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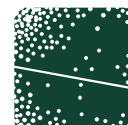
Prepared for
TOOWOOMBA REGIONAL COUNCIL



Toowoomba Regional
Planning Project
Residential Land Use
Study

FINAL REPORT

prepared by



Humphreys Reynolds Perkins Planning Consultants

Urban Economics

Toowoomba Regional Planning Project

RESIDENTIAL LAND USE STUDY

FINAL REPORT

Prepared for:

TOOWOOMBA REGIONAL COUNCIL

Prepared by:

**HUMPHREYS REYNOLDS PERKINS PLANNING CONSULTANTS
URBAN ECONOMICS**

Date: December 2009

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Executive Summary

ROLE OF THE REPORT

This Residential Land Use Study, undertaken by Humphreys Reynolds Perkins in association with Urban Economics is to inform the preliminary phase of Toowoomba Regional Council's Toowoomba Regional Planning Project. The Residential Land Use Study – Final Report brings together the Residential Land Use Study – Issues Report and Residential Land Use Study Options Report into one report and provides direction to underpin all planning scheme content relating to the residential settlement pattern for Toowoomba Regional Council.

Specifically this Report:

- (a) Reviews and summarises the statutory and non-statutory planning context applicable to the Toowoomba Regional Council area;
- (b) Provides population and demographic characteristic projections in determination of future housing need;
- (c) Assesses the capability of existing zoned land to meet future housing need to 2031;
- (d) Identifies key issues to be considered and resolved in the accommodation of future populations under a new Toowoomba Regional Council Planning Scheme;
- (e) identifies four (4) settlement pattern scenarios available to Council that address and manage growth and the issues identified in the Issues Report;
- (f) provides an assessment of the four (4) settlement pattern scenarios;
- (g) identifies a preferred settlement option to accommodate population growth to 2031 and provides strategic direction to growth beyond 2031;
- (h) identifies statutory options relevant to incorporating the preferred option in the Toowoomba Regional Planning Scheme, relevant to:
 - i. Levels of Assessment;
 - ii. Residential Zone Codes;
 - iii. Overlay relating to residential land use; and
 - iv. Other codes relating to land use in residential areas.
- (i) provides non-statutory implementation recommendations in support of the preferred option.



POPULATION DISTRIBUTION

This report assumes that population growth outside the TSD will occur broadly in accordance with the TRC Place-based Concept Planning Project's 'most likely' or 'anticipated' distribution. This involves a population growth distributed around the towns, townships and localities outside of the Toowoomba Statistical District (TSD) of 10,560 people between 2006 and 2031, leaving a balance of 66,625 additional persons to be accommodated in the TSD over this period (based on official Planning Information and Forecasting Unit (PIFU) projections for the TRC as a whole). The analysis in the report identified that with the exception of Pittsworth, the Place-based Concept Planning distribution of population growth should readily be able to be accommodated within the land currently zoned for a combination of township, residential and rural residential zones in the rural towns and townships. Expansion of Pittsworth is likely to impact on surrounding good quality agricultural land. Further local planning is required to determine whether this would in fact be the case, whether this can be justified in terms of State Planning Policy 1/92 Development and the Conservation of Agricultural Land, or if alternative responses such as diverting the growth to other regional towns is preferred.

Noting various discrepancies between the different sets of population growth projections and distributions, this report also assumes that population growth within the TSD is to be accommodated in accordance with the South East Queensland Regional Plan 2009 - 2031 (SEQRP) requirement of 31,000 additional dwellings, at least 4,000 of which are to be in the form of infill or redevelopment of existing urban areas.

CURRENT HOUSING CAPACITY WITHIN TOWOOMBA STATISTICAL DISTRICT

The analysis undertaken for the Residential Issues Report identified that land currently zoned for residential development within the TSD can accommodate 62,993 households (or an additional 12,625 households) at detached house-and-land subdivision densities. The Toowoomba Regional Planning Project Stream 2 Study constraints data suggests that there are few significant impediments to development of this currently zoned land. Further, the TSD is estimated to have a maximum theoretical dwelling capacity of 111,815 households (or an additional 61,447 households) if all of the land with code assessable dual occupancy and medium density redevelopment potential in the former TCC area was to be redeveloped in this way. Despite this, it is considered that a settlement pattern that extends beyond the current extent of zoned land should be adopted, primarily to allow for:

- provision of a long term strategic framework for growth management beyond 2031;
- a competitive land market to avoid 'supply-side' pressure on land and housing prices; and
- errors and overestimates of housing capacity in areas already zoned for urban development or allocated for urban development in the SEQRP urban footprint.



ISSUES

The following key issues were identified in the Issues Report:

- **Character versus consolidation:** The established inner areas of Toowoomba have a strong traditional housing character which influences the image of Toowoomba as a beautiful and prosperous regional city. The apparently contradictory forces of established urban character and the consolidation imperative need to be reconciled, and decisions made about how much and where inner urban infill and redevelopment of existing established residential areas can contribute to meeting the Regional Council's housing needs;
- **Density in new neighbourhoods:** Prevailing development patterns and the attractiveness of the Toowoomba region for the 'tree change' demographic group suggest the existence of significant on-going demand for larger lot sizes and lower settlement densities. However the preferences of this high profile segment must be balanced against the less widely promoted housing needs of other segments, including groups with less financial power to shape the housing market.
- **Liveability:** For the region to realise its economic potential of the established agricultural and emerging mining sectors, it has to be able to attract a substantial proportion of the skilled labour force away from the capital city regions and the coast. The location, natural environment and physical and cultural fabric of Toowoomba and the Darling Downs give it a strong basis to do this. The challenge is to maintain this 'capital' while accommodating the next phase of the region's development.
- **The future for rural residential development:** Previous studies have identified rural residential land around the Toowoomba urban area as a significant constraint to options for efficient growth. This study reinforces this view, identifying that over 10,000 hectares within what might be considered to be 'greater urban Toowoomba' is zoned for very low density residential development. On the other hand this form of development may be highly attractive to the tree change demographic group and the skilled labour force required to support the regional economy.
- **Balancing the Toowoomba Statistical District and the rural towns and villages:** Over 84% of future population growth is expected to occur in the Toowoomba Statistical District, with the large number of rural towns and villages (and rural land) sharing the remaining 16%. Some of the rural centres are vibrant locations for shopping, services and residential activity in their own right, and some may have a future as rural lifestyle commuter towns. However Toowoomba is a giant of a regional centre and may exert a gravitational pull that draws energy from the rest of the region's towns and villages.
- **CBD and in-centre living:** It is likely that while the Council will continue to be prepared to support high density residential opportunities in the Toowoomba CBD and other centres, and that there is a level of community interest in seeing this happen, this form of development will not make a significant contribution to meeting the region's overall housing needs and will remain a niche market for the foreseeable future.



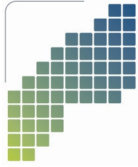
PREFERRED SETTLEMENT PATTERN

The preferred settlement pattern shown in **Figure 10** has the following main elements:

- outside the TSD:
 - growth in and around the rural towns and townships in accordance with the growth distribution of the Place-based Concept Planning Project;
- within the TSD:
 - a number of urban consolidation priority areas based around the Toowoomba CBD, the activity centre network as recommended in the Activity Centres Options Report, selected bus stops on the express bus route as recommended in the Transport Options Report and other selected lower order centres, with a range of suggested densities between 30 and 60 persons/hectare;
 - continued development of existing areas zoned for urban residential development within the TSD;
 - a number of greenfield growth areas based around the existing and emerging 'satellite' towns of Kingsthorpe, Highfields, Gowrie and Westbrook, to be developed at a density of 15 dwellings per hectare, consistent with the SEQRP's objective of increasing densities in new development areas; and
 - retention of the large areas of established rural residential character but no allocation of future rural residential development beyond current zoned areas.
- the preferred settlement pattern also recognises Charlton-Wellcamp as a strategic industrial area, retention of the Toowoomba Airport in its current location, and the key role of the University of Southern Queensland as a major centre of economic activity.
- Other industrial areas in the TRC area would be distributed in accordance with the outcomes of the Industrial Land Use Options Report.
- The preferred settlement pattern incorporates the key transport infrastructure elements and recommendations of the Transport Options Report and reflects the key role for the CBD anticipated by the Toowoomba CBD Master Plan.
- The preferred settlement pattern provides for a theoretical dwelling capacity of 89,346 or over 215,000 people within the TSD.
- To this end, the preferred settlement pattern may be seen as an 'ultimate' urban footprint for the TSD, within the context of current constraints.

ALIGNMENT WITH SOUTH EAST QUEENSLAND REGIONAL PLAN

The development of the preferred settlement pattern has been undertaken in the context of the SEQRP urban footprint for the TSD. However new greenfield development areas are identified outside the SEQRP's urban footprint because the assessment undertaken for this report suggests that many of the potential urban growth areas within the urban footprint (but outside the current zoned areas) are constrained by environmental factors. These new greenfield development areas should, in general, not be released for urban development before 2031 unless ongoing monitoring indicates that land shortages are emerging within existing zoned areas and local planning confirms that the potential growth areas within the SEQRP urban footprint are constrained as suspected. Of the new greenfield development areas only Westbrook (G4) is identified as an 'Identified Growth Area' in section 8.10 of the SEQRP. It would be appropriate to treat the other new greenfield development areas nominated in this report in the same way as Identified Growth Areas and seek this status for these areas in future reviews of the SEQRP.



ALIGNMENT WITH DRAFT QUEENSLAND PLANNING PROVISIONS

The Queensland Planning Provisions (QPP) will be a state planning instrument under the *Sustainable Planning Act 2009* and will mandate a consistent form of planning schemes across Queensland through standardised structure, format, land use and administrative definitions, zones, levels of assessment, overlays, infrastructure planning provisions, development assessment codes and other administrative matters. This report provides guidance for applying the draft QPP, released for consultation in September 2009, to the preparation of the residential development provisions of the forthcoming planning scheme for the Toowoomba Regional Council area. The report also provides advice about complementary non-statutory actions that may be considered by the Council to advance the implementation of its residential planning intent.

1. Introduction

1.1 Background

Toowoomba Regional Council commenced operation on 15 March 2008 with the amalgamation of the Cambooya, Clifton, Crows Nest, Jondaryan, Millmerran, Pittsworth and Rosalie Shire Councils with Toowoomba City Council.

Refer **Figure 1 – Location Map** and **Figure 2 – Toowoomba Regional Council Map**.

As a result of the amalgamation Toowoomba Regional Council currently administers eight planning schemes. Council has recognised that this incurs considerable inefficiencies, inconsistencies and risks to Council's planning and development services. Accordingly, in December 2008 Toowoomba Regional Council resolved to prepare a new planning scheme for the whole Council area by December 2011 pursuant to Schedule 1 of the *Integrated Planning Act 1997*.

Toowoomba Regional Council has engaged various consultants to undertake a number of studies to inform and guide the ongoing preparation of the new planning scheme. This Residential Land Use Study therefore forms part of a suite of land use studies being undertaken concurrently.

In July 2009 Humphreys Reynolds Perkins Planning Consultants and Urban Economics prepared a *Residential Land Use Study – Issues Report* which analysed housing need and land availability as well as identifying residential land use key issues that must be addressed by the new planning scheme¹. The Issues Report was followed in October 2009 by the preparation of the *Residential Land Use Study – Options Report* which provided guidance on drafting planning scheme provisions to address key issues facing the rural sector consistent with the *draft Queensland Planning Provisions (QPP)*. This Final Report brings together all aspects of the Residential Land Use Study into one report and provides direction to underpin planning scheme content relating to residential development within Toowoomba Regional Council.

1.2 Purpose

The Residential Land Use Study involved two key phases. First, the Issues Report summarised the findings of a detailed literature review and investigation and analysis of the population and demographic projections in the identification of housing need and land availability. Secondly, an Options Report was prepared to present spatial analysis and scenario development, in the identification of a preferred settlement option for the Toowoomba region. The purpose of this Final

¹ Queensland land use and environmental planning law and public policy is undergoing substantial, rapid and ongoing change. The Residential Land Use Study Issues Report material included in this Final Report reflects the statutory and policy situation in Queensland as at July 2009.



Report is to present the findings of these two phases into one report.

Specifically the Residential Land Use Study - Final Report:

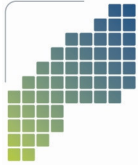
- (a) Reviews and summarises the statutory and non-statutory planning context applicable to the Toowoomba Regional Council area;
- (b) Provides population and demographic characteristic projections in determination of future housing need;
- (c) Assesses the capability of existing zoned land to meet future housing need to 2031;
- (d) Identifies key issues to be considered and resolved in the accommodation of future populations under a new Toowoomba Regional Council Planning Scheme;
- (e) Identifies options available to Council to address and manage growth and issues identified in the Issues Report, including scenarios for residential growth distribution;
- (f) Identifies statutory options relevant to incorporating the preferred approach/strategy in the Toowoomba Regional Planning Scheme, relevant to:
 - i. Strategic Outcomes;
 - ii. Levels of Assessment;
 - iii. Residential Zone Codes;
 - iv. Overlay relating to residential land use; and
 - v. Other codes relating to land use in residential areas.
- (g) Identifies non-statutory implementation options in support of the preferred option.

1.3 Relationship to other Studies

The Toowoomba Regional Planning Project includes the preparation of a number of separate planning studies that will ultimately inform and guide the preparation of a new planning scheme. Humphreys Reynolds Perkins Planning Consultants is involved in the preparation of two other of the planning studies, namely the Activity Centres Land Use Study and the Rural Land Use Study, from which a coherent policy position can be achieved. Interaction with the consultants preparing other planning studies has occurred throughout the process of preparing this Issues Report.

While all planning studies are relevant in the preparation of the Residential Study, as all land use themes and components of infrastructure and environmental values are inextricably linked, the planning studies that are most relevant are:

- Activity Centres Study, for its guidance on the hierarchy and function of centres in ensuring future populations have an appropriate level of access to essential services;
- Rural Land Use Study in the identification of boundaries to the urban areas and



potential land use conflicts, and in particular townships outside the jurisdiction of the Draft South East Queensland Regional Plan;

- Transport Study, for information on the potential connectivity within and between residential areas and activity centres; and
- Stream 2 Studies in determination of constraints to the future settlement of land within the Toowoomba region.

It is anticipated that the Residential Land Use Study will contribute useful information to all other studies, as the results of the Study will impact the settlement pattern, identity and development of the Regional Council's rural and urban areas.



