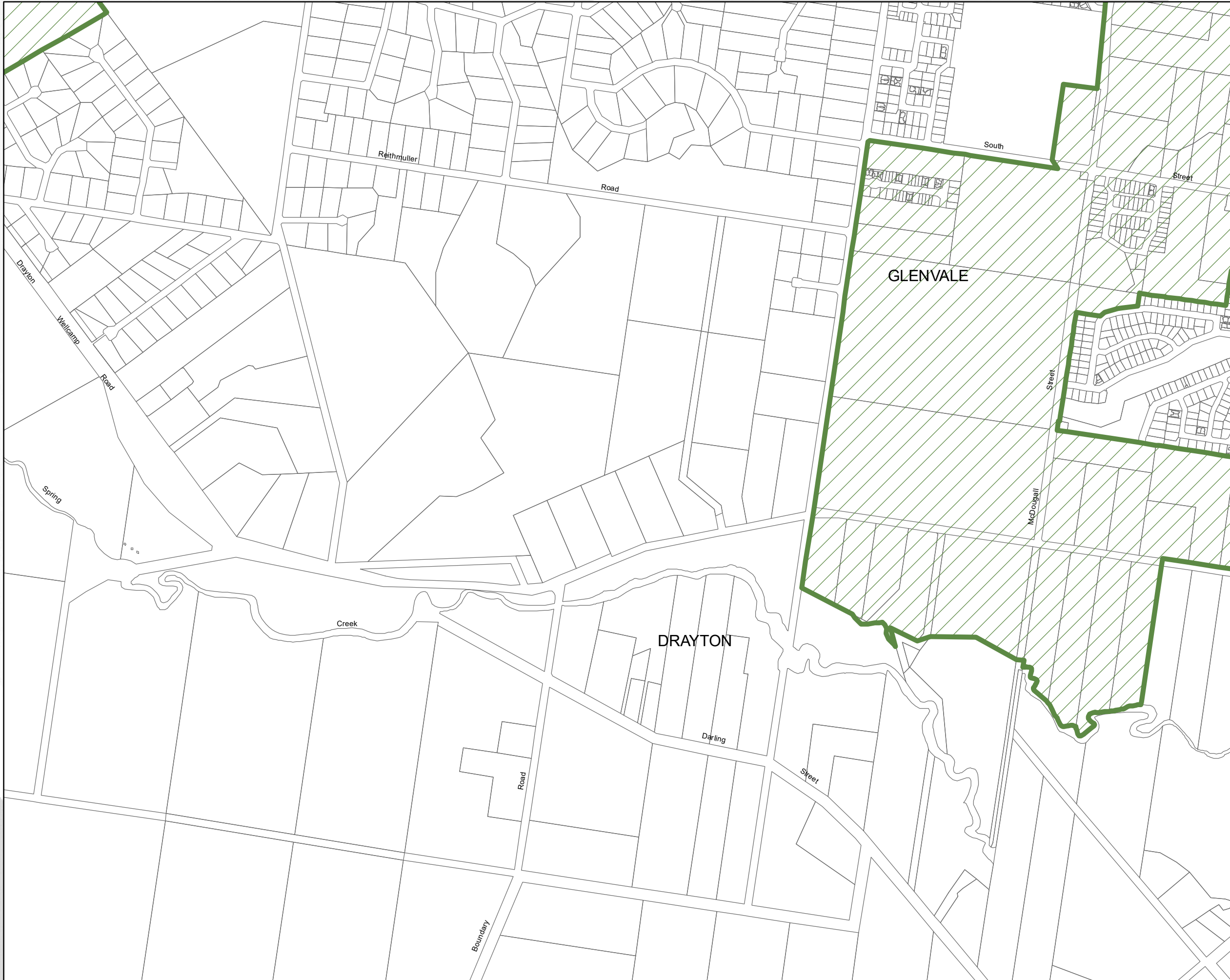
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# Toowoomba Regional Greenfield Area

**T-61**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

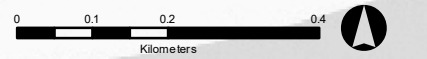


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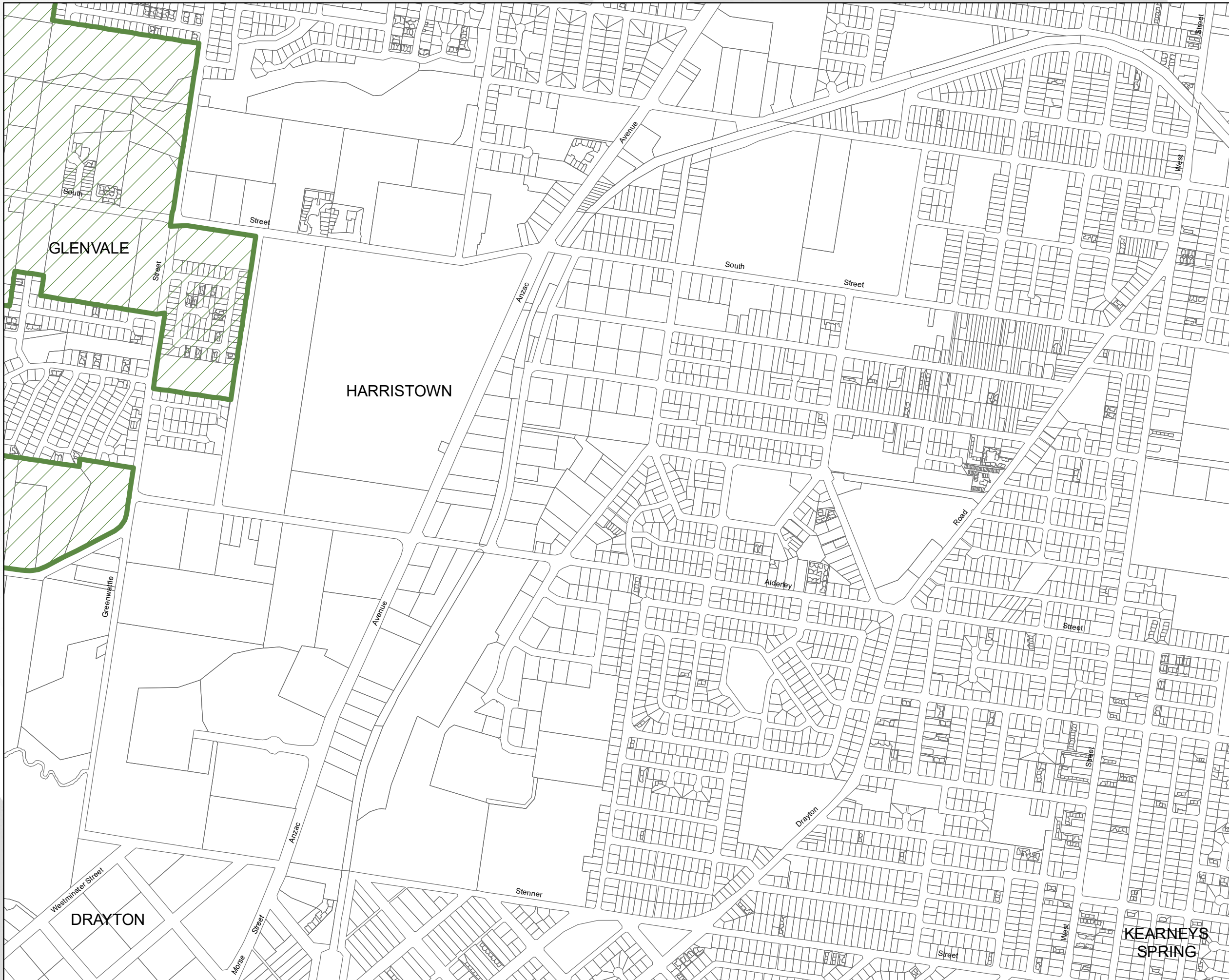
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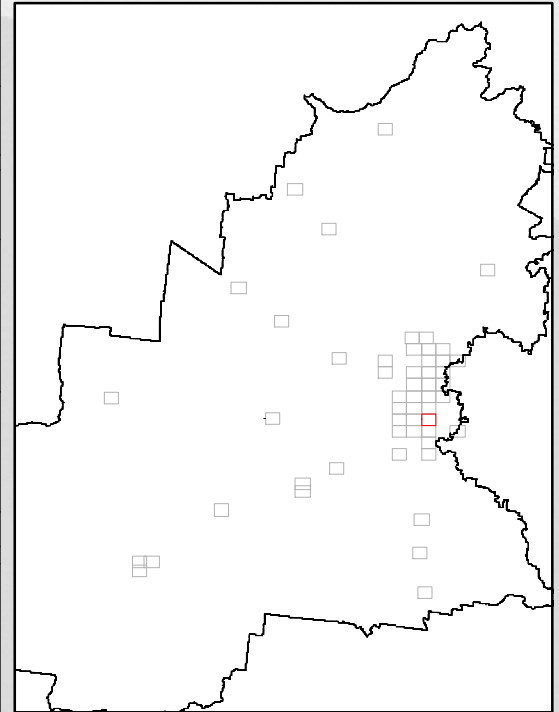
# Toowoomba Regional Greenfield Area



**T-62**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

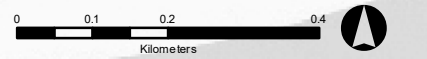


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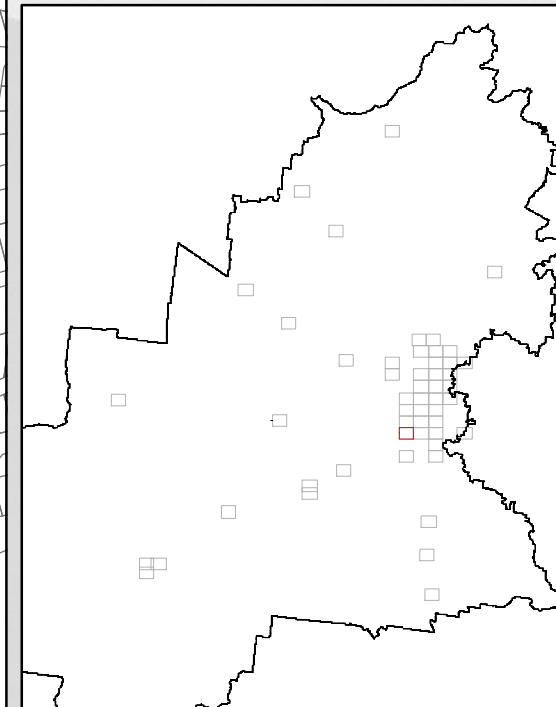
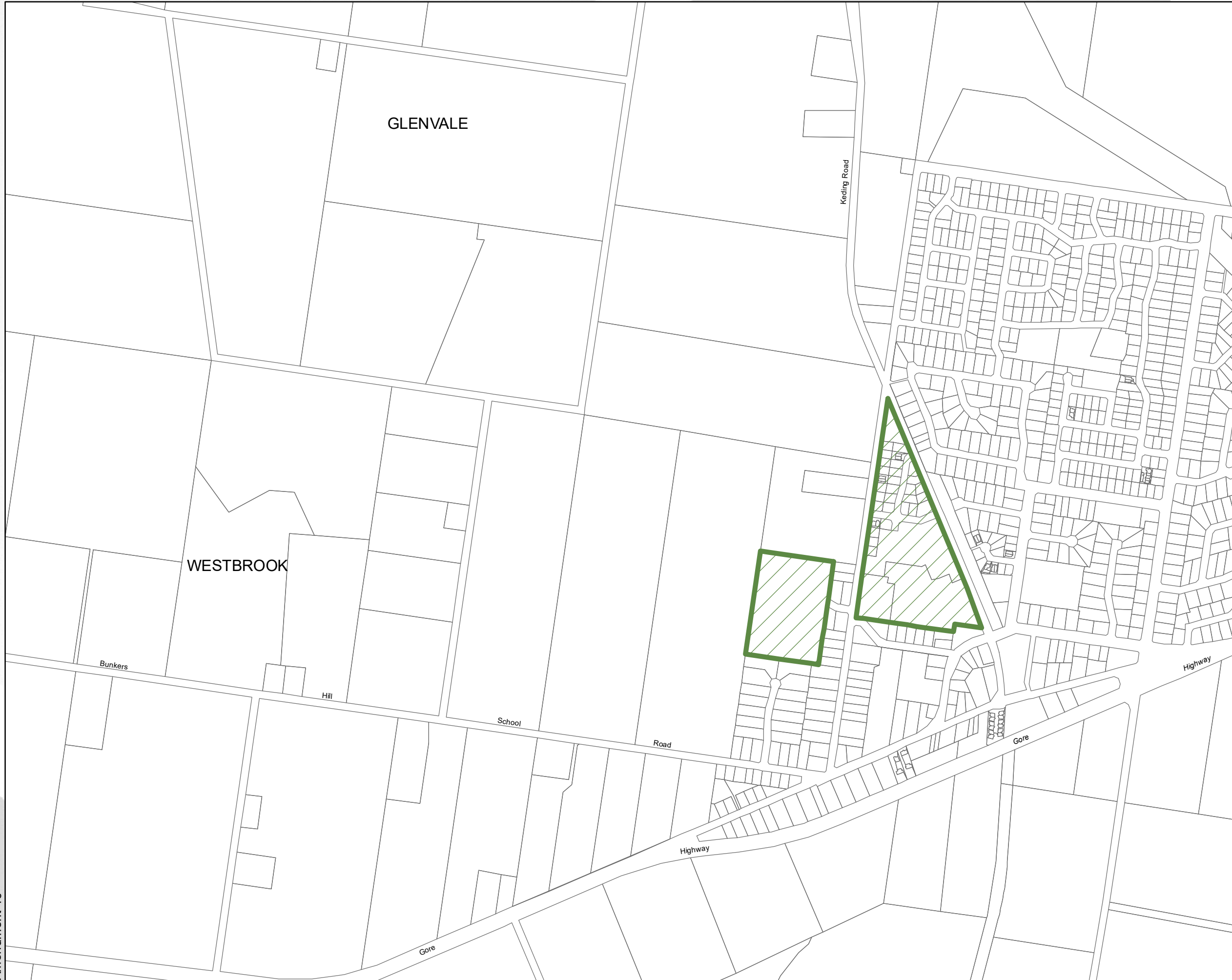


# Toowoomba Regional Greenfield Area

**T-67**

**Legend**

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

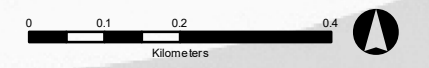


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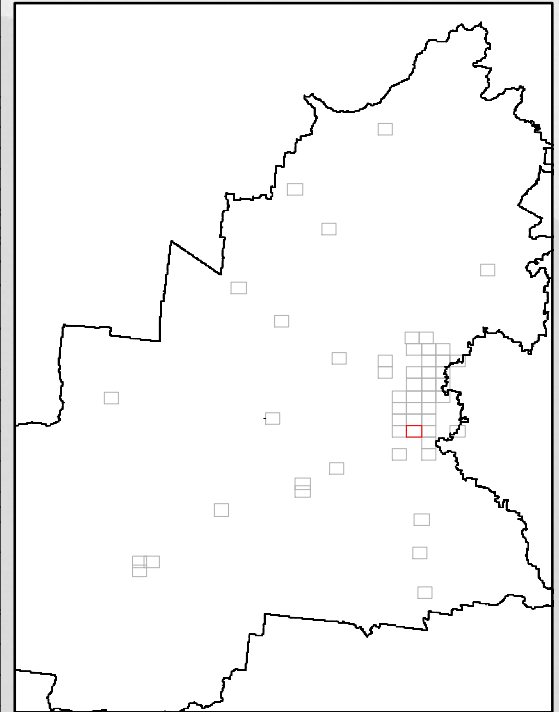
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# Toowoomba Regional Greenfield Area