2. Policy Context and Current Planning Instruments

2.1 Introduction

This Chapter provides a summary of the State, regional and local planning framework relevant to the jurisdiction of Toowoomba Regional Council.

It includes a summary of the following statutory planning instruments:-

- *Integrated Planning Act 1997*;
- the current *South East Queensland Regional Plan 2005-2026*;
- the *Draft South East Queensland Regional Plan 2009-2031*; and
- the eight (8) planning schemes for the former local governments that have been amalgamated to create the Toowoomba Regional Council (pursuant to section 39 of the *Local Government Reform Implementation Regulation 2008*, the existing planning scheme of a former local government area (that has been amalgamated) continues to apply to that former local government's area until a new planning scheme for the merged area is prepared by the new amalgamated local government).

It is acknowledged that the Queensland planning environment is dynamic and currently experiencing a period of rapid change. The legislation, regional planning instruments and local government planning schemes referenced in this Chapter may be superseded in the near future. Where change is likely to the planning framework this has been identified in the relevant sections below.

It also includes a summary of the following non-statutory documents that provide important policy guidance and/or historical land use context:-

- *South East Queensland Infrastructure Plan and Program 2008-2026*;
- *Eastern Downs Regional Planning Initiative*;
- *EDROC Regional Land Use Strategy 1996*;
- *Draft Rural Futures Strategy*; and
- *Blueprint for the Bush*.

State Planning Policies are also applicable to the policy framework construct, in particular a review of State Planning Policy 1/07 Housing and Residential Development is provided.

A review of the current planning and policy framework is essential to understanding existing land use provisions and development commitments affecting the residential land use strategy.



Other legislation and planning instruments may also be of some relevance however the material presented in this Chapter is considered to establish the primary statutory framework and policy context.

This Chapter provides a brief summary of each of the relevant policy documents or statutory instruments, and identifies any pertinent strategies for residential area planning in the Toowoomba Regional Council area.

2.2 State and Regional Planning Instruments

2.2.1 Integrated Planning Act 1997

The *Integrated Planning Act 1997* (IPA), provides the overall statutory planning framework for the State of Queensland.

In particular, the IPA provides the framework for the preparation and administration of regional plans, structure plans and local planning instruments.

The IPA's purpose is to seek to achieve ecological sustainability by:-

- *Coordinating and integrating planning at the local regional and State levels; and*
- *Managing the process by which development occurs; and*
- *Managing the effects of development on the environment (including managing the use of premises).*

The IPA is the governing statutory planning instrument to which all subsidiary planning instruments must comply.

Schedule 1 (of Section 1, Part 1) of IPA details the process for making or amending planning schemes and requires a local government to make a resolution to prepare a planning scheme prior to preparing/advertising a Statement of Proposals.

It is noted that the IPA (Schedule 1, Part 1, s2) requires a Statement of Proposals to:

- (a) *identify matters the local government anticipates the planning scheme will address; and*
- (b) *state how the local government intends to address each core matter (including its component parts) in preparing the planning scheme; and*
- (c) *if the local government is in a designated region—state how the local government anticipates the planning scheme will reflect the region's regional plan.*

The IPA and in particular, Schedule 1 (of Section 1, Part 1) must be adhered to in the making of a planning scheme, to which the Residential Study and other planning studies will duly inform as supporting material.



2.2.2 Sustainable Planning Bill

The Queensland Government released to parliament the Sustainable Planning Bill on 19 June 2009, which, when adopted as the Sustainable Planning Act ('SPA' anticipated late 2009), will replace the IPA.

Key elements of the SPA relevant to the making of a planning scheme are likely to include that:

- climate change must be acknowledged in advancing the SPA's purpose;
- an additional two (2) categories of development must be included in the levels of assessment in a planning scheme, being: assessable development and prohibited development;
- the SPA and supporting regulations (undisclosed at this time) will override Schedule 1 (of Section 1, Part 1) mechanisms under the IPA which apply to the process for making or amending planning schemes; and
- standard planning scheme provisions, when declared by the Minister pursuant to Chapter 2, Part 5 of the SPA, will have the force of law pursuant to the *Statutory Instruments Act 1992*, and will form the template for any new planning scheme for a local government area.

The commencement of SPA and supporting regulations will require Council to assess its position in relation to the making of a new planning scheme at the time of commencement and will be required to act accordingly.

2.2.3 State Planning Policies

State Planning Policies (SPP's) are statutory instruments established pursuant to Part 4 of the *Integrated Planning Act 1997*. SPP's have effect when a local government decides to prepare a new planning scheme or amend an existing planning scheme or is required to amend their planning scheme as a result of a regional planning process.

An assessment of the applicability of each State Planning Policy in respect to the Residential Study is given in **Table 2.1** below:-

TABLE 2.1: STATE PLANNING POLICY APPLICABILITY

State Planning Policy (SPP)	Applicability
<u>SPP 1/92:</u> Development and the Conservation of Agricultural Land	Applicable Toowoomba Regional Council contains land identified as 'Good Quality Agricultural Land' (GQAL) under all current planning schemes with the exception of the Toowoomba Planning Scheme. SPP 1/92 lists eight (8) supporting principles. The primary principle (Principle 1) identifies that 'Good Quality Agricultural Land has a special importance and should not be built on unless there is an overriding need for the



State Planning Policy (SPP)	Applicability
	development in terms of public benefit and no other site is suitable for the particular purpose’. The Minister for Infrastructure and Planning (formerly Local Government and Planning) has identified this SPP as having been appropriately reflected in the following planning schemes: ▪ Crows Nest Planning Scheme; ▪ Milmerran Planning Scheme; ▪ Rosalie Planning Scheme; and ▪ Toowoomba Planning Scheme.
SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities	Applicable Airports and Aviation Facilities to which SPP 1/02 applies are identified in Annex 1 of the Policy. The following airports, that are within the jurisdictional boundaries of Toowoomba Regional Council have been determined to be of State significance by inclusion in Annex 1:- ▪ Oakey Army Aviation Centre (Military airport subject to the <i>Defence Act (Areas Control Regulation)</i> implemented by the Commonwealth Department of Defence under the <i>Defence Act 1903</i>) located approximately 3km from to the north-east of the township of Oakey; and ▪ Toowoomba Airport (located in the north-west of Toowoomba City in proximity of residential areas). The purpose of SPP 1/02 is to ensure that development in proximity of airports and aviation facilities considered essential for the State’s transport infrastructure or national defence system avoids: ▪ adversely affecting the safety and operational efficiency of those airports and aviation facilities; ▪ large increases in the numbers of people adversely affected by significant aircraft noise; and ▪ increasing the risk to public safety near the ends of airport runways. The Minister for Infrastructure and Planning (formerly Local Government and Planning) has identified this SPP as having been appropriately reflected in the Milmerran Planning Scheme.



State Planning Policy (SPP)	Applicability
<u>SPP 1/03:</u> Mitigating the Adverse Impacts of Flood, Bushfire and Landslide	Applicable The Minister for Infrastructure and Planning (formerly Local Government and Planning) has identified this SPP as having been appropriately reflected in the following planning schemes: ▪ Crows Nest Planning Scheme; ▪ Milmerran Planning Scheme; and ▪ Rosalie Planning Scheme.
<u>SPP 2/02:</u> Planning and Managing Development Involving Acid Sulfate Soils	Not Applicable SPP 2/02 applies to all land, soil and sediment at or below 5 metres Australian Height Datum (AHD) where the natural ground level is less than 20 metres AHD. No part of the Toowoomba Regional Council jurisdictional area is identified at below 20 metres AHD and therefore SPP 2/02 is not applicable.
<u>SPP 1/07:</u> Housing and Residential Development (including Guideline)	Applicable Refer detailed discussion in section 2.2.3.1 (below).
<u>SPP 2/07:</u> Protection of Extractive Resources	Applicable The following Key Resource Areas (KRA's) are located in proximity to residential areas within the Toowoomba Regional Council area and are considered a potential constraint to the expansion of urban residential areas:- ▪ Glenvale KRA (to the immediate north of Toowoomba City) to which a Transport Route separation area also applies on Drayton – Wellcamp Road and Euston Road; ▪ Harlaxton KRA (to the immediate west of Toowoomba City); and ▪ Malu KRA (approximately 3km north-west of the township of Jondaryan). Pursuant to SPP 2/07 no increase in the number of people living in a KRA separation area or a Transport Route separation area can be provided for. The following KRA's are located within the Toowoomba Regional Council area, however, are not considered to constrain residential growth:- ▪ Ravensbourne KRA (approximately 11km north-east of the township of Hampton); and ▪ Wellcamp Downs KRA (approximately 8km west of the Toowoomba City outer suburbs).



State Planning Policy (SPP)	Applicability
<u>SPP 1/05:</u> <i>Conservation of Koalas in South-east Queensland</i> Superseded by: <i>South East Queensland Koala State Planning Regulatory Provisions (2009)</i>	Not Applicable No 'Interim Koala Habitat Protection Areas' are identified within the jurisdictional boundaries of Toowoomba Regional Council.
<i>State Coastal Management Plan (2002)</i>	Applicable The Coastal Zone identified in the South East Queensland Regional Coastal Plan (SEQRCP) includes part of the Toowoomba Regional Council area. The <i>State and Regional Coastal Management Plans: Queensland's Coastal Policy: Implementation Guideline for Planning Schemes (2008)</i> stipulates that the SEQRCP gives regional direction to the State Coastal Management Plan 2002. No part of Toowoomba Regional Council is identified within a Coastal Management District under the SEQRCP.

2.2.3.1 State Planning Policy 1/07 - Housing and Residential Development

State Planning Policy 1/07 – Housing and Residential Development (SPP1/07) took effect on 29 January 2007. SPP 1/07 is supported by the *State Planning Policy 1/07 Guideline*. The policy applies to local governments nominated in Annex 1 of the policy which includes the former Toowoomba City Council.

The outcome sought by SPP1/07 is expressed as follows in Part 3 (section 4) of the Policy:

"That local governments identify the housing needs of their community and analyse, and modify if necessary, their planning scheme to remove barriers to and provide opportunities for a range of housing options that respond to the housing needs of the community."

This outcome is to be achieved when making or amending a planning scheme by:

- undertaking a housing needs assessment for the local government area;
- undertaking an analysis of the existing planning scheme to identify barriers to and opportunities for the provision of housing options that respond to the housing needs identified in the housing needs assessment; and
- ensuring the new or amended planning scheme removes barriers to and provides opportunities for the provision of identified housing options.

The key steps in preparing a housing needs assessment are summarised as follows (after Figure 2: Flowchart of housing needs assessment process in the SPP 1/07



Guideline):

TABLE 2.2: HOUSING NEEDS ASSESSMENT STEPS

Steps	Corresponding Actions
Step 1 - Local Government requests a housing analysis	- A local government requests a housing analysis for their local government area from the Queensland Department of Housing (DoH). - A local government and the Queensland Department of Housing will consult and reach agreement on the spatial levels for provision of housing analysis data. - The Queensland Department of Housing will also provide preliminary advice for preparing a housing needs assessment.
Step 2 - The Queensland Department of Housing provides a housing analysis	The Queensland Department of Housing prepares a housing analysis comprising the following outputs: - general contextual housing information; - demographic characteristics; - housing market characteristics; - the outputs of the housing needs model; and - a desktop review of the above elements specific to the local government area.
Step 3 - Local Government reviews housing analysis	A local government analyses the following to identify household formation and trends: - key household formation; - population age distribution; and - existing stock (housing supply) data. The local government then reviews the outputs of the housing needs model: - using the above information; and - local data and knowledge on housing and land supply.
Step 4 - Local Government prepares a housing needs assessment	A local government prepares a housing needs assessment that identifies: - demographic and housing consumption (housing demand) characteristics; - existing stock (housing supply) and housing market characteristics; - housing needs; and - a range of appropriate housing options that respond to the identified housing needs. This information is intended to inform the planning



Steps	Corresponding Actions
	scheme analysis.

The Department of Communities released a document titled: *Toowoomba Regional Council Housing Analysis Review* in June 2009 (refer section 4.2 of this report). This document was prepared pursuant to SPP 1/07 and forms part of the material that underlies the assessment of future housing needs and land availability in **Chapter 4** and **Chapter 5** of this report.

2.2.4 SEQ Regional Plan 2005 – 2026

The *South East Queensland Regional Plan 2005-2026* (SEQRP) is South East Queensland's pre-eminent planning instrument. It is a statutory instrument and has effect under section 2.5A of the *Integrated Planning Act 1997*.

The stated purpose of the current Regional Plan is to provide a sustainable growth management strategy for SEQ to 2026.

The SEQRP comprises a regional vision, strategic directions, a regional land use pattern and regional policies. The Regional Plan is supported by a statutory Urban Footprint and associated regulatory provisions.

Urban development is generally restricted to locations within the Urban Footprint and in some cases is subject to particular structure planning processes.

The SEQRP encompasses the former Toowoomba City Council jurisdictional boundaries (which is only a portion of the Toowoomba Statistical District).

Section 8.1 (Urban Structure) describes Toowoomba as follows:

Located at the western periphery of SEQ, Toowoomba City has a strong and diverse economy reflecting its role as the main urban centre for the eastern Darling Downs. It is expected to grow from a current population of 92,000 people to around 110,000 people in 2026, through a combination of greenfield development and increasing levels of infill and redevelopment in suitable locations and around activity centres.

The SEQRP envisages that the Toowoomba City Council area (which is different to the Toowoomba Statistical District used for planning purposes in the draft SEQRP) will accommodate an additional 10,500 dwellings (3,500 of which are to be infill dwellings) between 2004 and 2026, an increase of approximately 31% over 2001 levels (34,300).

Toowoomba is identified as a 'Principal Activity Centre' on Map 11 (Regional Activity Centre Network) of the draft SEQRP. Principal Activity Centres are described as follows:

South East Queensland's principal activity centres serve catchments of sub-regional significance and accommodate key concentrations of employment. They also serve business, major comparison and convenience retail, and service uses. These centres provide a secondary administrative focus, accommodating regional offices of government and regionally significant health, education,



cultural and entertainment facilities. Outside the Brisbane CBD, Principal Activity Centres provide the key focal points of regional employment and in-centre residential development. As major trip generators, these centres are typically serviced by multimodal public transport services and comprise key nodes in the regional public transport system (p72).

There are no other designated regional activity centres in the Toowoomba City Council area under the SEQRP. Toowoomba City is therefore the foci for the accommodation of residential growth in Toowoomba Regional Council. Further to this point, the SEQRP identifies that 'a key issue for Toowoomba and environs is the proliferation of very low-density residential areas' outside the catchment of the SEQRP which goes against Desired Regional Outcome 8 of the SEQRP:

A compact and sustainable urban pattern of well-planned communities, supported by a network of accessible and convenient centres close to residential areas, employment locations and transport.