**T-68**

**Legend**

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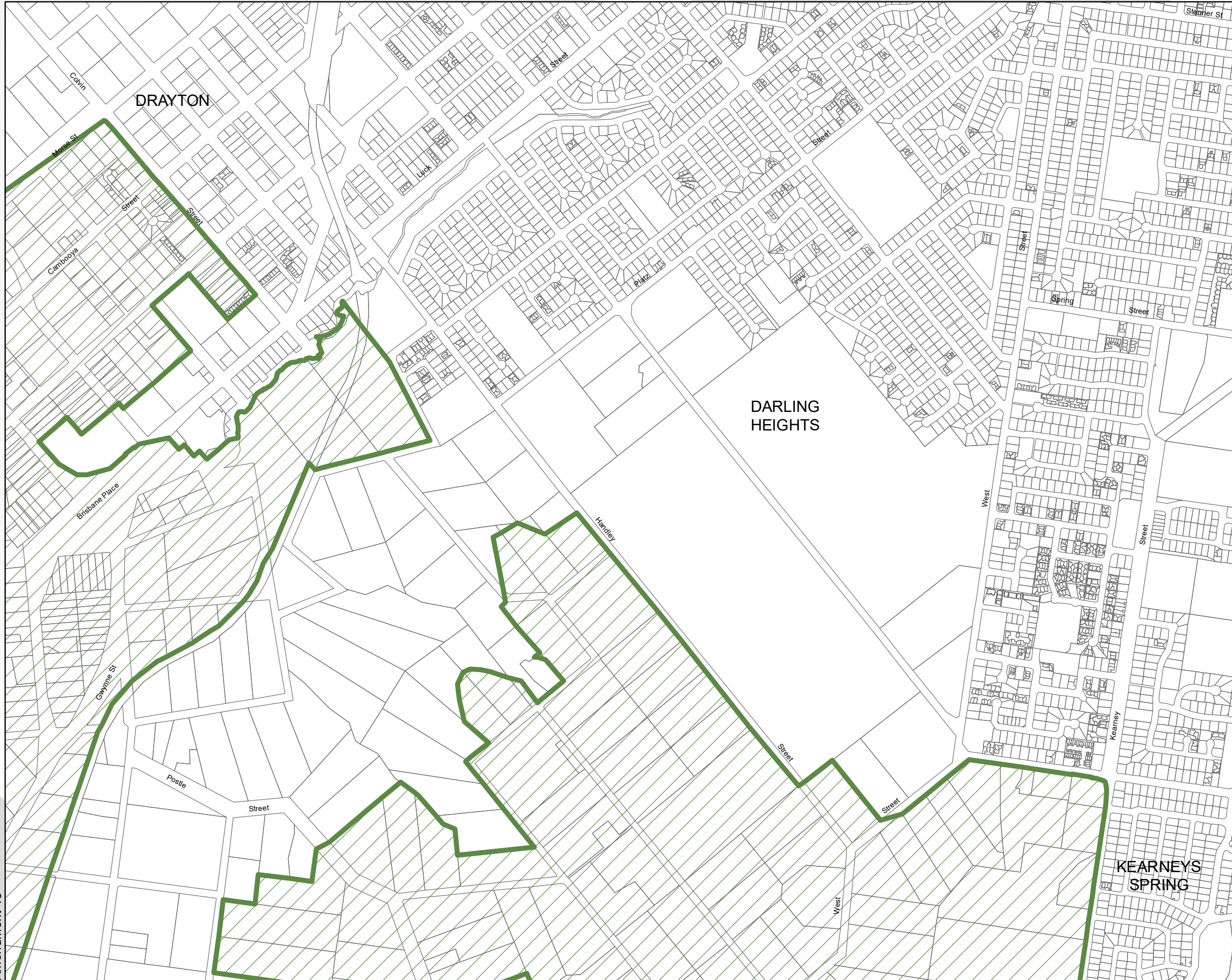
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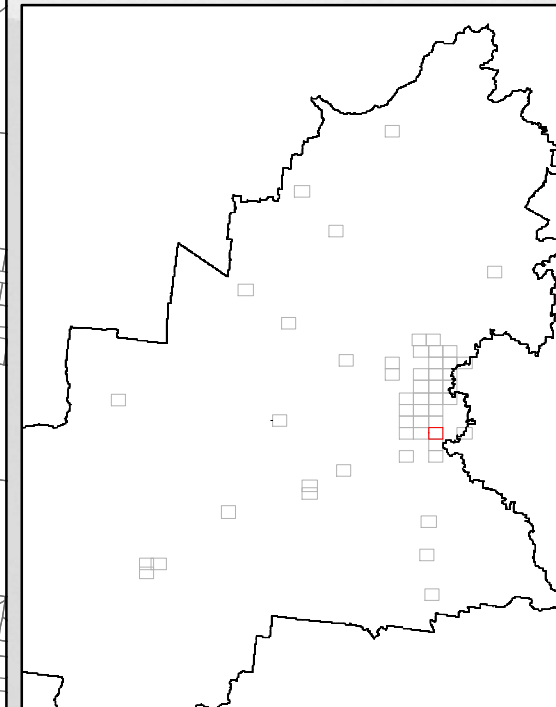
# Toowoomba Regional Greenfield Area



**T-69**

**Legend**

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-  TRC Boundary

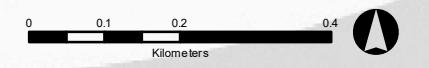


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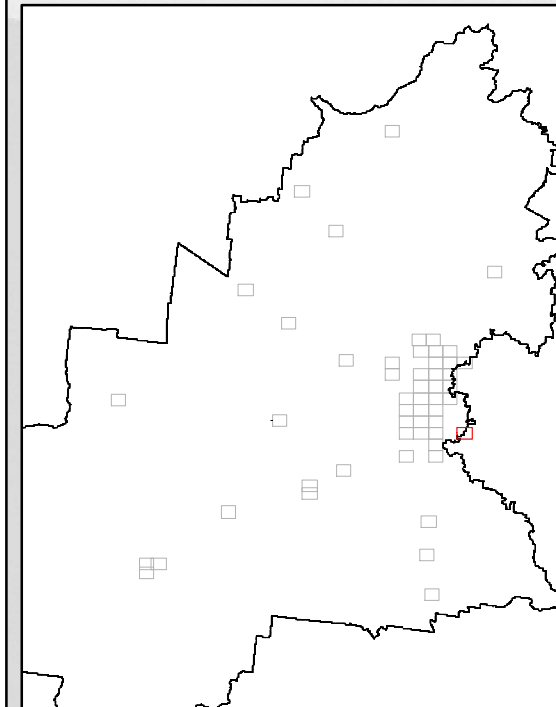
# Toowoomba Regional Greenfield Area



**T-71**

**Legend**

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- DCDB (Dec 2018)
- TRC Boundary

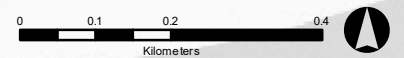


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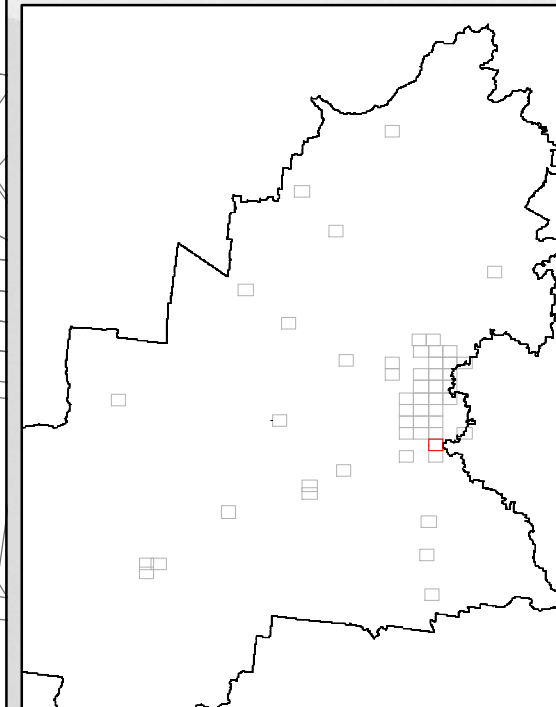
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**T-75**

**Legend**

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-  DCDB (Dec 2018)
-  TRC Boundary

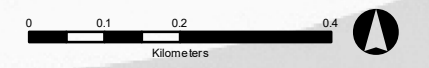


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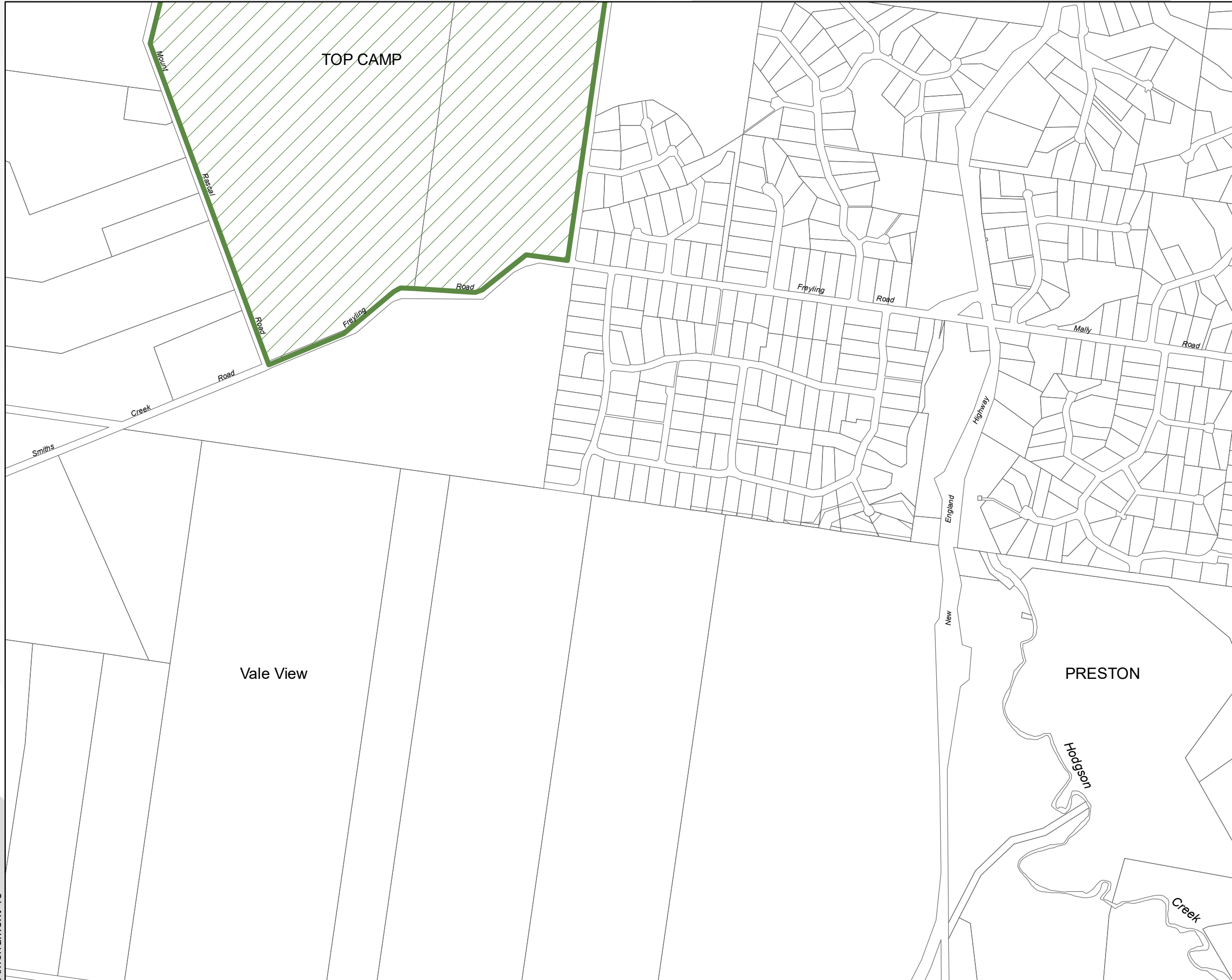
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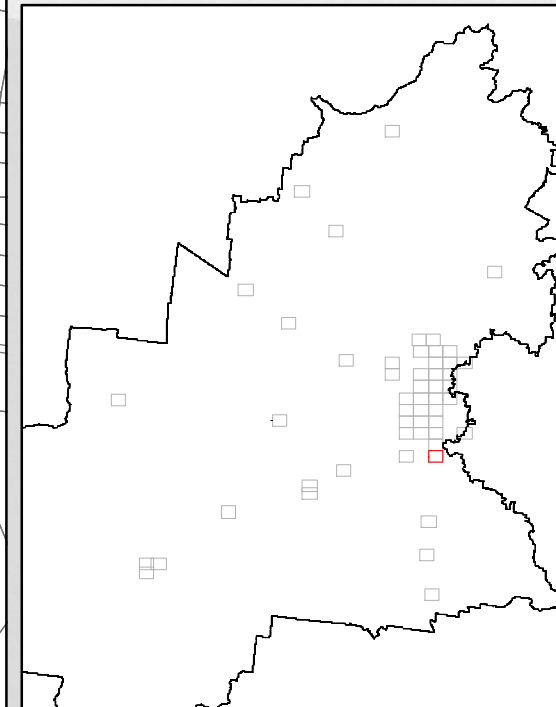
# Toowoomba Regional Greenfield Area



**T-81**

**Legend**

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-  TRC Boundary

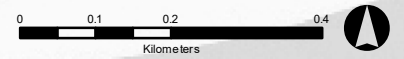


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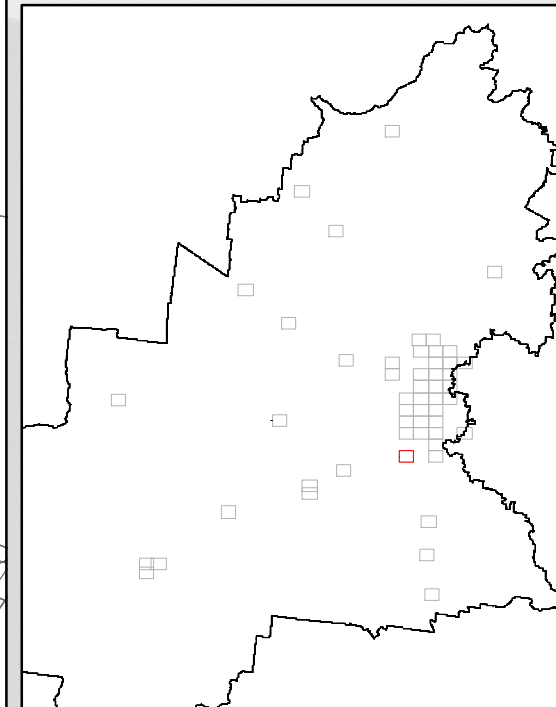
# Toowoomba Regional Greenfield Area