The Regulatory Provisions of the SEQRP have been superseded by the Regulatory Provisions of the draft SEQRP which took effect on 7 December 2008. The regulatory provisions of the 2005 SEQ Regional Plan, similar to those of the draft SEQ Regional Plan, limited the extent of urban development permissible in the Regional Landscape and Rural Production Area and in the Rural Living Area.

The SEQRP provides strategic guidance to urban and non-urban development that must be adhered to in the formation of any future planning scheme that applies to the former Toowoomba City Council area.

2.2.5 Draft South East Queensland Regional Plan 2009 - 2031

In December 2008 the Queensland Government (Department of Infrastructure and Planning) released the *Draft South East Queensland Regional Plan 2009-2031* (draft SEQRP), the outcome of the first major review of the *South East Queensland Regional Plan 2005-2026* (SEQRP).

Although draft, this document has statutory powers due to the commencement of the draft SEQRP regulatory provisions on 7 December 2008. These regulatory provisions seek to regulate development outside of the Urban Footprint. Moreover, the draft regulatory provisions give the Minister the power to nominate, amongst other things, 'future growth areas' and 'urban growth areas' to accommodate growth as need arises.

Submissions on the draft SEQRP closed 1 May 2009 and it is anticipated that the draft SEQRP will be released mid-to-late 2009 following consideration of submissions received.

The draft SEQRP, when adopted, will replace the SEQRP as the statutory regional plan for the region.

The draft SEQRP boundary was expanded to include areas beyond the former Toowoomba City Council jurisdictional boundaries, including the inclusion of part of the following former local government areas:

- Crows Nest Shire Council;



- Rosalie Shire Council;
- Jondaryan Shire Council; and
- Cambooya Shire Council.

The sub-regional narrative for 'Toowoomba' in Part C of the draft SEQRP states:

Toowoomba is located at the western edge of the SEQ region and includes a range of urban and semi-urban settlements. Toowoomba City is the principle activity centre for the sub-region and services the Darling Downs and Surat Basin. In 2006 Toowoomba had an estimated population of around 121,800 people.

The Urban Footprint nominated within the Toowoomba Statistical District under the draft SEQRP is approximately two times the area nominated in the SEQRP, largely in recognition of the urban areas included as a result of the expansion of the draft SEQRP boundary. It is taken that this measure is to prevent 'further low-density residential development' in areas to the west of Toowoomba City. An issue acknowledged but not addressed in the SEQRP (refer **Figure 3**).

The draft SEQRP goes on to say:

Growth areas within the Urban Footprint will be refined by council to detail local planning and sequencing. This will include consideration of the relocation of the Toowoomba Airport and use of the current site for residential and employment purposes.

Toowoomba remains a 'Principal Activity Centre' on Map 11 (Regional Activity Centre Network) of the draft SEQRP. Toowoomba City therefore remains the foci for the accommodation of infill residential growth, 'with medium-term opportunities for mixed use and higher-density development in the central business district. Medium-density development opportunities have also been identified at Wilsonton Heights, Kearneys Spring and Clifford Gardens.' The draft SEQRP envisages that the Toowoomba Statistical District (that part of the Toowoomba Regional Council area in the draft SEQRP) will accommodate an additional 28,500 dwellings (4,500 of which are to be infill dwellings in the aforementioned locations) between 2006 and 2031, an increase of approximately 63% over 2006 levels (45,538 existing dwellings).

The remaining 24,000 dwellings are to be located in the following broadhectare Urban Footprint locations:

- Highfields;
- Glenvale;
- Drayton; and
- Darling Heights.

To a lesser extent, residential growth is also to be accommodated in:

- Kingsthorpe;
- Gowrie Junction; and



- Cambooya.

The draft SEQRP also nominates Rural Living Areas in the former local government areas of Rosalie (now Goombungee), Cambooya (now Greenmount) and Crows Nest. Rural Living Areas comprise rural residential development. This type of development is to be contained to Rural Living Areas to ensure these communities are appropriately serviced by hard and soft infrastructure.

Westbrook is nominated as an 'identified Growth Area'. Identified Growth Areas are under consideration for future urban development. Distinct to Urban Growth Areas or Future Growth Areas, Identified Growth Areas are included in the Draft Regulatory Provisions as Regional Landscape and Rural Production Area and therefore urban development remains inconsistent until such time as the land is included as a 'Future Growth Area' or 'Urban Growth Area'.

The rationale for the inclusion of Identified Growth Areas as the frontier for future urban growth is guided by the tenets that underpin the Urban Footprint. These tenets include a requirement to:

- *Provide reliable and effective transportation choices or otherwise reduce car use, particularly for infill and redevelopment in and around existing centres, and along high-frequency public transport corridors;*
- *Physically connect to existing communities wherever possible, or otherwise provide new development with direct transport linkages to existing urban areas early in the development;*
- *Promote cohesive communities that support a wide range of services and facilities; and*
- *Include or have access to existing or planned employment centres.*

The draft SEQRP, subject to modification as a result of the public notification process, will provide good strategic direction to the accommodation of residential growth within the Toowoomba Statistical District and is anticipated to resolve whether Westbrook should be located in the Urban Footprint or Regional Landscape and Rural Production Area or Rural Living Area.

Advice from the Department of Infrastructure and Planning in May 2009 indicates that the State Government is not currently preparing or seeking to prepare a Regional Plan to give regional direction to the remainder of the Toowoomba Regional Council area. However, the Eastern Downs Regional Land Use Strategy provides non-statutory regional guidance for this area (refer section 2.2.8 of this Report).

2.2.6 Eastern Downs Integrated Transport Plan

The Eastern Downs Integrated Transport Plan (EDITP) was released in 2003 'to provide a framework for the development of a high quality, safe and efficient transport system for the Eastern Downs'.

The EDITP Study Area includes the Toowoomba Regional Council area in addition to the adjoining Council areas of Warwick Shire to the south and Gatton Shire to the



east.

The Plan includes a number of Action Plans and supporting strategies under the following headings:

- Land Use;
- Road;
- Rail;
- Aviation; and
- Public Transport, Walking and Cycling.

The EDITP states that the majority of residential growth in the Eastern Downs region occurs in and around Toowoomba, *'and includes both urban residential and rural residential development'*. This leads to key land use issues identified in the EDITP:

- *dispersed settlement patterns;*
- *a lack of coordination between land use and transport infrastructure; and*
- *poor planning for transport facilities and infrastructure to support land uses.*

Identified strategies in response to these land use issues include:

- *Promote best practice land use and transport planning in planning schemes;*
- *Appropriately consider and manage potential transport impacts arising from development and other land use planning initiatives;*
- *Foster a land use and transport planning process which takes into account road safety issues and costs.*

An appropriate land use response in consideration of future planning of Toowoomba Regional Council is to:

- coordinate the expansion and intensification of residential areas commensurate with the provision of an appropriate level of transport infrastructure; and
- the consolidation of existing urban settlements to mitigate the disbursement of residential populations.

The EDITP also acknowledges a key role for Priority Infrastructure Plans (PIP) in the orderly provision of infrastructure and recommends that planning identify Priority Infrastructure Areas for infrastructure delivery.

Aviation issues identified in the EDITP acknowledge the constraints previously identified in relation to the Toowoomba Airport in response to State Planning Policy 1/02 (Development in the Vicinity of Certain Airports and Aviation Facilities). The Plan states:

Services into the Toowoomba Airport are currently limited by the proximity of residential areas. This limits its ability to expand and essentially limits the growth potential of the region. This is also exacerbated by Toowoomba's



proximity to Brisbane and relative ease of travel by road between the two centres.

A broad action in response to this issue is expressed as: '*maintain and improve key regional facilities and services to an appropriate standard*'. This is consistent with what is understood to be Council's position of maintaining Toowoomba Airport at its current location, to which an appropriate strategy for residential development in proximity of the airport must respond.

The EDITP makes salient strategic recommendations that should be considered in the in the identification of areas for residential expansion or intensification.

2.2.7 South East Queensland Infrastructure Plan and Program

The *South East Queensland Infrastructure Plan and Program 2009-2026* (SEQIPP) outlines the Queensland Government's infrastructure priorities for South East Queensland in support of the SEQ Regional Plan. It establishes priorities for regionally significant infrastructure investment.

The SEQIPP was first released in 2005 and is intended to be updated annually to reflect the latest planning and budget commitments. The current production of the SEQIPP was released in 2009 and has a planning horizon to 2026.

The SEQIPP is presented in three time periods to 2026, being:-

- First phase is from 2009-2010 to 2012-13 (four year forward estimates period of the State budget, showing current funding commitments);
- Second phase is from 2013-14 to 2018-19 (six year planning period that aims to meet the strategic infrastructure objectives); and
- Third phase is from 2019-20 to 2025-26 (infrastructure likely to be required in the longer term).

The SEQIPP currently includes the following infrastructure or infrastructure planning commitments relevant to the part of Toowoomba Regional Council included in the defined boundaries of South East Queensland:

TABLE 2.4: TOOWOOMBA INFRASTRUCTURE PLAN AND PROGRAM

Project	Timing	Estimated Value of Infrastructure (2008 value)
Transport		
Toowoomba Bypass	2013-14 to 2025-26 (Timing subject to federal contributions)	\$1.390 billion
Warrego Highway: Toowoomba intersection upgrades	2013-14 to 2018-19 (Timing subject to federal contributions)	\$90 million
Gowrie to Grandchester Rail Line	2019-20 to 2025-26	\$1.4 billion



Project	Timing	Estimated Infrastructure Value of (2008 value)
Water		
Toowoomba Pipeline: Wivenhoe to Cressbrook	2009-2010	\$187 million
Education		
State school infrastructure – Western Corridor and Toowoomba	2009-10 to 2025-26	\$800 million
Vocational Education and Training		
Automotive trade training facility: Toowoomba	2009 (completed)	\$2.7 million
Sport and recreation		
Clive Berghofer Stadium: Toowoomba upgrade	2008-09 to 2009-10 (completed)	\$2 million
Regional Tennis Facility: University of Southern Queensland Campus	2009-10	\$2.7 million

Infrastructure projects under the SEQIPP are to be recognised in the identification of areas for residential expansion or intensification to ensure the value of these projects in terms of contributions to hard and soft infrastructure is capitalised by future residential development.

2.2.8 EDROC – Regional Land Use Strategy (Volumes 1 & 2)

The Eastern Downs Regional Organisation of Councils Inc (EDROC) *Regional Land Use Strategy 1996* encompasses the area of ten former local governments including the former local governments of Cambooya Shire, Clifton Shire, Crows Nest Shire, Jondaryan Shire, Millmerran Shire, Pittsworth Shire, Rosalie Shire and Toowoomba City (now all in Toowoomba Regional Council), Warwick City (now part of Southern Downs Regional Council), and Gatton Shire (now part of Lockyer Valley Regional Council).

The EDROC Regional Land Use Strategy was released in November 1996 to provide a framework for consistent land use planning and decision making by local governments of the Eastern Downs region, and to provide guidelines for State Government agencies and other stakeholders. The EDROC Regional Land Use Strategy is a non-statutory document.

The Regional Land Use Strategy contains two volumes: volume 1 contains a number of interrelated land use strategies; and volume 2 contains a Planning Study that provides a background to the formulation of the strategies in volume 1.

Volume 1 describes that the historical expansion of residential growth, external to the primary residential catchment of Toowoomba has resulted in a loss of good quality agricultural land and *'in some areas has not been complemented with commercial or industrial land uses (and hence employment) and has resulted in*



increasing reliance on private motor vehicles in order to work and shop in Toowoomba'.

EDROC identifies the following strategies to guide residential and rural residential settlement of the region to ensure the future sustainable development of the region:

- *To protect good quality agricultural land;*
- *To identify preferred residential growth areas, in which to contain the spread of development and ensure these areas are environmentally sustainable for such development;*
- *To ensure residential land uses are provided with minimum levels of services and infrastructure;*
- *To improve residential and rural residential accessibility to services and facilities;*
- *To ensure residential and rural residential land uses are provided with local employment opportunities;*
- *To reduce the extent of large scale rural residential areas and encourage such development as extensions to existing communities; and*
- *To ensure residential and rural residential development is sequentially sound and cost efficient.*

EDROC further identifies that demand for rural residential housing should be discouraged outside of existing areas identified in the various planning schemes. Criteria established for rural residential development includes:

- *proven land capability for on-site waste disposal or supplied with reticulated sewerage facilities;*
- *sealed road access;*
- *provision of constant water supply of suitable quantity, quality and reliability;*
- *proximity to commercial and industrial services and employment opportunities;*
- *proximity to community and recreation services and facilities; and*
- *minimal impact on good quality agricultural land.*

This is in-keeping with the draft SEQRP that designates Rural Living areas within the Toowoomba Statistical District. EDROC therefore provides a sensible strategic platform to extrapolate the mandate of the draft SEQRP and limit the expansion of rural residential development in other parts of Toowoomba Regional Council.

The abovementioned tests should be applied to the future expansion of residential and rural residential areas within the jurisdiction of Toowoomba Regional Council, with an emphasis on discouraging further rural residential development and ensuring that future residential development is appropriately serviced by hard and soft infrastructure.



2.2.9 Draft Rural Futures Strategy

The *Draft Rural Futures Strategy for South East Queensland* (draft Rural Futures Strategy) includes a range of targeted initiatives to promote economic prosperity, environmental wellbeing and quality of life of rural South East Queensland. The draft Rural Futures Strategy plans for and responds to the challenges facing rural communities and industries in South East Queensland.

The draft Rural Futures Strategy encompasses the former Toowoomba City Council jurisdictional boundaries (which is only a portion of the Toowoomba Regional Council).

The draft Rural Futures Strategy suggests actions for five core requirements considered necessary for sustainable rural communities:

- Economic development;
- Healthy and productive rural landscapes;
- Water resources;
- Community development; and
- Leadership and collaboration.

The draft Rural Futures Strategy may be considered as an action plan outside, but complementary to land use planning in South East Queensland's rural areas.

2.2.10 Blueprint for the Bush

Blueprint for the Bush (the "Blueprint") is a regional development engagement initiative undertaken by the Queensland State Government in partnership with the Local Government Association of Queensland and peak agricultural group, Agforce.

The Blueprint was released in 2006 as a 10-year plan to build the Blueprint vision: 'a strong rural Queensland of sustainable, liveable and prosperous communities'.