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### Legend

-  Greenfield Area
-  DCDB (Dec 2018)
-  TRC Boundary

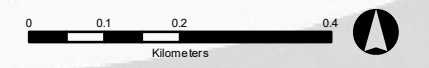


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## **Appendix 5 – Schedule 7 Plans of Development**

**Contents**

**Schedule 7 Approved Plans of Development**

**SC7.1 Approved Plans of Development**

**Schedule 7 Approved Plans of Development**

**SC7.1 Approved Plans of Development**

Table SC7.1.1

<b>ID</b>	<b>Location</b> <i>(Address of Parent Property)</i>	<b>Land within the Plan of Development</b> <i>(real property description of all lots within the PoD)</i>	<b>Development Approval No.</b>	<b>Date approved</b>
«insert details»	«insert details»	«insert details»	«insert details»	«insert details»



## **3 The Explanatory Statement**

### **1. Introduction**

This explanatory statement is produced as supporting material to the formal documentation for proposed amendment No.16 to the Toowoomba Regional Planning Scheme (the amendment).

The purpose of this document is to provide context, background and an explanation of the changes being made in the amendment to assist in understanding the nature of the changes.

This explanatory report makes reference to various parts of the planning scheme that are proposed to be amended. Each part, together with full details of the proposed changes, can be viewed online at <https://yoursay.tr.qld.gov.au/where-we-live>.

### **2. What is a planning scheme?**

A planning scheme is a legal document prepared by a local Council to control the use and development of land in a way that achieves outcomes that the community has identified as desirable, e.g. well-designed buildings, prevents incompatible land uses from establishing near one another, protect the environment.

The planning scheme identifies land uses, e.g. house, shop, industry, and types of development, e.g. new buildings, extensions to existing buildings, advertising signs, that require Council approval and the

standards that development applications must meet to be approved, e.g. building setbacks and height, noise levels, car parking.

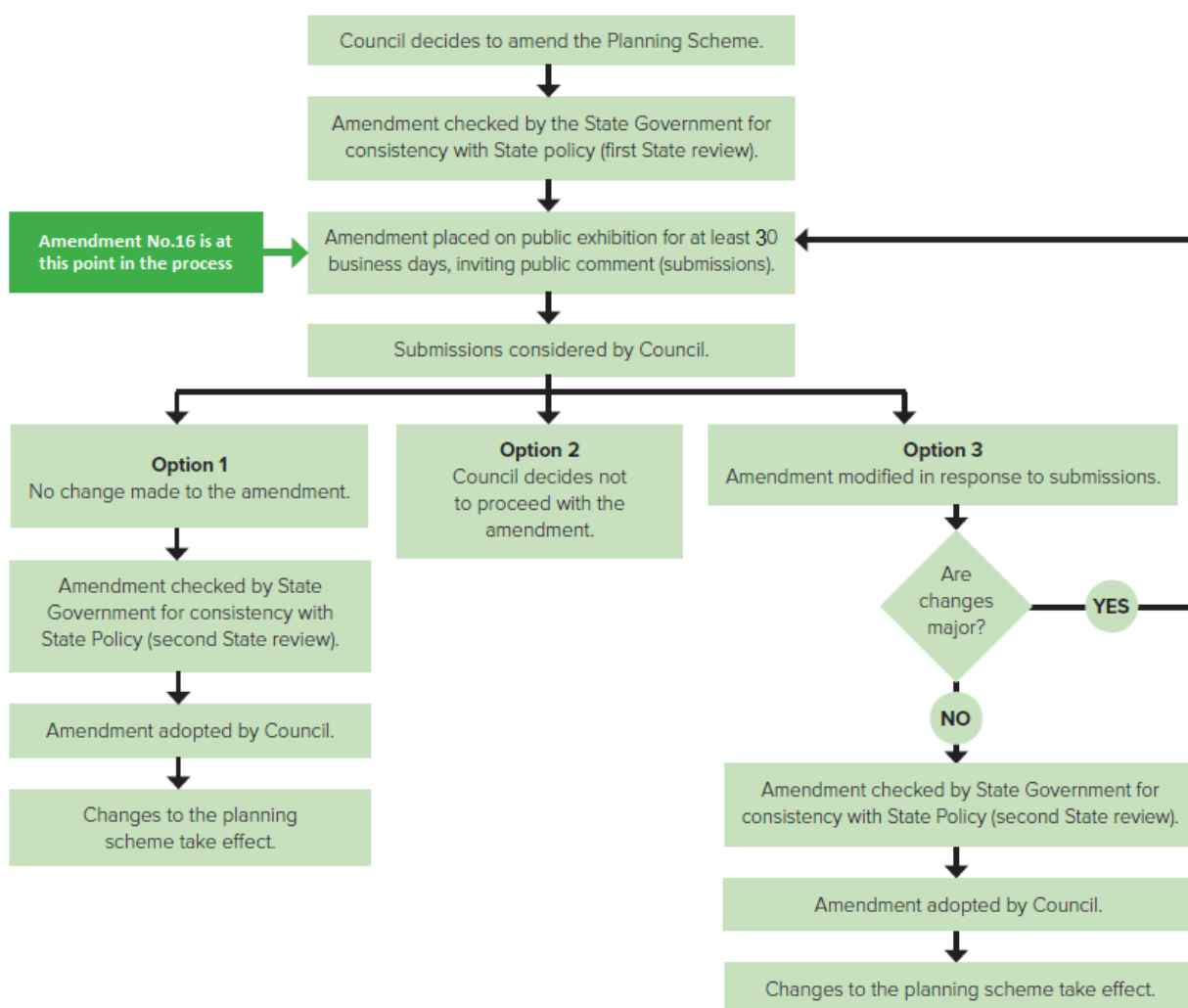
Land use and development within the Toowoomba Regional Council is controlled by the *Toowoomba Regional Planning Scheme*.

### 3. What is a planning scheme amendment?

Council regularly proposes changes to the planning scheme. Changes might be needed for various reasons including to ensure that it remains up to date with the best way of addressing land use and development issues and so that it continues to meet changing community needs and aspirations.

Planning legislation stipulates that Council must follow a specific process to change the planning scheme. That process is referred to as a *planning scheme amendment*, which is summarised in figure 1.

**Figure 1 - Outline of the Planning Scheme Amendment Process**



#### 4. Why has Council proposed amendment No.16?

The *Toowoomba Regional Planning Scheme* commenced in July 2012. Its preparation was guided by several principles including that unnecessary regulation be removed.

One of the goals of the planning scheme is to encourage a greater diversity of housing throughout the Toowoomba region, with a large proportion of the residential areas in Toowoomba and the towns of Clifton, Crows Nest, Millmerran, Oakey, Pittsworth and Yarraman being designated as areas where a variety of housing types is encouraged.

In 2012 Council identified that the global financial crisis that occurred in 2008/2009 had a significant negative impact on the number of medium density forms of housing that were being built in the Toowoomba region.

The *Temporary Urban Consolidation Incentives Policy* (TUCIP) was put in place in December 2012 to stimulate medium density residential development by reducing the amount of infrastructure charges payable by developers for approved development.

Over the 18 months that the policy was in place 229 medium density developments were approved.

The negative consequences of the reduced level of regulation applied by the new planning scheme and in some of the approaches taken to implementing the policy of encouraging housing diversity, were highlighted in the poor development outcomes that occurred during the short period of intense medium density development under the TUCIP between January 2013 and June 2014.