The Blueprint includes the jurisdictional boundaries of Toowoomba Regional Council excluding the former Toowoomba City Council area.

Infrastructure growth is an essential component of the Blueprint, in recognition that infrastructure provides the basis upon which future growth and viability of the State's regions will be built. The companion document to the Blueprint, also released in 2006 is the *Blueprint for the Bush: Rural Economic Development and Infrastructure Plan* (REDIP).

The Blueprint included a financial commitment from the Queensland State Government in the order of \$153.4 million over three years with four core goals:

- sustainability of primary production and natural assets;
- enhanced liveability of rural communities;
- prosperity for rural Queensland; and
- strengthening the planning, coordination and delivery of services.



The Blueprint may be considered as a policy that guides State Government funding of soft and hard infrastructure and is complementary to land use planning in the State's rural areas.

2.3 Planning Schemes

Toowoomba Regional Council administers eight (8) planning schemes as a result of council amalgamations in 2008.

2.3.1 Cambooya Planning Scheme

The Planning Scheme for Cambooya Shire is an IPA compliant planning scheme. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;
- Definitions;
- Desired Environmental Outcomes;
- Land Use Areas;
- Overlays;
- Codes;
- Infrastructure;
- Performance Indicators; and
- Schedules (including Planning Scheme Policies).

Notable residential strategies (or 'measures') in support of Desired Environmental Outcome 3.3.1 – Settlement Pattern broadly include:

- maximisation of existing infrastructure (including water, sewerage and community facilities) i.e. locate residential development within the Township Land Use Area;
- multiple dwelling development is promoted with the Township Land Use Area but not at the expense of existing residential character;
- further rural residential subdivision is limited to existing areas; and
- the protection of residential amenity.

A summary of the provisions of the Cambooya Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.2 Clifton Planning Scheme

The Planning Scheme for Clifton Shire is an IPA compliant planning scheme that took effect in 2003. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;



- Definitions;
- Desired Environmental Outcomes;
- Land Use Areas;
- Overlays;
- Codes;
- Infrastructure;
- Performance Indicators;
- Schedules (including Planning Scheme Policies).

Notable residential strategies (or 'measures') in support of Desired Environmental Outcome 3.3.1 – Settlement Pattern broadly include:

- maximisation of existing infrastructure (including water, sewerage and community facilities) i.e. locate residential development within the Township Land Use Area;
- compact residential development is promoted to increase accessibility to pedestrians and cyclists however multiple dwelling development must not occur at the expense of existing residential character;
- the protection of residential amenity; and
- rural residential subdivision is promoted subject to a comprehensive set of criteria.

A summary of the provisions of the Clifton Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.3 Crows Nest Planning Scheme

The Planning Scheme for Crows Nest Shire is an IPA compliant planning scheme that took effect in 2007. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;
- Definitions;
- Desired Environmental Outcomes;
- Zones;
- Overlays;
- Codes (Issue Codes and Use Codes);
- Infrastructure;
- Performance Indicators;
- Schedules (including Planning Scheme Policies).

Desired Environmental Outcomes (Character and Lifestyle) relevant to the



Residential Study include:

- *Crows Nest Shire has an identifiable rural amenity and urban character within established areas of development at Crows Nest, Highfields, Hampton, Cabarlah, Blue Mountain Heights and Meringandan; and*
- *Urban areas provide a high level of service and residential amenity with provision for expansion.*

A summary of the provisions of the Crows Nest Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.4 Jondaryan Planning Scheme

The Planning Scheme for Jondaryan Shire is an IPA compliant planning scheme. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;
- Definitions;
- Zones;
- Overlays;
- Assessment Criteria for Development of a Stated Purpose or a Stated Type (Codes);
- Infrastructure;
- Schedules (including Planning Scheme Policies).

Desired Environmental Outcomes relevant to this Residential Study include:

- *Quality residential lifestyle choices and employment opportunities are provided for in Jondaryan Shire and communities are developed in an efficient and sustainable manner; and*
- *Convenient access to a diversity of housing, services and facilities in established settlements is achieved.*

A summary of the provisions of the Jondaryan Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.5 Millmerran Planning Scheme

The Planning Scheme for Millmerran Shire is an IPA compliant planning scheme that took effect in 2006. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;
- Definitions;
- Desired Environmental Outcomes;
- Zones;



- Overlays;
- Codes;
- Infrastructure;
- Performance Indicators;
- Schedules (including Planning Scheme Policies).

The Strategic Framework identifies that residential development is to be primarily accommodated within the established areas of Millmerran and Cecil Plains in the form of single detached dwellings on lots between 800m² and 1200m². Supporting, and relevant Desired Environmental Outcomes include:

- *A convenient access to roads and services is achieved through well located land uses and the efficient use and timely provision of infrastructure such as water, sewerage and roads, walkways and cycling facilities;*
- *Rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, affordable living environment, whilst maintaining rural amenity; and*
- *The range of housing types, services and facilities meets the needs of the community and other uses.*

A summary of the provisions of the Millmerran Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.6 Pittsworth Planning Scheme

The Planning Scheme for Pittsworth Shire is an IPA compliant planning scheme. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;
- Definitions;
- Desired Environmental Outcomes;
- Zones;
- Overlays;
- Assessment Criteria for Development of a Stated Purpose or a Stated Type (Codes);
- Infrastructure;
- Performance Indicators;
- Schedules (including Planning Scheme Policies).

A Desired Environmental Outcome relevant to this Residential Study includes:

- *Residential communities in the shire are well serviced, enjoy, enjoy high levels of amenity and safety whilst also offering a variety of housing options and lifestyles choices for all households.*



A summary of the provisions of the Pittsworth Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.7 Rosalie Planning Scheme

The Planning Scheme for Rosalie Shire is an IPA compliant planning scheme that took effect in 2008. The primary structure of the statutory elements of the planning scheme is as follows:

- Introduction;
- Definitions;
- Desired Environmental Outcomes;
- Development in Zones;
- Overlays;
- Codes;
- Infrastructure;
- Performance Indicators;
- Schedules (including Planning Scheme Policies).

Notable residential strategies include:

- *The Shire's traditional towns and villages are intended to remain fairly compact with a clear delineation between the town and the surrounding rural area; and*
- *The south-eastern corner of the shire will accommodate its anticipated growth in a coordinated way.*

The Rosalie Shire Planning Scheme also has a clear Desired Environment Outcome pertaining to land use and settlement pattern that includes the following relevant planning approaches:

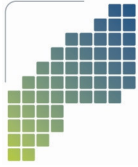
- maximisation of existing infrastructure and services i.e. locate residential development to areas identified as being suitable for residential purposes;
- multiple dwelling development is promoted but not at the expense of existing residential character;
- rural residential subdivision is promoted within suitable areas; and
- the protection of residential amenity.

A summary of the provisions of the Rosalie Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.

2.3.8 Toowoomba Planning Scheme

The Planning Scheme for Toowoomba City is an IPA compliant planning scheme that took effect in 2003. The broad framework of the planning scheme is as follows:

- Introduction;



- Desired Environmental Outcomes;
- Definitions;
- Zones and Assessment Tables;
- Codes Introduction;
- Zone and Precinct Codes;
- Use Codes;
- Area Codes;
- Issue Codes;
- Advertising Signs;
- Provision of Infrastructure;
- Performance Indicators;
- Appendices.

The Toowoomba Planning Scheme includes Desired Environmental Outcome 2 – Livability as follows:

Toowoomba has safe, distinctive and attractive urban areas in which residents have good access to open space, services and facilities and employment, a range of housing options and opportunities for social interaction.

This Desired Environmental Outcome is supported by a number of strategies that includes but is not limited to:

- Accommodation of residential development in proximity to services and infrastructure;
- *Allocate sufficient land and establish reasonable standards and densities to allow housing and lifestyle choice and enable the provision of affordable housing...;*
- Protection of life and property from significant environmental risks such as bushfire, unstable soils and flood;
- Clearly defined mobility network for residential subdivision;
- Good urban design outcomes leading to reinforcement or creation of a sense of place; and
- Protection of significant views and cultural features.

A summary of the provisions of the Toowoomba Planning Scheme relevant to this Residential Study is presented in **Appendix A** to this report.



3. Overview of Previous Planning Studies and Strategies

3.1 Introduction

This Chapter analyses population, demographic and planning studies and strategies that have previously been undertaken for the Toowoomba Regional Council area, or part thereof. The analysis of the studies and strategies has been conducted to identify important elements that should be taken forward in the Toowoomba Regional Planning Project.

This Chapter provides a brief summary of each of the relevant studies and strategies, and identifies any pertinent directions for the accommodation of growth in the Toowoomba Regional Council area.

3.2 Demographic Studies and Strategies

3.2.1 Toowoomba Statistical District – Planning and Infrastructure Study

The *Toowoomba Statistical District Planning and Infrastructure Study* (TSDPIS) was prepared by the Queensland Government and Precinct Urban Planning Consultants to inform the preparation of Toowoomba City's Local Growth Management Strategy.

The requirement of the SEQRP for all local governments in South East Queensland to prepare a Local Growth Management Strategy was abandoned by the Queensland Government subsequent to the release of the SEQRP. Accordingly, the TSDPIS now only provides background information on the planning and infrastructure requirements for the TSD and does not contribute to the statutory policy context for Toowoomba.

The Toowoomba Statistical District includes the former Toowoomba City area and the growing residential areas of the former surrounding shires of Cambooya, Crows Nest, Jondaryan and Rosalie; a total area of 553.18km².

The primary purpose of the TSDPIS is to identify a preferred settlement pattern for the TSD and identify the associated infrastructure required to support the preferred settlement pattern.

The demographic analysis of the TSDPIS identifies the 2006 TSD population as 121,660 people. Based on PIFU projections, it forecasts a 2026 TSD population of 161,306 persons (an increase of 32.5% over the next 20 years). The spatial distribution of TSD population growth is expected to move away from the traditional emphasis in the area of the former Toowoomba City to other parts of the TSD. The TSDPIS suggests that Highfields (in the former Crows Nest Shire) has emerged as



the TSD's primary urban growth front.

The residential development analysis in the TSDPIS states that a total of 13,665 additional dwellings would be required in the TSD to accommodate the predicted population growth to 2026. Approximately 90% of all dwellings in the former Toowoomba City Council area were assumed to be developed as urban residential dwellings with the remaining 10% to be rural residential dwellings, with the relative split assumed to be 80%/20% for the balance of the TSD.

The TSDPIS identifies spatial opportunities for residential growth. A number of conceptual urban form scenarios are presented in the TSDPIS to evaluate the relative implications of alternative residential growth management approaches.

The following table identifies the three (3) conceptual urban growth scenarios and their underlying urban growth philosophy:

TABLE 3.1: TOOWOOMBA PLANNING AND INFRASTRUCTURE STUDY GROWTH SCENARIOS

Scenario	Growth Philosophy
Radial Expansion	• Accommodation of future residential growth primarily through the radial expansion of the existing Toowoomba urban area and secondarily the Highfields urban area; • Growth in village settlements is either non-existent or limited to minor infill; and • Consolidation of existing Rural Residential areas to act as a buffer between urban areas and rural environments.
Corridors	• Accommodation of future residential growth primarily through the development of two urban growth corridors to the north and south of Toowoomba as a single expansive conurbation; • Growth in village settlements is limited; and • Rural Residential development is limited to consolidation of existing areas.
Urban Villages	• Accommodation of future residential growth primarily through the controlled expansion of existing urban areas coupled with the development of a dispersed network of urban villages; • This scenario involves only limited urban expansion in the Toowoomba and Highfields urban areas, with the villages of the TSD balance area becoming focal points for additional residential growth; and • Rural Residential development is limited to consolidation of existing areas, with certain designated rural residential areas presently undeveloped being reallocated for urban residential purposes.

The TSDPIS arrives at a preferred urban settlement pattern that aligns most closely with the 'Urban Villages' scenario. The TSDPIS does not explain how this preferred urban settlement pattern is arrived at. Moreover, it appears that the 'Urban Villages' scenario is premised on the preservation of all identified centres with limited other land use planning rationale.



Reinforcing this view is that the TSDPIS clearly states its preference toward maintaining and strengthening multiple centres:

More focused scenarios centred on the radial or corridor-based expansion of the existing Toowoomba/Highfields conurbation would necessitate a contraction in the number and location of designated Activity Centres.

Notwithstanding, the preferred urban settlement pattern is overridden by the draft SEQRP which describes a preferred land use pattern that resembles a mix of the 'Radial Expansion' and 'Corridors' model and therefore the relevance of this report to the Residential Study is limited due to the overriding draft SEQRP Regulatory Provisions that have statutory effect.

3.2.2 Drivers of Population Growth in the Toowoomba Region

This discussion paper was completed by Foresight Partners on behalf of Toowoomba City Council in 2006 to provide economic and market data supporting Toowoomba's request that the Department of Infrastructure and Planning's Population Information and Forecasting Unit (PIFU) re-evaluate population projections to 2026. Underlying economic drivers examined in the report include major development and infrastructure projects, industrial activity, the employment market and lifestyle factors. The paper concluded that the most recent population growth rate (2.5% in 2004/05) is above the long-term average and unlikely to be sustained over the next twenty years.

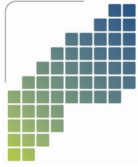
The relevance of this report to the Residential Study is limited as the 2006 and 2008 PIFU population projections have been released since the report's production. This discussion paper may however be useful as a reference for a list of major projects at that time.

3.3 Residential Studies and Strategies

3.3.1 Toowoomba 2050 Community Plan

The Toowoomba 2050 Community Plan is a forward-looking document that is based on findings from collaborative consultation processes that were conducted in 2007 with Toowoomba residents. The Visions and Outcomes were finalised in January 2008 and the Action Plans have been in draft format since the same period. The documents draw on the knowledge base of the local community to expand the direction of the regional city in terms of people and places, facilities and services, infrastructure, development and the environment. Local, national and global factors were taken into account to develop and enhance the economic, environmental, social and cultural sustainability objectives of the area. The overarching goals that were identified are:

- *Governance – A well-governed city where we plan and make decisions together in partnership.*
- *Built Environment – A high-quality well-planned built environment.*



- *Economy – A healthy and progressive economy supported by business diversity and highly skilled employment base.*
- *Natural Environment – A highly-valued diverse natural environmental.*
- *Community – A safe a healthy community, enjoying a high quality of life.*

The Vision to guide the future development, environmental conservation and economic growth for the city include:

- *Shared vision and strong leadership;*
- *Quality urban living;*
- *Well-planned infrastructure;*
- *A prosperous economy;*
- *A city of green;*
- *Resource-wise living;*
- *A creative and learning community;*
- *Healthy and active population; and*
- *A safe and strong community.*

Residential growth for Toowoomba was discussed under broad headings. It was identified that:

- principles of sustainability should be employed in planning new neighbourhoods;
- there should be encouragement of distinctive, people-oriented neighbourhoods;
- a sense of community should be fostered in all places;
- heritage buildings should be protected;
- new neighbourhoods should incorporate energy efficient building designs, water conservation, and where feasible, local management of stormwater, wastewater and other wastes; and
- new developments should enhance pedestrian and cyclist amenity, safety and connectivity.

Despite showing concern for the heritage and sense of belonging in Toowoomba, the Action Plan and Visions and Outcomes documents did not acknowledge the desired future urban form of the city.

The Toowoomba 2050 Community Plan offers strategic visions and progressive outcomes for Toowoomba city that should be considered when assessing and identifying future residential growth.



3.3.2 Queensland Housing Affordability Strategy

The Queensland Affordability Strategy is a State Government initiative to improve housing affordability through a number of measures including:

- improving the efficiency of the Integrated Development Assessment System (IDAS) via wider amendment of the IPA (refer section 2.2.2 of this report);
- the introduction of a standard infrastructure charging schedule template to provide greater certainty to land development costs, Council's yet to adopt a PIP under this template will be restricted to Consumer Price Index (CPI) increases on 2008/2009 infrastructure charges;
- monitoring of the supply of land and housing coupled with interventionist powers attributed to the Minister under the draft SEQRP Regulatory Provisions to ensure land supply is commensurate with demand to limit the inflationary pressures of short land supply, a criticism of the SEQRP; and
- the establishment of the Urban Land Development Authority.

On 11 September 2007 the *Urban Land Development Authority Act 2007* (hereafter ULDA Act) commenced and following, the establishment of the Urban Land Development Authority. The ULDA Act is partly in response to the directives of the SEQRP to facilitate the equitable urban growth of South East Queensland in the face of high and sustained population growth.

The extrapolated purpose of the ULDA Act is to:

- supply land for urban purposes, to meet infill dwelling targets of the Regional Plan, and the provision of associated urban services;
- provide infrastructure for urban purposes including but not limited to sewer, water, bus transport and rail transport;
- effect ecological sustainable development and ensure built form is of best practice urban design to create a vibrant, attractive, urban spaces with a strong sense of place;
- provide housing diversity that meets community needs through innovative design and variation in housing type and tenure; and
- ensure the ongoing availability of affordable housing for low to moderate income households.

A Ministerial declaration of an Urban Development Area (UDA), which applies to a specific land area, is the mechanism to meet the purpose of the ULDA Act. Selection criteria for a UDA include:

- areas of high growth or high housing stress;
- areas that contain significant portion of government land; and
- areas that are close to public transport, employment opportunities or other services.



Development within a UDA will be subject to a Development Scheme or interim Land Use Plan prepared for the UDA to which a UDA development approval must be received prior to the carrying out of UDA assessable development.

The following UDA's have been declared by the Planning Minister:

- Bowen Hills;
- Northshore Hamilton; and
- Fitzgibbon.

The effect of a UDA is to handover development assessment and plan making powers to the Urban Land Development Authority in order to meet the purpose of the ULDA Act.

No UDA's have been declared within the Toowoomba Regional Council jurisdictional boundaries. In the event that a UDA is declared within the Toowoomba Regional Council area, any existing planning scheme where applicable to the UDA will cease to have effect.

Therefore, Queensland Housing Affordability Strategies most relevant to the Residential Study include changes to IDAS and other amendments to existing processes under the IPA and additionally, PIP requirements. The former, are most appropriately considered when the Sustainable Planning Act commences and the latter may be separately considered by Council, although infrastructure planning should be advanced as part of any planning scheme review to ensure that infrastructure is provided in an orderly and equitable manner.

3.3.3 Cambooya Residential Needs Study

The Draft Cambooya Residential Needs Study was completed in July 2007. It assessed the planning need for residential land in Cambooya Shire, including assessments of the residential need in four areas within the Shire – Cambooya township, Greenmount township, North West precinct (including Wyreema and View Vale) and North East precinct (including Hodgonsvale, Top Camp and Mt Rascal).

The report found that Cambooya Shire would require some 1,500-1,900 additional dwellings between 2006 and 2026. The report found that to accommodate 1,900 dwellings, some 119ha of urban residential land, 238ha of small rural residential and 285ha of large rural residential land would be required, with 10% of dwellings being accommodated on rural allotments.

3.3.4 Broadhectare Study, June 2009

The 2009 edition of the broadhectare study presents an update as at November 2008 on the stocks of greenfield land and large redevelopment sites available for future residential development in South East Queensland. The broadhectare study considers all parcels greater than 2,500 square metres for suitability, potential availability and, where relevant, future servicing intent for residential development. All land planned for future residential use is considered, based on the permitted size of lot subdivision under each former local government planning scheme.



Dwelling yields for broadhectare parcels were estimated based on a number of factors, including planning scheme intent, existing approvals, reviews of available master plans and an analysis of residential densities achieved in comparable locations. These figures were further adjusted to expected dwelling yields based on the probability of development where ownership and fragmentation issues were relevant.

Estimates of land availability and dwelling yield for the Toowoomba Statistical District are as follows:

TABLE 3.2: TOOWOOMBA STATISTICAL DISTRICT LAND AVAILABILITY

Toowoomba Statistical District	Higher Density (attached + small lot)	Detached Urban	Low Density	Total
Broadhectare stock (ha)	0	2,050	2,176	4,226
Expected yield (Dwellings)	10	8,573	2,412	10,995

When matched against future demand, the amount of broadhectare land supply remaining in the Toowoomba Statistical District is **nine years of supply**. However the broadhectare study notes that this supply will be supplemented by infill and redevelopment. The study also notes that higher density dwelling developments in the area are generally on parcels below 2,500 square metres and are not captured in the assessment.

3.4 Planning Studies and Strategies

3.4.1 SEQ Regional Plan Review – Advice on Toowoomba Statistical District Related Matters

While it is not explicit in the document, it appears that the *SEQ Regional Plan Review – Advice on Toowoomba Statistical District Related Matters* was prepared by Toowoomba Regional Council to inform the Queensland Government of the primary issues that Council wished to be represented in the amendments to the SEQRP. The document covers only the area affected by the SEQRP, being the Toowoomba Statistical District (TSD). The primary issues identified by Toowoomba Regional Council include:

- Identification that the TSD has sufficient capacity within urban zoned land to cater for population and economic growth over the short to medium term (5 - 10 years);
- Request to refine the extent of the Toowoomba Regional Council area in the SEQ Regional Plan boundaries (the TSD) to include the Charlton Wellcamp Industrial precinct;



- (c) Determination of the appropriate land use category for the SEQRP regulatory maps, in particular the need to extend the Urban Footprint to a number of areas of existing urban zoning;
- (d) Request for further limitations to be applied on rural residential development outside of the Urban Footprint and Rural Living Area;
- (e) Presentation of details of each of the areas in the TSD, including residential development, employment and economic development, urban open space, infrastructure and sequencing information.

The *SEQ Regional Plan Review – Advice on Toowoomba Statistical District Related Matters* has limited relevance to the Toowoomba Residential Study as this has been overtaken by events, namely the draft SEQRP which, in part acknowledges Council's concerns.

3.4.2 Toowoomba Regional Council Submission on the draft SEQ Regional Plan 2009-2031

In April 2009 Toowoomba Regional Council made a submission to the Queensland Government about the draft SEQRP.

Toowoomba Regional Council expressed general support for the draft SEQRP and acknowledged that it is a vital planning document. However, Council's areas of significant concern were:

- (a) The partial coverage of the TRC local government area by the draft SEQRP, including the extension of the draft NRM plan into the Condamine Catchment;
- (b) Reference to the relocation, rather than upgrading, of the Toowoomba airport;
- (c) The need for an endorsed "implementation plan", in addition to the SEQ Infrastructure Plan and Program, to ensure action toward achievement of the regional vision;
- (d) Identification and establishment of a "relationship" between the SEQRP and the *Local Government Act 1993* (i.e. in addition to the *Integrated Planning Act 1997*) as a key implementation tool; and
- (e) That land owners within the proposed expanded SEQRP area (within the TRC LGA) are provided with the same "transitional" rights as those within the original SEQRP area.

The submission on the draft SEQRP has limited relevance to the Toowoomba Residential Study as the draft SEQRP once released following public notification will determine the abovementioned matters.

3.4.3 Jondaryan Planning Study

The Jondaryan Planning Study provides the basis for the objectives and criteria of the Jondaryan Strategic Plan. It includes the results of field surveys and other research, the interpretation of those results, an analysis of development constraints and opportunities and the generation of a strategy for future planning of the former



Shire.

The development opportunities of the Jondaryan Planning Study identify Oakey as accommodating the Shire's urban residential development. The villages of Cambooya, Westbrook, Wyreema, Charlton, Gowrie Mountain, Kingsthorpe, Jondaryan, Bowenville, Mt Tyson, Aubigny, Biddeston and Southbrook are intended to accommodate village residential and rural residential development. Growth of these areas is intended to reflect the existing residential character.

The Jondaryan Planning Study was prepared in November 1993 and accordingly its component demographic and economic data (and possibly its land use planning directions) have somewhat limited relevance to current planning strategies.

3.4.4 Westbrook Development Control Plan and Planning Study

The Westbrook Development Control Plan (DCP) is part of the Jondaryan Shire Council Planning Scheme. It was created in August 1999 *to ensure the continued development of Westbrook village occurs in a manner which optimises the village lifestyle*. Open spaces, drainage, traffic and residential development are addressed in the development control plan.

The residential development intent and objectives within the DCP promote an enhanced sense of community and encourage the orderly and environmentally responsible provision of open spaces and infrastructure. The DCP controls residential development on constrained land (e.g. steep land and significant remnant vegetation) and encourages residential development to be located contiguous to existing infrastructure.

The Westbrook DCP offers strategic intents for the purpose of successfully managing land use and development in Westbrook Village. These intents should be considered when assessing and identifying future residential growth, but should not be relied solely on for support as Westbrook is also nominated as an 'Identified Growth Area' under the *Draft South East Queensland Regional Plan 2009-2031* with an underlying regional land use category of Regional Landscape and Rural Production Area. Identified Growth Areas are under consideration for future urban development.

3.4.5 Glenvale Structure Plan / Local Area Plan Review

Glenvale is an area on the western side within the former boundaries of the City of Toowoomba and covers approximately 350 hectares. The area is currently designated Rural Zone (Future Urban Land Precinct) under the Toowoomba Planning Scheme.

Tract Consultants prepared the Glenvale Structure Plan for Toowoomba City Council in November 2006. The intent of the Structure Plan is to identify additional residential lands to satisfy population growth in Toowoomba City. The Structure Plan establishes a broad land use concept for Glenvale and identifies the location of key transport and other infrastructure required to support the land use concept.



The land use concept proposes:

- Residential development at a range of densities and forms;
- An integrated and extensive open space network;
- A neighbourhood centre at the corner of Glenvale Road and Greenwattle Street, with a site area suitable to accommodate 3,500 to 5,000m² of nett lettable area;
- A light industry precinct;
- Community uses, including a new school; and
- A connected transport network.

The Glenvale Structure Plan was revised for Toowoomba Regional Council in May 2009 to reflect the draft SEQRP and the Toowoomba 2050 document. The revised document has been distributed as the *Review of the Draft Glenvale Local Area Plan*. The review document does not significantly alter the Glenvale Structure Plan land use concept and recommends that an amendment now be made to the Toowoomba Planning Scheme to statutorily apply the Local Area Plan.

The Glenvale Structure Plan / Review of the Glenvale Local Area Plan is relevant to the Residential Study as it articulates a local approach to the delivery of residential dwellings in meeting.

3.4.6 Draft Newtown Suburban Centre Precinct Master Plan

Newtown is one of Toowoomba's inner city suburbs and, as with much of Toowoomba, has experienced sustained growth, intensification of development, and gentrification over recent years. Due to such influences and the associated redevelopment pressures placed upon the Newtown Suburban Centre, Toowoomba City Council developed a draft Master Plan for the Newtown Suburban Centre and its immediate surrounds in 2005.

The desired future character of the centre, as articulated by the master plan, is:

- A low scale, well articulated street wall with active ground level uses that maximize pedestrian and public realm amenity;
- Upper levels of development that provide opportunities for higher density residential uses that contribute to the character and amenity of the street and overall precinct; and
- Future development that is sympathetic to Newtown's architectural heritage and contributes to the valued existing village atmosphere.

The draft Newtown Suburban Centre Precinct Master Plan is relevant to the Residential Land Use Study as it promotes higher density residential uses in an existing suburban centre. It also encourages 'Shop-top' housing and other forms of mixed development, with a designated area for residential developments up to 4 storeys. Sustainable and adaptive building design which is sympathetic to the existing buildings in the area, was



3.4.7 Draft Highfields Town Centre Local Plan

The Draft Highfields Town Centre Local Plan was prepared by the former Crows Nest Shire Council in response to the ongoing urban growth of the Highfields locality and to provide guidance to the preferred form and layout of the Local Plan Area.

The draft Local Plan envisages new residential, open space and community facility precincts beyond the Town Centre Core and Frame. The plan also encourages the establishment of high quality mixed use and multi-unit residential developments.

The draft Local Plan also specifies particular design directions for the development of the Highfields Town Centre. Notably, a town square, main street, and new road and pedestrian connections are envisaged. Buildings of up to four storeys are anticipated in some precincts.

The Highfields Town Centre Local Plan identifies particular precincts including a Medium Density Residential Precinct, Neighbourhood Residential Precinct and Detached Housing Precinct.

The Medium Density Residential Precinct is divided into 2 sub-precincts. Sub-Precinct 1 is for buildings up to 2 storeys in height, with Sub-Precinct 2 being for higher density development, with buildings with a minimum height of four storeys. A preferred building height of 20 metres, with a density limit of 50 dwelling units per hectare is intended for this precinct, as well as ground floor service office, cafés and restaurant uses within larger developments.

The Neighbourhood Residential Precinct provides for mixed use residential development including detached dwelling houses, dual occupancy, townhouse units and other small scale multiple dwelling developments to a maximum height of 2 storeys. Development within this precinct is intended to have high residential amenity and character.

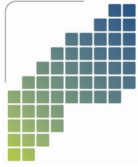
The Detached Housing Precinct provides for single detached houses and associated developments that are associated with residential or domestic activities.