These poor outcomes resulted in concern across the community, both in terms of where medium density development was occurring and the way in which it was being designed.

Council responded to those concerns by initiating the *Medium Density Residential Review* in 2015.

The initial stages of the review focused on understanding the views of concerned residents and those of the development industry. Once these views were fully understood Council went about preparing a new approach.

The details of this approach were released for community review and comment between late July and early September 2016. Over that period 450 submissions were made expressing a variety of positions, both in support of and opposition to the new approach.

Many submitters expressed concern about the potential for medium density development to occur close to their home and the negative impacts that they see would result, including noise, traffic and parking problems and loss of privacy.

Other submitters were concerned about the restrictions Council was proposing on the ability to build medium density development in the future.

After considering those submissions Council decided to modify the proposed approach to address some of the issues that had been raised.

In making those changes Council completed the *Medium Density Residential Review* and commenced the process for changing the planning scheme to reflect this final position.

## 5. What does amendment No.16 propose?

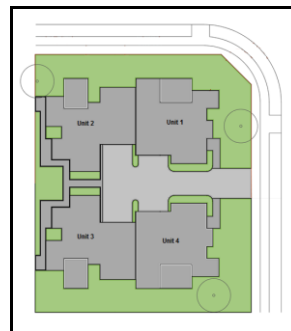
### 5.1 What is medium density development?

The *Medium Density Residential Review* and planning scheme amendment No.16 relate to medium density forms of development. This includes:

- Dual Occupancy (often referred to as 'duplex') - this is when there are two dwellings/units on a lot;
- Multiple Dwelling (often referred to as 'units') – this is when there are more than two dwellings/units on a lot;
- The creation of small lots – this is when land is subdivided to create one or more lots that have an area less than 450m<sup>2</sup>;
- Houses on small lots – this is when a house is built on a lot with an area less than 450m<sup>2</sup>;
- The creation of hatchet lots (also referred to as battle-axe lots) – this is when land is subdivided to create one or more lots that have a very narrow street frontage and an access strip that leads to the main body of the lot that sites behind another lot; and
- Building a house, dual occupancy or multiple dwelling on a hatchet lot.



*Dual Occupancy*



*Multiple Dwelling*



*Small Lots*



*Hatchet Lot*



*Houses on Small Lots*

## 5.2 Changes to where medium density development is supported.

The following is an outline of the new approach to where medium density development is supported and not supported.

Areas where medium density development is supported are proposed to be included in the *Low-medium Density Residential Zone*. Areas where medium density development isn't supported are proposed to be included in the *Low Density Residential Zone*.

It should be noted that the zoning of many of the properties identified below are not proposed to change (see table 1 below for further details).

1. It's proposed that medium density development be supported in locations that are within walking distance of a variety of goods and services, employment areas and high quality parkland. The following locations have been identified as having those characteristics:

(a) Residential areas within 800m walking distance of the Toowoomba city centre core (see figure 2 below);

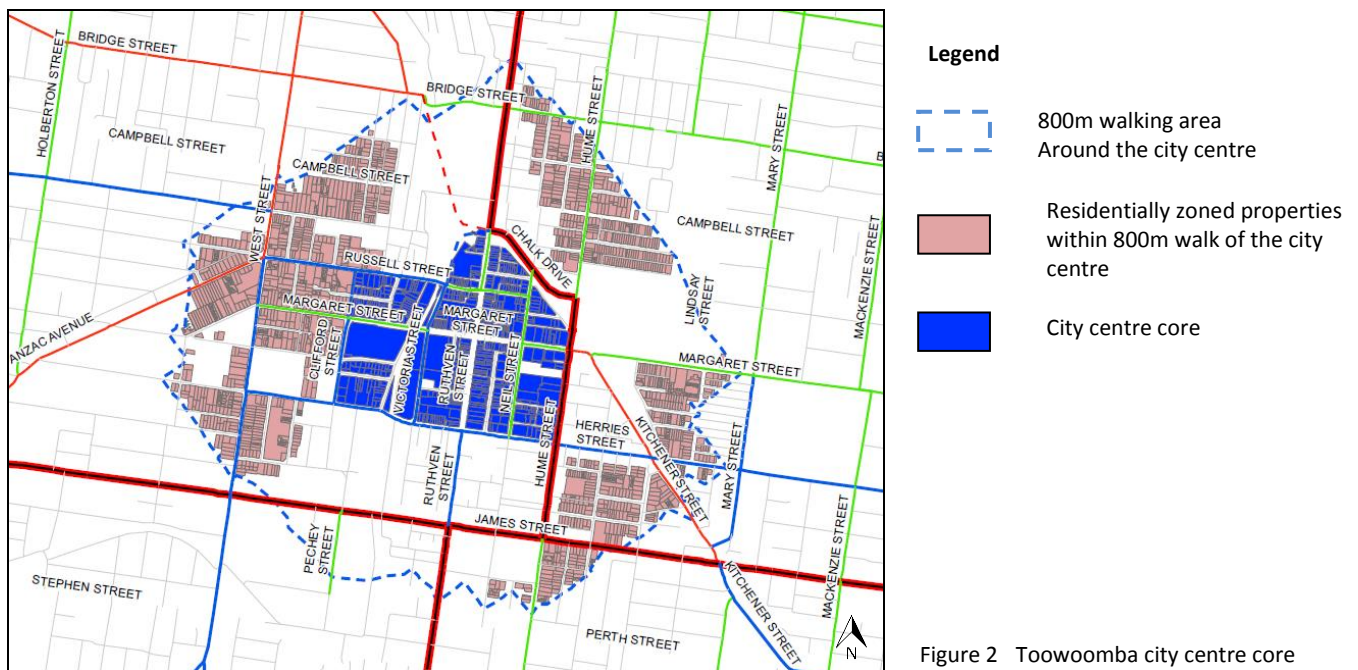


Figure 2 Toowoomba city centre core

(b) Residential areas within 800m walking distance of the following shopping/town centres:

- Clifford Gardens shopping centre,
- Crows Nest town centre,
- Highfields town centre,
- Kearney's Spring shopping centre,
- Oakey town centre, and
- Wilsonton shopping centre.

Note that unsewered land within 800m of the Highfields town centre is excluded from the above area.

(c) In residential areas within 400m walking distance of the following shopping centres:

- Drayton shopping centre,
- Glenvale shopping centre,
- High Street Plaza,
- Middle Ridge Village,
- Newtown shopping centre,
- Northlands shopping centre,
- Northpoint shopping centre,
- Rangeville shopping centre,
- Ruthven Central shopping centre,
- Southtown shopping centre,
- Tower shopping centre,
- Uni Plaza,
- West Ridge shopping centre,
- Westbrook shopping centre, and
- Wyalla Plaza.

Note that land on the Toowoomba escarpment (generally east of East Street and Tourist Road) is excluded from the above area.

(d) In residential areas within 800m walking distance of the following employment areas:

- St Andrews Hospital / Tor Street Centre,
- St Vincent's Hospital / Toowoomba Grammar,
- Toowoomba Base Hospital, and
- University of Southern Queensland.

(e) In residential areas adjoining and within the area bounded by Hume, Nelson, West and Jellicoe Streets (Central Transport Corridor).

(f) Adjoining or opposite the following parks:

- Black Gully,
- Dr Alex Horn Park,
- East Creek (between Herries and Alderley Streets),
- Emmerson Park,
- Newtown Park, and
- West Creek (between Alderley and Spring Streets).

(g) All residential land in the following towns:

- Clifton,
- Goombungee,
- Millmerran,
- Pittsworth, and
- Yarraman.

2. It is proposed that the only form of medium density development that would be supported outside the above areas would be dual occupancy.