The draft Highfields Town Centre Local Plan was prepared as an amendment to the existing Crows Nest Planning Scheme and is not a Structure Plan prepared under the *Integrated Planning Act 1997*. The Local Plan provides detailed guidance for the development of the Highfields Town Centre and once incorporated into the Crows Nest Planning Scheme all parts of the Local Plan, including levels of assessment, overall outcomes and specific outcomes, will override other parts of the Planning Scheme in the instance of conflict or inconsistency.

The draft Highfields Town Centre Local Plan is acutely relevant to the Residential Land Use Study because of the intended higher residential densities significantly alter the intended performance of the Highfields Town Centre.

3.4.8 Wyreema East Urban Structure Plan

The Wyreema East Urban Structure Plan prepared in April 2009 outlines a conceptual urban design framework for the development of land in the north and



east of the existing residential area of Wyreema. The Structure Plan identifies land use, open space and movement network components and demonstrates how these relate to the existing urban form.

The Wyreema East Urban Structure Plan supports a development application made by Pixie Investments Pty Ltd for a residential subdivision over part of the Structure Plan area. That application was approved by Toowoomba Regional Council in May 2009.

It is proposed that the density of this structure plan area remains in keeping with the character of the locality, being a mix of under 800m² allotments to 2,000m² allotments where located in urban-rural transitional areas.

The Wyreema East Urban Structure Plan is relevant to the Residential Study because it proposes progressive urban expansion to the east of the existing urban form.

3.4.9 Cambooya Ridge Estate Structure Plan

The Cambooya Ridge Estate Structure Plan prepared in April 2009 demonstrates the intended layout for 'Cambooya Ridge Estate', a proposed urban extension to the east of the existing town of Cambooya.

Cambooya Ridge Estate is intended to primarily accommodate urban residential allotments, with a small commercial allocation and roads and parkland.

The Cambooya Ridge Estate Structure Plan is relevant to the Residential Study because it proposes urban expansion to the south-east of the existing urban form, in higher densities than the existing residential allotments.



4. Demographic and Housing Needs Analysis

4.1 Introduction

This Chapter examines the demographic and socio-economic characteristics of the Toowoomba Regional Council (TRC) population. The key objective of this Chapter is to list the key demographic and population trends of the region across the various and distinct urban and rural areas within the TRC area in order to assess the underlying demand and need for housing.

Study Areas have been defined using 2008 Australia Bureau of Statistics (ABS) Statistical Local Areas (SLAs) in order to assess these characteristics across various key areas of the TRC area. The Study Areas have been defined as follows:

TABLE 4.1 STUDY AREAS

Study Area	Communities/Localities/Suburbs
Toowoomba Central	Toowoomba CBD, Centenary Heights, South Toowoomba
Toowoomba North-East	Mt Lofty, Prince Henry Heights
Toowoomba North-West	Harlaxton, North Toowoomba, Rockville, Wilsonton
Toowoomba South-East	Rangeville, Middle Range, Kearney Springs, Darling Heights
Toowoomba West	Newtown, Toowoomba West, Harristown, Drayton
Highfields (Crows Nest Part A)	Highfields, Meringandan
Gowrie (Rosalie Part A)	Gowrie Junction, Kingsthorpe, Meringandan West
Westbrook (Jondaryan Part A)	Westbrook, Glenvale Park, Charlton, Wellcamp
Cambooya (Cambooya Part A)	Cambooya, Wyreema
Crows Nest (Crows Nest Part B)	Crows Nest, Hampton
Rosalie (Rosalie Part B)	Yarraman, Goombungee, Cooyar, Bowenville
Jondaryan (Jondaryan Part B)	Oakey, Jondaryan
Greenmount (Cambooya Part B)	Greenmount, East Greenmount
Pittsworth	Pittsworth, Brookstead, Mt Tyson (former Pittsworth Shire area)
Millmerran	Millmerran, Cecil Plains (former Millmerran Shire area)
Clifton	Clifton (former Clifton Shire area)

Figure 4 and **Figure 5** illustrate the defined Study Areas which are considered the



most appropriate areas for analysis due to their distinct residential and catchment base.

4.2 Housing Analysis - State Planning Policy 1/07

The Queensland Department of Communities (formerly Department of Housing) has prepared a document titled Toowoomba Regional Council Housing Analysis Review, June 2009, in accordance with the terms of State Planning Policy 1/07 - Housing and Residential Development (see **Chapter 3** of this Report). This Housing Analysis provides a summary of the findings of a review of the demographic characteristics, the housing market characteristics, and housing needs characteristics. These findings are reported for the Toowoomba Regional Council area and are benchmarked against the whole of Queensland. The analysis provides an integrated overview of the implications of the findings on reviewing and estimating the range of housing options that would respond to existing and future housing needs in the Toowoomba Regional Council area. The key points of the Housing Analysis are as follows:

Demographic

- Toowoomba region has a higher proportion of couple only households than Queensland and a higher proportion of couple with children households;
- The proportion of lone person households is projected to increase across Queensland, and Toowoomba is expected to experience similar changes to 2031;
- Couple only and lone person households are projected to be the dominant household types in Toowoomba region by 2031;
- The Toowoomba region has a higher proportion of children under the age of 15 years than Queensland;
- Toowoomba City has a higher proportion of people over the age of 75 years than Queensland. This has increased slightly between 2001 and 2006;
- Toowoomba region generally has similar proportions of persons across a range of disability types than Queensland. Toowoomba City and Clifton are LGAs with higher rates across disability types than Queensland.

Housing

- The percentage of very low and low income households in unaffordable rental housing (paying more than 30% of their income on housing costs) is below the Queensland average;
- A higher proportion of dwellings in Toowoomba region are fully owned than in Queensland;
- Toowoomba region has a lower proportion of low income households in unaffordable private rental housing than Queensland and overall, Toowoomba region has higher proportions of affordable rental housing stock than Queensland;



- Median dwelling and land prices in Toowoomba are generally lower than those in Queensland.

The Housing Analysis concluded that as housing affordability is not a significant issue for a broad cross section of households in the Toowoomba region, housing mismatch issues may revolve around the capabilities of an aging population to manage and maintain larger dwellings and properties, and low income households who have never been home owners or who have fallen out of home ownership due to illness, divorce or unemployment. A breakdown of this mismatch across low income household types indicates that it occurs primarily among single person and couple households and to a lesser extent, small family with children households.

The Department of Communities recommends that on the basis of the Housing Analysis outputs and emerging development sector approaches to delivering housing affordability, consideration be given to planning for a wide range of small and large dwellings in either detached dwelling or attached/unit formats in a wide range of zone/precinct scenarios.

The table below summarises data from Tables 26, 29 and 30 of the Housing Analysis, which provide estimates of dwelling need in the Toowoomba Regional Council area through to 2031 by the Department of Communities and the Department of Infrastructure and Planning's Population Information and Forecasting Unit:

TABLE 4.2: TOOWOOMBA HOUSING ANALYSIS TO 2031

Year	2006	2011	2016	2021	2026	2031	Change 2006- 2031
Indicative Need for Dwellings (DoC)	57,796	65,121	72,331	79,894	87,007	94,262	36,466
Dwelling Projections (PIFU)	58,633	65,900	73,229	80,919	88,152	95,529	36,896
Underlying Demand for Construction of New Dwellings (PIFU)		7,326 (2006- 2011)	7,394 (2011- 2016)	7,763 (2016- 2021)	7,314 (2021- 2026)	7,465 (2026- 2031)	37,262

The demographic data and trends contained in this report have been utilised in the following sections as a base from which to assess the housing demand in Toowoomba. This data has been used in conjunction with more updated data and projections from PIFU and the ABS.



4.3 Population and Housing Trends

4.3.1 Population and Household Growth

Appendix B summarises the historic and projected population growth areas for the Toowoomba Regional Council's (TRC) Local Government Area (LGA). The population estimates are based upon the results of the 1996, 2001 and 2006 Australian Bureau of Statistics (ABS) Population and Household Censuses, subsequent building approvals data and the Department of Planning and Infrastructure (DIP) Planning Information and Forecasting Unit's (PIFU) population growth projections for 2008 (at the Statistical Local Area (SLA) level). Some adaptation of the assumed growth rates was required for virtually all SLAs, given that the PIFU forecasts have made no allowance for the impact of the economic downturn on local housing demand.

TRC LGA experienced mild population growth in the period between 1996 and 2001, increasing from 129,202 persons in 1996 to 137,593 persons by 2001. Population growth increased significantly since 2001, with the area estimated to accommodate some 158,069 persons residing in approximately 62,099 households as at June 2009. In the period between now and 2011 population growth will stay relatively flat with respect to the high growth period of 2001-2006, however with the expected return of strong economic conditions in 2011, growth rates are expected to climb to 2.12% for five years, before beginning to taper off toward 2031.

Using PIFU's medium series projections, by 2031, the TRC LGA is expected to accommodate around 228,000 persons in 94,929 dwellings, having achieved a growth rate slightly less than that of the state of Queensland over the same period. Between 2009 and 2031, the average number of persons per household is expected to decline from 2.55 to 2.41, in line with the general trend expected throughout Australia. There are a number of reasons for this decline; however, it is primarily due to the aging of the population brought on by reduced fertility rates.

Whilst the overall growth rate is relatively healthy, there are of course regional variations within the TRC. The majority of Toowoomba's built out areas are expected to witness less growth, whilst the urban fringes of Toowoomba, in particular Westbrook, are expected to support much of the population growth between the present and 2031. Whilst not expected to grow as vigorously as Westbrook, the areas of Highfields, Cambooya, Crows Nest, Greenmount, Gowrie and Clifton will sustain the majority of growth in TRC. Projections for the areas of Pittsworth, Millmerran, Rosalie and Jondaryan are far less buoyant, as the trend toward urbanisation of the population continues.

Further information has also been sourced from PIFU regarding the detailed population growth by age group. Based on this information, the following **Table 4.3** provides a breakdown of the 2006 and 2031 estimated resident populations by broad age groups.



TABLE 4.3: POPULATION PROJECTIONS BY AGE GROUP

Age Group	2006	2031	2006-2031	
	No. of Persons	No. of Persons	No. of Persons	%
<i>Toowoomba Regional Council</i>				
0-14	32,864	42,159	9,295	12.0%
15-24	22,658	27,913	5,255	6.8%
25-44	38,920	54,238	15,318	19.9%
45-64	36,460	54,913	18,453	23.9%
65+	20,395	49,236	28,841	37.4%
Total	151,297	228,461	77,164	100.0%

Source: PIFU

Table 4.3 clearly illustrates that the significant majority of the additional population growth over the next two decades would be those aged above 40 years, and in particular those aged 65 years plus. This has a significant effect on the type of dwelling demand for all Study Areas within this region. In particular, the projected strong growth in the 65+ age cohort would result in a declining average number of persons per household. The household growth projections from Table 4.2 are summarised in **Appendix C**.

The table contained in **Appendix C** is based upon the medium series population projections produced by PIFU. The high series projections estimate the 2021 population of the Toowoomba Regional Council area as 209,415 persons, increasing to 252,031 by 2031. Realisation of these projections would mean there would be an additional 4,100 households by 2021 (on top of the medium series household projections) and an additional 8,800 households by 2031. That is, the difference between the medium and high series projections results in a difference in the number of additional households required between 2009 and 2031 of some 27%. Household growth based on the high series projections would result in the number of households in 2026/27 reaching the level projected for 2031 under the medium series.

Information has been further sourced as to the breakdown of household type for the Toowoomba Regional Council LGA. PIFU's 'Household Projections Queensland Local Government Areas 2007' publication provides household projections by the type of household growth expected for these regions to 2026. This information has been utilised in order to generate the following **Table 4.4**. These projections were generated prior to the latest release of population projections by PIFU, which were higher, but do provide an indication of the relative sizes of the growth of household types.



TABLE 4.4: HOUSEHOLD PROJECTIONS BY HOUSEHOLD TYPE

Household Type	2006 No. of Households	2026 No. of Households	2006-2026 No. of Households	%
<i>Toowoomba Regional Council LGA</i>				
Couple family with children household	15,982	17,819	1,837	8.4%
Couple without children household	16,648	25,305	8,657	39.5%
One parent family household	6,031	7,733	1,702	7.8%
Other family household	732	838	106	0.5%
Group household	2,677	3,288	611	2.8%
Lone person household	15,726	24,740	9,014	41.1%
Total	57,796	79,721	21,925	100.0%

Source: PIFU

The household types that are anticipated to be the major drivers of household growth for the Toowoomba Regional Council LGA are couples without children households and lone person households. In particular, 80.6% of the additional household growth in Toowoomba Regional Council LGA is expected to be comprised of these household types. This strongly suggests that smaller household options would form a significant proportion of the household demand in coming years.

4.3.2 Socio-Economic and Demographic Characteristics

An assessment of the demographic and socio-economic characteristics and trends within the Toowoomba Regional Council area found the following key characteristics that will influence housing demand in coming years:

- **Ageing Population:** The median age of the population of the Toowoomba Regional Council is increasing, in line with national trends. The median age of the Toowoomba Statistical District population increased from 31 years in 1996 to 35 years in 2006 and is anticipated to increase further in coming years. PIFU projects that the median age of the Toowoomba Regional Council population will



be 42 years in 2031, with 37.4% of the population increase between 2006 and 2031 projected to occur in the 65+ years age group.

- **Declining Household Size:** Household sizes have declined for several decades throughout Australia and are projected to continue to do so in the longer term, despite increasing birth rates in recent years. There are several causes for this effect, including the ageing of the population, declining birth rates over the longer term (both in terms of less children per mother and lower rates of women becoming mothers), declining marriage rates and increasing divorce and separation rates.
- **Teenagers and Young Adults:** There has been for many years a disparity between the proportion of teenagers and young adults in the population in the Toowoomba metropolitan area and the proportion of this age cohort in the surrounding rural areas and towns, with the urban area attracting a significantly higher level of teenagers and young adults. This is due to the large number of education options, including boarding schools and tertiary education facilities, and the more diverse employment opportunities in Toowoomba, relative to the surrounding areas. This trend is anticipated to continue but it would be desirable from a community development perspective to retain as high a proportion of this age cohort as possible within the local rural communities.
- **Differences between Toowoomba and surrounding areas:** Aside from the difference in the incidence of teenagers and young adults in the communities, Toowoomba and the surrounding towns and rural areas have significant differences in socio-economic characteristics, with the areas outside Toowoomba having larger household sizes, employment in a narrower range of industries and higher outright ownership of dwellings. The high growth areas on the fringe of the Toowoomba urban area, such as Highfields, Gowrie and Westbrook generally had higher incomes, although also had larger mortgage commitments.