Table 1 below identifies the number of properties that are proposed to have a change in zoning by amendment No.16 and the number that will retain their current zoning.

*Table 1 – Number of properties retaining or changing their current zoning under amendment No.16.*

Description	No. Properties	% of total
Existing properties within the Low Density Residential Zone that will <b>remain</b> in that zone.	13,789	25.2%
Existing properties in in the Low Density Residential Zone that are proposed to <b>change</b> to the Low-medium Density Residential Zone.	2,822	5.2%
Existing properties within the Low-medium Density Residential Zone that will <b>remain</b> in that zone.	23,759	43.3%
Existing properties in in the Low-medium Density Residential Zone that are proposed to <b>change</b> to the Low Density Residential Zone.	14,432	26.3%

Therefore 68.5% of all residentially zoned properties within the region will remain in their existing zoning and 31.5% will change zoning under the proposed planning scheme amendment.

There are 14,432 properties proposed to be rezoned from the Low-medium Density Residential Zone to the Low Density Residential Zone. 9,634 of those properties are located in Toowoomba with the rest (4,798) located in Highfields, Oakey and Crows Nest.

All of the 2,822 properties proposed to be rezoned from the Low Density Residential Zone to the Low-medium Density Residential Zone are located in Toowoomba.

## 5.2 Changes to when approval is and isn't required for medium density development.

The planning scheme assigns a *level of assessment* to all forms of development. The level of assessment determines when development approval is required and whether an application must be publicly advertised. The following is a description of the five levels of assessment:

Level of Assessment	Description
<b>Accepted</b>	No development approval is required.
<b>Accepted subject to requirements</b>	No development approval is required if the proposal meets specified requirements (referred to as benchmarks).
<b>Code</b>	Development approval is required but does not have to be publicly advertised.
<b>Impact</b>	Development approval is required and must be publicly advertised.
<b>Prohibited *</b>	Development cannot occur.

\* Only the state government can make development prohibited.

The following tables identify existing and proposed levels of assessment for the different forms of medium density development.

Development that is identified as 'impact' that **is supported** by Council is indicated with this symbol #.

Development that is identified as 'impact' that **is not supported** by Council is indicated with this symbol ^.

DUAL OCCUPANCY (2 units)	Current	Proposed
<b>Low Density Residential Zone</b>	<ul style="list-style-type: none"> <li>Accepted (if attached)</li> <li>Accepted subject to requirements (if detached)</li> </ul>	<ul style="list-style-type: none"> <li>Accepted subject to requirements</li> </ul>
<b>Low-Medium Density Residential Zone</b>	<ul style="list-style-type: none"> <li>Accepted (if attached)</li> <li>Accepted subject to requirements (if detached)</li> </ul>	<ul style="list-style-type: none"> <li>Accepted subject to requirements</li> </ul>
<b>Neighbourhood Character Area</b>	<ul style="list-style-type: none"> <li>Code</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>#</sup></li> </ul>

<b>MULTIPLE DWELLINGS (3 or more units)</b>	<b>Current</b>	<b>Proposed</b>
<b>Low Density Residential Zone</b>	<ul style="list-style-type: none"> <li>• Code (if 1 dwelling per 500m<sup>2</sup> of site area)</li> <li>• Impact<sup>^</sup> (otherwise)</li> </ul>	<ul style="list-style-type: none"> <li>• Impact<sup>^</sup></li> </ul>
<b>Low-Medium Density Residential Zone</b>	<ul style="list-style-type: none"> <li>• Code</li> </ul>	<ul style="list-style-type: none"> <li>• Code</li> </ul>
<b>Neighbourhood Character Area</b>	<ul style="list-style-type: none"> <li>• As per the zone</li> </ul>	<ul style="list-style-type: none"> <li>• Impact # ^</li> </ul> <p># where in the Low-medium density residential zone</p> <p>^ where in the Low density residential zone.</p>

<b>CREATING SMALL LOTS (&lt;450m<sup>2</sup>)</b>	<b>Current</b>	<b>Proposed</b>
<b>Low Density Residential Zone</b>	<ul style="list-style-type: none"> <li>• Impact<sup>^</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Impact<sup>^</sup></li> </ul>
<b>Low-Medium Density Residential Zone</b>	<ul style="list-style-type: none"> <li>• Code</li> </ul>	<ul style="list-style-type: none"> <li>• Code (if &gt;300m<sup>2</sup>)</li> <li>• Impact (if &lt;300m<sup>2</sup>)#</li> </ul>
<b>Neighbourhood Character Area</b>	<ul style="list-style-type: none"> <li>• As per the zone</li> </ul>	<ul style="list-style-type: none"> <li>• Impact # ^</li> </ul> <p># where in the Low-medium density residential zone</p> <p>^ where in the Low density residential zone</p>

<b>HOUSES ON SMALL LOTS</b>	<b>Current</b>	<b>Proposed</b>
<b>Low Density Residential Zone</b>	<ul style="list-style-type: none"> <li>• Accepted</li> </ul>	<ul style="list-style-type: none"> <li>• Accepted subject to requirements</li> </ul>
<b>Low-Medium Density Residential Zone</b>	<ul style="list-style-type: none"> <li>• Accepted</li> </ul>	<ul style="list-style-type: none"> <li>• Accepted subject to requirements</li> </ul>
<b>Neighbourhood Character Area</b>	<ul style="list-style-type: none"> <li>• Code</li> </ul>	<ul style="list-style-type: none"> <li>• Code</li> </ul>

CREATING HATCHET LOTS	Current	Proposed
Low Density Residential Zone	<ul style="list-style-type: none"> <li>Code</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>
Low-Medium Density Residential Zone	<ul style="list-style-type: none"> <li>Code</li> </ul>	<ul style="list-style-type: none"> <li>Code</li> </ul>
Neighbourhood Character Area	<ul style="list-style-type: none"> <li>As per the zone</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup># ^</sup></li> </ul> <p># where in the Low-medium density residential zone</p> <p>^ where in the Low density residential zone</p>

DUAL OCCUPANCY ON HATCHET LOTS	Current	Proposed
Low Density Residential Zone	<ul style="list-style-type: none"> <li>Accepted (if attached)</li> <li>Accepted subject to requirements (if detached)</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>
Low-Medium Density Residential Zone	<ul style="list-style-type: none"> <li>Accepted (if attached)</li> <li>Accepted subject to requirements (if detached)</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>
Neighbourhood Character Area	<ul style="list-style-type: none"> <li>Code</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>

MULTIPLE DWELLINGS ON HATCHET LOTS	Current	Proposed
Low Density Residential Zone	<ul style="list-style-type: none"> <li>Code (if 1 dwelling per 500m<sup>2</sup> of site area)</li> <li>Impact<sup>^</sup> (otherwise)</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>
Low-Medium Density Residential Zone	<ul style="list-style-type: none"> <li>Code</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>
Neighbourhood Character Area	<ul style="list-style-type: none"> <li>Code</li> </ul>	<ul style="list-style-type: none"> <li>Impact<sup>^</sup></li> </ul>

Note that in addition to the above all dual occupancy and multiple dwelling development that includes buildings greater than two storeys in height are designated as 'impact'.

### 5.3 Changes to the requirements that medium density development must meet.

The planning scheme identifies requirements that must be met before medium density development can go ahead. Amendment No.16 proposes changes to these requirements to address concerns with the quality of existing development raised through the *Medium Density Residential Review*.

#### 5.3.1 Dual Occupancy

The *Medium Density Residential Code* (Table 9.3.7:1) is the part of the planning scheme that contains the requirements that a dual occupancy must meet. The following is a summary of those requirements (the reference at the bottom of each section identifies the part of the code that deals with the relevant issue):

*(a) Prevention of clustering*

There are an increasing number of streets where over half of the lots are occupied by dual occupancy.

Amendment No.16 proposes to introduce requirements that lots within new subdivisions in greenfield areas (these areas are defined by the planning scheme amendment and can be viewed in the mapping tool online at <https://yoursay.tr.qld.gov.au/where-we-live>) are designated for dual occupancy development. Dual occupancies would be encouraged on these designated lots and discouraged on lots that aren't designated. The amendment also propose to limit the number of lots that can be designated for a dual occupancy to 20% of the properties within a street block and not more than three adjoining properties.

No restrictions are proposed on the number of dual occupancies that can be built within established areas.

See Medium Density Residential Code: PO1 and AO 1.1 and 1.2

*(b) Designing for the site and area*

Dual occupancy designs will be required to respond to the characteristics of the site and surrounding area.

See Medium Density Residential Code: PO2 and AO 2.1 and 2.2

*(c) Balance between hardstand and landscaped areas.*

One of the elements of multiple dwelling design that the community considered to be poor in previous development was the balance between hardstand and landscaped areas with hardstand areas being dominant. Amendment No.16 proposes to introduce limitations on the amount of the site that is impervious and requirements that will increase the amount landscaping provided.

Medium Density Residential Code: PO5 and AO 5.1, 5.2 and 5.3

PO6 and AO6.1

PO18 and AO18.1

*(d) Building setbacks*

Building setback requirements seek to integrate the development into the surrounding area and ensure neighbouring properties have appropriate access to daylight.

See Medium Density Residential Code: PO7 and AO 7.1

PO8 and AO8.1, AO8.2, AO8.3 and AO8.4

*(e) Parking provision and design*

Two car parking are to be provided for each unit (note that this is what is currently required).

Car parking is to be designed so that it is easily accessible and doesn't dominate the appearance of the site.

See Medium Density Residential Code: PO10 and AO10.1

PO11 and AO11.1, AO11.2 and AO11.3

PO12 and AO12.1 and AO12.2

PO13 and AO13.1 AO13.2, AO13.3 and AO13.4

See Transport Access and Parking Code: Table 9.4.6:3

*(f) Privacy*

Dual occupancy is to be designed to provide for the privacy of the occupants of both the proposed dwellings and adjoining dwellings.

See Medium Density Residential Code: PO14 and AO14.1, AO14.2 and AO14.3

PO15 and AO15.1

*(g) High standard of finish*

Dual occupancy is to be design to a high aesthetic standard incorporate detailing that provide a high level of amenity for the occupants and makes a positive contribution to the streetscape.

See Medium Density Residential Code: PO16 and AO16.1

PO17 and AO17.1 and, AO17.2

### 5.3.2 Multiple Dwelling

The *Medium Density Residential Code (Table 9.3.7:2)* is the part of the planning scheme that contains the requirements that a multiple dwelling must meet. The following is a summary of those requirements (the reference at the bottom of each section identifies the part of the code that deals with the relevant issue):

(a) *Designing for the site and area*

Multiple dwelling designs will be required to respond to the characteristics of the site and surrounding area.

See Medium Density Residential Code: PO1 and AO1.2 and AO1.2

PO2 and AO 2.1 and 2.2

PO3 and AO3.1

(c) *Balance between hardstand and landscaped areas.*

One of the elements of multiple dwelling design that the community considered to be poor in previous development was the balance between hardstand and landscaped areas with hardstand areas being dominant. Amendment No.16 proposes to introduce limitations on the amount of the site that is impervious and requirements that will increase the amount of landscaping that is provided.

See Medium Density Residential Code: PO4 and AO4.1, AO4.2 and AO4.3

PO5 and AO5.1

(d) *Building setbacks*

Building setback requirements seek to integrate the development into the surrounding area and ensure neighbouring properties have appropriate access to daylight.

See Medium Density Residential Code: PO6 and AO6.1

PO7 and AO7.1, AO7.2, AO7.3 and AO7.4

(e) *Parking provision and design*

Car parking is to be provided at the following rates:

- 1 car park for each 1 bedroom unit
- 2 car parks for each unit with more than 1 bedroom\*
- 1 car park for every 4 units^

\* this increases the number of car parks for 2 bedroom units from 1 space to 2.

^ this increases the number of visitor parks from 1 for every 5 units.

Car parking is to be designed so that it is easily accessible and doesn't dominate the appearance of the site.

See Medium Density Residential Code: PO9 and AO9.1, AO9.2 and AO9.3

PO10 and AO10.1, AO10.2 and AO10.3

PO11 and AO11.1 and AO11.2

See Transport, Access and Parking Code: Table 9.4.6:3

*(f) Privacy*

Multiple dwellings are to be designed to provide for the privacy of the occupants of both the proposed dwellings and adjoining dwellings.

See Medium Density Residential Code: PO12 and AO12.1, AO12.2 and AO12.3

PO13 and AO13.1

*(g) High standard of finish*

Multiple Dwellings are to be design to a high aesthetic standard incorporate detailing that provides a high level of amenity for the occupants and makes a positive contribution to the streetscape.

See Medium Density Residential Code: PO18 and AO18.1

PO19 and AO19.1, AO19.2 and AO19.3

PO20 and AO20.1

PO21 and AO21.1, AO21.2, AO21.3 and AO21.4

PO22 and AO22.1, AO22.2, AO22.3 and AO22.4

### 5.3.3 Creation of Small Lots

The *Lot Reconfiguration Code* is the part of the planning scheme that contains the requirements that a subdivision creating small lots must meet. The following is a summary of those requirements (the reference at the bottom of each section identifies the part of the code that deals with the relevant issue):

- (a) Small lots are created to facilitate appropriate outcomes when they are fully developed (have buildings on them).

It is important that small lots are designed in a way that considers the type of building that will occupy them, how they will be accessed by vehicles (including whether they will have access from the front or the rear), how they are grouped and how they respond to the characteristics of the land and the surrounding area. Proposed changes to the Lot Reconfiguration Code ill address these issues.

See Lot Reconfiguration Code: PO51 and AO51.1

PO52 and AO52.1

PO53 and AO53.1

PO54 and AO54.1

### 5.3.4 Building a House on Small Lots

The *Small Lot Housing Design Code* is a new code that has been written to regulate the design of houses on small lots. The following is a summary of the requirements within that code (the reference at the bottom of each section identifies the part of the code that deals with the relevant issue):

(a) *Building setbacks, site coverage and height*

Building setback, site coverage and height requirements seek to integrate the development into the surrounding area and ensure neighbouring properties have appropriate access to daylight.

See Small Lot Housing Design Code: PO1 and AO 1.1, AO 1.2, AO 1.3 and AO 1.4  
 PO2 and AO2.1 and AO2.2  
 PO3 and AO3.1  
 PO4 and AO4.1  
 PO5 and AO5.1, AO5.2, AO5.3, AO5.4 and AO5.5

(b) *Parking provision and design*

Sufficient car parking is to be provided that balances meeting the needs of the occupants of the house. Car parking is to be designed so that it is easily accessible and doesn't dominate the appearance of the site.

See Small Lot Housing Design Code: PO7 and AO7.1, AO7.2 and AO7.3  
 PO8 and AO8.1 and AO8.2

See Transport, Access and Parking Code: Table 9.4.6:3

(c) *Privacy*

Small lot housing is to be designed to provide for the privacy of the occupants of both the proposed dwelling and adjoining dwellings.

Small Lot Housing Design Code: PO12 and AO12.1 and AO12.2

## INFORMATION SHEETS IN THIS SERIES:

- Series 1** The Overview
- Series 2** Residential Zone Changes
- Series 3** The Explanatory Statement
- Series 4** Frequently Asked Questions

For more info and to have your say, head to  
<http://yoursay.tr.qld.gov.au/where-we-live>