The key characteristic influencing dwelling demand in the coming decades will be the ageing of the population. This will have implications for the size and design of dwellings required, the desirable locations for new dwellings, the nature of infill development and the need for local services. The ageing of the population will also lead to significant numbers of people moving out of their existing dwelling (predominantly detached houses) into more age appropriate housing, enabling an important stock of established housing to become available.

4.3.3 Type of Housing required to meet household projections

It would be inefficient and inappropriate for all additional housing to be detached houses. The TRC area should accommodate dwellings in a range of densities in an urban environment, as well as rural residential and rural allotments.

The table contained in **Appendix D** summarises the building approval data of the TRC's SLAs and demonstrates that there has been an increase in the proportion of other dwelling types (non detached houses) in Toowoomba in recent years.



There are several trends which will influence the type of housing that will be required in coming years, which generally point to a higher proportion of small lot and higher density dwellings being required. These trends include:

- **Ageing Population:** This phenomenon will lead to more lone person and couple without children households, which will mean a greater propensity for smaller dwellings. Age appropriate housing will need to form a significant proportion of the additional dwellings to 2031.
- **Declining Household Sizes:** The ageing population is one reason for declining household sizes, but other reasons include lower fertility rates, lower marriage rates and higher divorce and separation rates. The expectation to have a large house with a big backyard for the children is declining throughout Australia as family sizes shrink and more people choose to live alone and the large house and yard becomes less affordable.
- **Cost of Land:** While the cost of land in the TRC is generally lower than South East Queensland, development costs over the last twenty years have increased substantially, resulting in higher land prices for consumers. As a result, consumers are seeking more affordable dwelling options such as units, apartments, townhouses or small lot dwellings. The housing market in regional centres in Queensland has been slower than South East Queensland in increasing the diversity of dwelling types (as lower land costs have meant that there is less of a market impetus), however larger regional centres, including Toowoomba, have seen higher density residential developments in recent years.
- **Sustainability:** The increasing expectations within the community and increasing building standards will drive a demand for dwelling options that provide a lower carbon footprint and are built with sustainable design principles.
- **Economic Changes:** The mining sector through the Surat Basin is anticipated to grow substantially in the coming twenty years, with the other rural based sector, agriculture, anticipated to be relatively flat. The mining sector attracts a high proportion of contract and temporary workers, who are more likely to seek rental accommodation.

Policy changes can also influence the direction and type of dwelling development in a community. A local authority may seek to impose a population cap, provide incentives for in-fill development, change infrastructure charges regimes, etc which can influence the development activity in the local authority area.

Appendix E summarises the projected growth in household types for each SLA in the TRC between 2009 and 2031. In accordance with the trends likely to influence household types to 2031, particularly the ageing of the population, the largest growth is projected to occur in the single person and couple households. The proportion of couples with children and single parent households is projected to decline throughout the TRC. These trends are most pronounced in the Toowoomba City SLAs, particularly Toowoomba Central and Toowoomba North-East, however as all SLAs are anticipated to incur an increase in the median age to 2031, these



trends have been factored into all SLA projections. The SLA projections are consistent with the PIFU projections for the TRC household types to 2026 in **Table 4.4**.

Appendix F summarises the growth in dwelling types, taking into consideration the strong growth in single person and couple households, and smaller growth in family households. Building on the projections in **Appendix E** and using the available 2006 data of dwelling types, recent building approval data, availability of land and demographic trends, **Appendix F** includes Urban Economics' estimates of the relative proportions of the required additional dwellings that would be detached dwellings, semi-detached and flats/units. Age appropriate accommodation such as retirement villages has been included in these estimates. The table also provides an indication of the required additional hectares required for each dwelling type, using industry standard average dwelling yields per dwelling type.

Table 4.5 below summarises the additional land requirements due to population growth. This has not factored in current available residential land, which is undertaken in subsequent chapters, rather is a measure of the amount of land required to house the additional projected population to 2031, under the PIFU medium series. If PIFU's high series population projections were to be realized, this land would be required by 2026/27.

TABLE 4.5 RESIDENTIAL LAND REQUIREMENTS

Residential Land	Additional Dwellings to 2031	Assumed Lots per Hectare	Land Area (ha)
Low Density	19,980	8	2,500
Medium Density	11,900	25-45	420
Rural Residential	840	2	420
Total	32,830		3,340

Table 4.5 provides an estimation of en globo land requirements for the delivery of the additional dwellings to 2031. It assumes a continued trend towards semi-detached and apartment dwellings, predominantly in Toowoomba City, but also to a lesser extent areas outside of the existing urban area of Toowoomba. It also assumes a move away from rural residential dwellings. It is considered that this trend is reasonable with underlying influences moving the market in this direction, such as:

- Ageing population
- Smaller household sizes
- Increasing cost of land and houses
- Increasing expectations for sustainable design of dwellings and cities
- The Surat Basin's workforce is likely to generate an increase in demand for rental, temporary accommodation.

However, policy decisions would also influence the relative proportions of dwelling types and therefore land requirements. Planning schemes that tightly restrict the



availability of one form of residential land, compared to other forms (e.g. limiting rural residential land) would influence the cost of such land and therefore its demand in the market. The above projections assume a policy movement towards more compact dwelling forms, although still allowing for some additional rural residential dwellings.

The rural nature of the small towns in the TRC is an important component of the region and would continue to provide an important housing role, with low density dwellings being the dominant form. However, the above projections have assumed a stronger demand for dwellings in and at the fringes of the Toowoomba city, and assumed a higher proportion of medium density dwellings in the smaller towns than is currently evident.



5. Residential Land Availability

5.1 Introduction

This project will examine options for accommodating the projected population and housing demand by developing and evaluating different settlement patterns and making recommendations about the most appropriate form for future growth. To prepare for this, an analysis has been done of the residential development capacity of current residential zoned land across the eight existing planning schemes. This is an essential early step in determining whether additional land needs to be allocated in the forthcoming planning scheme review to accommodate future residential growth, and if so how much. Secondly, even if the analysis suggests that sufficient zoned land already exists to meet future needs, this work will help assess whether the 'default' settlement pattern that results from existing zonings is an appropriate one.

The data and analysis included in this Final Report differs from and supersedes that included in the July 2009 Residential Land Use Study Issues Report as a result of a review using data separately captured by Toowoomba Regional Council. This review indicated that the preliminary analysis reported in the Issues Report overstated the amount of residential zoned land. The conclusions reached in the October 2009 Residential Land Use Study Options Report have been reviewed to take account of the revised analysis (refer to **Chapter 11** of this report). In addition, as is addressed in **Chapter 10** of this report, the assessment of the implications of the Council's Place-based Concept Planning Project is considered to be a more appropriate basis for planning for the rural towns and localities than the analysis discussed in this Chapter. This analysis will therefore have most relevance for future planning for the Toowoomba Statistical District.

5.2 Approach to Analysis of Residential Land Availability

The approach taken to this task involved a geographic information system (GIS) based analysis using MapInfo software. The assumptions and 'decision rules' used for this analysis are included in **Appendix G – GIS Land Supply Analysis**. In summary the approach involved the following key elements:

- Use of two data layers only – the digital cadastral data base (DCDB) and the planning scheme zones (or precincts where appropriate and available) - to identify the area in hectares of all land with a primary land use intent of 'residential';
- Application to the identified land parcels of an assumed residential density in dwelling units per hectare, derived from a judgement based on the minimum lot area for land subdivision applying to each zone/precinct in the relevant planning scheme. Where relevant, an alternative 'maximum' density was derived from an interpretation of the code assessable dual occupancy or



medium density development provisions available in the zone or precinct. This was possible for land included in the Toowoomba Planning Scheme only;

- This information was combined to generate a total number of dwellings potentially achievable in each geographic unit of interest and a second value representing the theoretical maximum number of dwellings achievable if all code assessable dual occupancy and medium density opportunities are taken up;
- The output can be sorted by a number of parameters including zone/precinct, Census collector district (CD), statistical local area (SLA) and former local government area (LGA).

It is acknowledged that this approach has a number of limitations. Notably, the approach does not separately identify vacant (and therefore potentially developable) land due to this data set being incomplete (and not including the former Toowoomba City Council). Hence the GIS output represents the theoretical total number of dwellings achievable on all land currently zoned for residential use, including dwellings already constructed. These values can be compared to estimates of current and future household numbers to identify potential shortfalls or surpluses in available zoned land.

A further limitation is that the analysis does not adjust for natural and policy constraints to development such as areas of nature conservation value, steep and unstable land, floodable land, bushfire hazard areas and sites or areas of cultural heritage value. It was initially intended to use current planning scheme overlay mapping to represent these constraints but this was abandoned due to concerns about data gaps and inconsistencies in these layers (as agreed at the second Information Sharing Workshop held on 19 June 2009). These constraints will be incorporated into the development of settlement pattern options using data generated by the Stream 2 studies paralleling this study.

Thirdly, the analysis does not allow for the effect on development capacity of cadastral variations such as lot shapes and sizes, but relies simply on the application of density assumptions to land area. This may affect the accuracy of the results in specific areas and particularly if small areas are examined in isolation.

Finally, the analysis does not allow for the capacity to provide housing on non-residential zoned land, for example above ground level in the Toowoomba CBD and other activity centres.

Nevertheless the analysis yields useful information about the likely upper limits of the existing residential zoned land to accommodate population and housing demand.



5.3 Results of Analysis of Residential Land Availability

5.3.1.1 Zoned Land Area

The results of the analysis of residential land are presented in the following table, arranged by statistical local area. A more detailed version of this table including land supply data for individual collector districts is included in **Appendix G – GIS Land Supply Analysis (Existing Zoned Land)**.

TABLE 5.1: ESTIMATE OF LAND AVAILABILITY

SLA	Area of Residential Zoned Land ¹ (ha)	Theoretical Dwelling Capacity ² (Rounded Number)	Maximum Theoretical Dwelling Capacity ³ (Rounded Number)	Households June 2009	Capacity ² less June 2009 Households	Households June 2031	Capacity ² less June 2031 Households
Cambooya Part A 320012151 (Cambooya)	1,312.25	4,067	-	1,532	2,535	3,454	613
Cambooya Part B 320012154 (Greenmount)	101.57	1,016	-	775	241	1,376	-360
Clifton 320052400	194.89	2,339	-	1,158	1,181	2,220	119
Crows Nest Part A 320012551 (Highfields)	2,234.19 – 2,285.51	8,283	-	3,537	4,746	8,230	53
Crows Nest Part B 320052554 (Crows Nest)	810.41 – 819.68	2,188	-	1,793	395	3,816	-1,628
Jondaryan Part A 320014201 (Westbrook)	2,018.33	5,745	-	2,519	3,226	6,489	-744
Jondaryan Part B 320054204 (Jondaryan)	561.39	2,851	-	2,804	47	3,173	-322
Millmerran 320055000	486.26	1,601	-	1,338	263	1,709	-108
Pittsworth 320056050	249.65 – 259.60	2,440	-	1,942	498	2,712	-272



SLA	Area of Residential Zoned Land ¹ (ha)	Theoretical Dwelling Capacity ² (Rounded Number)	Maximum Theoretical Dwelling Capacity ³ (Rounded Number)	Households June 2009	Capacity ² less June 2009 Households	Households June 2031	Capacity ² less June 2031 Households
Rosalie Part A 320016451 (Gowrie)	1,257.40 – 1,259.35	4,880	-	1,819	3,061	3,659	1,221
Rosalie Part B 320016454 (Rosalie)	991.78 – 993.92	2,626	-	1,922	704	2,594	32
Toowoomba Central 320016901	429.19 – 436.18	4,339	13,161	6,512	-2,173	6,994	-2,655
Toowoomba North-East 320016903	467.79 – 468.36	3,974	9,283	4,709	-735	5,205	-1,231
Toowoomba North-West 320016905	1,234.58 – 1,241.57	7,665	17,324	8,166	-501	10,718	-3,053
Toowoomba South East 320016906	1,591.83 – 1,602.90	11,494	26,997	11,266	228	15,972	-4,478
Toowoomba West 320016908	1,481.86 – 1,491.26	12,546	22,076	10,308	2,238	16,609	-4,063
TOTALS							
Toowoomba Regional Council	15,470.36 – 15,486.35	78,043	126,865 ⁴	62,100	15,953	94,930	-16,877
Toowoomba Statistical District	12,053.04 – 12,090.10	62,993	111,815 ⁵	50,368	12,625	77,330	-14,337
Balance of Toowoomba Regional Council	3,396.26 – 3,417.32	15,060		11,732	3,328	17,600	-2,540
Former Toowoomba City Council	5,214.65 – 5,230.87	40,018	88,840	40,961	-943	55,498	-15,480
Balance Toowoomba Statistical District	6,875.45 – 6,822.17	22,975		9,407	13,568	21,832	1,143

Notes:

- The range of estimates of residential zoned land reflects methodological differences between Toowoomba Regional Council and Humphreys Reynolds Perkins estimates;
- The basis of calculations and assumptions underlying this table are addressed in **Appendix G – GIS**



Land Supply Analysis (Existing Zoned Land);

3. 'Maximum theoretical dwelling capacity' reflects a dwelling yield with all eligible land redeveloped for dual occupancy and medium density housing where such development is code assessable development under the planning scheme. This data has been collected and presented for the former Toowoomba City Council only, due to GIS analysis limitations;
4. Sum of maximum theoretical dwelling capacity of former TCC (88,840) plus theoretical dwelling capacity of balance of TRC outside former TCC ($78,043 - 40,018 = 38,025$);
5. Sum of maximum theoretical dwelling capacity of former TCC (88,840) plus theoretical dwelling capacity of balance of TSD outside former TCC (22,975).

5.3.2 Analysis

Toowoomba Regional Council as a Whole

This analysis indicates that the Toowoomba Regional Council has between 15,470 and 15,486 hectares of residential zoned land, which is in theory sufficient land to accommodate more than 78,000 dwellings at the range of house-and-land subdivision densities provided for under the current planning scheme zonings (ignoring the potential for dual occupancy and medium density redevelopment of existing zoned land). The Toowoomba Regional Council is estimated to accommodate 62,100 households as at June 2009, which is projected to increase to 94,930 households by June 2031. At the level of the regional council as a whole, this suggests that there is a theoretical shortfall of zoned land to accommodate long term (20 + years) need for housing land, but no shortfall of land in the short to medium term (and indeed approximately 10 years of capacity at a projected average growth level between 2009 and 2031 of approximately 1,492 households per year).

It is emphasised that the above analysis is quite conservative in that it assumes that all of the new households are to be accommodated in traditional houses on subdivided lots and ignores the potential for dual occupancy and medium density redevelopment of existing zoned land. Going to the opposite extreme, if all of the theoretical maximum capacity for dual occupancy and medium density redevelopment in the Toowoomba Planning Scheme is factored in (88,840 households), then there is more than 40 years of additional capacity in the regional council area as whole.

Toowoomba Statistical District

The majority of the residential zoned land is included in the Toowoomba Statistical District, which contains between 12,053 and 12,090 hectares of residential zoned land, adequate to accommodate in the order 63,000 households under current zonings (ignoring dual occupancy and medium density potential). Estimated household numbers are 50,368 at June 2009, rising to 77,300 by June 2031. Again the statistical district is expected to have a shortfall of zoned land to accommodate its long term needs, but no shortfall within 10 years (at a projected average growth level between 2009 and 2031 of approximately 1,225 households per year). The theoretical additional capacity is very much greater (approximately 50 years) if the potential for dual occupancy and medium density development in the Toowoomba Planning Scheme is factored in.



Putting this additional capacity aside, the outer south-western part of the statistical district (i.e. the Jondaryan Part A / Westbrook Statistical Local Area) is expected to have a shortfall of zoned land of in the order of 744 households by 2031, although there is currently capacity for 3,226 additional households. There are also house-and-land supply pressures closer in to Toowoomba, which are discussed further below. On the other hand, the outer northern part of the statistical district appears to be in long term balance, with surplus zoned land in 2031 for 53 households in the Crows Nest Part A / Highfields Statistical Local Area. The outer north-western part of the statistical district is estimated to have more than adequate capacity, with surplus land in 2031 for 1,221 households in the Rosalie Part A / Gowrie Statistical Local Area. The outer southern part of the statistical district also appears to have sufficient capacity, with the Cambooya Part A / Cambooya Statistical Local Area expected to have surplus zoned land in 2031 for 332 households.

Balance of Toowoomba Regional Council

The analysis suggests that taken as a whole, the balance of the Toowoomba Regional Council area outside the Toowoomba Statistical District will have a shortfall of zoned land to meet long term needs for in the order of 2,540 households.

This apparent shortfall by 2031 is spread across the Statistical Local Areas of Cambooya Part B / Greenmount (for about 360 households), Crows Nest Part B / Crows Nest (1,628 households), Jondaryan Part B / Jondaryan (322 households), Millmerran (108 households) and Pittsworth (272 households). The Clifton and Rosalie Part B / Rosalie Statistical Local Areas appear likely to have surpluses of land supply in 2031 for 119 and 32 households, respectively. Only the Jondaryan Part B / Jondaryan Statistical Local Area appears to have an imminent shortfall of zoned land, with a 2009 surplus for only 47 households. This is equivalent to less than three years supply at a projected annual growth level between 2009 and 2031 of 16.77 households per year.

Former Toowoomba City Council

The area of the former Toowoomba City Council has between 5,214 and 5,231 hectares of zoned residential land. At the range of house-and-land subdivision densities provided for under the current planning scheme, this area of land could accommodate approximately 40,018 households. Allowing for the scope for code assessable dual occupancy and medium density development under the Toowoomba Planning Scheme, this rises to a theoretical number of 88,840. The former city area currently accommodates 40,961 households (i.e. more than its theoretical capacity at house-and-land subdivision densities) and by 2031 is expected to accommodate 55,498 households, which will require an increased proportion of medium density housing, higher average subdivision densities, additional zoned land, or a combination of the three.

The Central, North East and North West Statistical Local Areas already rely on medium density housing to accommodate their June 2009 household numbers with 25%, 22% and 14%, respectively, of all dwellings in these areas being other than detached houses. This analysis suggests that these areas have no further capacity for traditional detached housing and virtually all new households in these areas will



need to be medium density types of housing. The data also suggests that the current planning scheme provisions make more than sufficient allowance for medium density development to be able to accommodate projected housing demand to 2031.

The South East and West Statistical Local Areas also have considerable proportions of medium density housing at 19% and 21% respectively, but also appear to have a little (in the case of the South East) or considerable (in the case of the West) capacity for additional house-and-land subdivision based growth in the short to medium term. The South East has a little over one years capacity and the West almost eight years capacity at projected annual growth levels between 2009 and 2031 of 213.91 and 286.41 households per year, respectively.

5.3.3 Comments and Comparisons

This discussion should end with a warning against over-reliance on GIS based land availability analysis. Individuals and firms with a track record in this field comment that methodological differences and different baseline assumptions can yield markedly different results, and ground-truthing exercises frequently find that the data overstates land availability, partly because of difficulties in allowing for constraints that reduce development yield but also because of land parcel size, shape and ownership fragmentation.

To illustrate, this study's estimate of current additional house-and-land subdivision capacity for the Toowoomba Statistical District of 12,625 additional households is very close to the number of total potential dwellings of 12,608 for the same area estimated by the SEQ Broadhectare Land Study 2009 update, using a different methodology. On the other hand, the results of this study are well below those of the Toowoomba Statistical District Planning and Infrastructure Study, which estimated a potential lot yield of 29,970 for this area (reported in SEQ Regional Plan Review – Advice on Toowoomba Statistical District Related Matters, Toowoomba Regional Council, September 2008).

As previously noted, despite these uncertainties the analysis undertaken for this study yields useful information about the likely upper limits of the existing residential zoned land to accommodate population growth and housing demand.



6. Issues

6.1 Introduction

This Chapter discusses a number of key issues that must be acknowledged by the preferred settlement option and the review of the Toowoomba Regional Council's eight planning schemes.

6.2 Character versus Consolidation

The established inner areas of Toowoomba have a strong traditional housing character dominated by 'timber and tin' Queensland style houses as well as more modern houses on relatively large suburban lots. The image of Toowoomba as a beautiful and prosperous regional city is strongly bound up with the character of these inner suburbs. The current planning scheme for the former City of Toowoomba includes strong measures to protect this character, including a Residential Conservation Zone in which demolition of houses requires impact assessment in specified circumstances.

At the same time the Queensland government has a strong commitment to promoting urban consolidation, higher housing densities and more compact cities in response to environmental 'footprint', energy demand, infrastructure cost and social equity / accessibility challenges in urban areas. While the true cost of prevailing low density settlement patterns remains a contested subject in professional and academic debates, the recent research on this topic by the Curtin University Sustainable Policy Institute comes down strongly in favour of urban consolidation (Assessing the Costs of Alternative Development Paths in Australian Cities, Curtin University Sustainable Policy Institute, Parsons Brinckerhoff, September 2008). This research concluded that every additional 1,000 dwellings cost \$309 million to provide in fringe areas compared to \$653 million in infill areas. The additional cost of fringe development includes approximately \$85 million for basic infrastructure such as power, water, sewerage and roads and \$250 million in extra transport costs to individuals, annualised over 50 years. The research also factored in health costs due to lower levels of physical activity and the cost of extra greenhouse gas emissions. This debate appears to be concentrated on the major metropolitan cities and both the costs and benefits may be less dramatic in the case of regional cities.

Nevertheless the two apparently contradictory forces of established urban character and the consolidation imperative need to be reconciled, and decisions made about how much and where inner urban infill and redevelopment of existing established residential areas can contribute to meeting the Regional Council's housing needs as identified in **Chapter 4** of this report.



6.3 Density in New Neighbourhoods

Somewhat related to the above issue is the question of appropriate housing densities to be achieved in new residential neighbourhoods. The Draft SEQ Regional Plan targets a density of 15 dwellings per hectare net in 'urban growth areas' (policy 8.2.5). While there are no urban growth areas identified in Toowoomba Regional Council, the Council is likely to be encouraged by the State government to achieve densities in all new greenfield residential development approximating this figure. Certainly this density is likely to be applied to Westbrook in any future changes to its present status (as an 'identified growth area' in the Regional Landscape and Rural Production Area).

Allowing for local roads, open space, drainage and other non-residential land requirements, a density of 15 dwellings per hectare net suggests an average residential lot size of 450m² to 500m². Currently, minimum residential lot sizes in the eight planning schemes range from a minimum of 500m² in the former Toowoomba City (reducible to 400m² in specified circumstances) through various intervals up to 1,000m² average in the former Crows Nest Shire (refer **Appendix A – Key Residential Provisions from Planning Schemes** for a summary of the key residential development provisions for each of the current planning schemes). The Department of Infrastructure and Planning (DIP) reports that the median size of urban lots (i.e. lots between 250m² and 1,000m²) in the Toowoomba Regional Council area has increased from 667m² to 711m² between 1999 and 2009, in contrast with other regional centres in Queensland (Ross Barker, DIP, presentation in Toowoomba on 24 July 2009).

Relevant to this discussion is the question of the expectations or preferences of the residents of the new developments. Other recent planning work in the Toowoomba area has identified that the 'green change' or 'tree change' phenomenon, whereby households nearing or entering retirement seek high amenity locations in rural settings close to rural centres offering a high standard of services and facilities (Toowoomba Statistical District Planning and Infrastructure Study, Precinct Consultants, OUM, undated, pp37-38). Locations around Toowoomba, Highfields, Cambooya, Oakey and possibly other larger though relatively more distant service centres in the Toowoomba Regional Council area, are likely to be in the sights of this market sector. This report describes tree changers as seeking the following housing characteristics:

“

- *They want to build their own dream home and are therefore often seeking vacant land;*
- *They often seek a large block, away from neighbours, and with room to pursue a range of hobbies such as gardening;*
- *They are seeking a quiet lifestyle; ...”* (Precinct Consultants, p38).

The requirements of this sector suggest the existence of a significant on-going demand for larger lot sizes and lower settlement densities.

However the preferences of this high profile segment must be balanced against the



less widely promoted housing needs of other segments, including groups with less financial power to shape the housing market. The Housing Analysis for the region (Toowoomba Regional Council Housing Analysis, Queensland Department of Communities, June 2009) identifies that couple only households already comprised 28% of all households in 2006 and by 2026 will be the dominant household type at 32.3%, rising to 32.6% by 2031. (Many but not all of these will comprise financially comfortable tree changers). Over this period the proportion of lone person households will increase from 24% to 27.3%. At the same time the proportion of couple with children households will fall from 30.4% to 24.3%. Single parent households are expected to decline slightly over this period from 10.6% to 10.2%. Perhaps surprisingly, given the region's role as an education centre and a base for institutional /military employment, the proportion of group households is expected to fall from 3.4% to 2.5%. It is important to bear in mind that despite these proportional shifts, actual numbers will increase in all household types, with total household numbers increasing from just under 58,000 to well over 94,000.

While the Department of Communities considers that housing affordability is not a significant issue for a broad cross section of households in the Toowoomba region, housing mismatch issues may exist primarily in two categories:

- an aging population struggling to manage and maintain larger dwellings and properties; and
- low income households who have never been home owners or who have fallen out of home ownership due to illness, divorce or unemployment (again primarily single person and couple households and to a lesser extent, small family with children households).

At the individual level, smaller dwellings on smaller lots, townhouse or apartment style dwellings would, in theory, better suit the physical capabilities and financial resources of many of these households. At the broader community level, these households would also be expected to benefit in social equity and accessibility terms from a shift to a more compact, public transit supportive and walkable settlement pattern.

6.4 Liveability

The Toowoomba Regional Council is well placed to enjoy the economic benefits flowing from the established agricultural sector and, increasingly, the emerging mining sector in the south west of the state, in terms of direct business and employment opportunities in these sectors and through the manufacturing, servicing, processing, professional and other business and personal services required to support the core industries. This economic growth will give rise to significant employment opportunities and employment demand is likely to exceed the size of the local labour market. Therefore for the region to realise its economic potential, it has to be able to attract a substantial proportion of the skilled labour force away from the capital city regions and the coast.

The relative affordability of the region relative to capital city and coastal housing markets may help to do this. However attracting families to the region will also require a high standard of liveability to be offered and maintained, with attractive



residential environments, serviced with good local schools, parks and shops, with safe and convenient access to work and higher order shopping and services, and with a high standard of recreational, cultural and entertainment facilities in safe, stimulating, appealing and accessible centres.

The location, natural environment and physical and cultural fabric of Toowoomba and the Darling Downs give it a strong basis to do this. The challenge is to maintain this 'capital' while accommodating the next phase of the region's development.

6.5 The Future for Rural Residential Development

The influence of the tree changers is particularly relevant to decisions about the future of rural residential development, the characteristics of which appear to neatly match the expectations of the tree changers described in the Precinct Consultants report cited above. The opportunity for well located rural residential living may also be an important factor in attracting the skilled labour force that the region needs.

The Department of Infrastructure and Planning's 2009 Broadhectare Land Study reported that the Toowoomba Statistical District has the fourth largest amount of what it describes as "low density residential land stock" in South East Queensland (2,176 hectares) after Lockyer Valley, Moreton Bay and Logan. The GIS analysis undertaken for the present study indicates that there is 3,264 hectares of land in 'rural residential' type zones and 2,634 hectares in 'park residential' type zones in the Toowoomba Statistical District (including both occupied and vacant land). The corresponding areas outside the Toowoomba Statistical District are 1,675 hectares and 235 hectares, respectively.

In the Draft SEQ Regional Plan most of this land is divided between the Rural Living Area, which allows for rural residential development, and the Urban Footprint, which anticipates development of land at urban densities. A number of relatively isolated rural residential areas in the former Rosalie and Crows Nest Shires are included in the Regional Landscape and Rural Production Area, in which a two-year time frame is provided to develop the land for rural residential purposes before this becomes prohibited. While the Draft SEQ Regional Plan does not apply to the majority of the Toowoomba Regional Council area, it is expected that strong pressure will be applied to the Council by the State government to contain and if possible reduce the amount of land zoned for rural residential development throughout the regional council area in the upcoming planning scheme review.

The importance of decisions about the treatment of rural residential areas in the Toowoomba Statistical District particularly is highlighted by the Precinct Consultants report cited previously. This report identifies that the semi-circular band of rural residential land around the Toowoomba urban area is a significant constraint to radial expansion of the urban area, with the need for radial urban development to jump this rural residential band adding complexity and cost to the provision of urban infrastructure (Precinct Consultants, p47). The analysis done for the present study reinforces this view, identifying that over 10,000 hectares within what might be considered to be 'greater urban Toowoomba' is zoned for very low density



residential development.

In contrast less than 2,000 hectares is zoned for this purpose across the balance of the Toowoomba Regional Council area. This provides some evidence to support the view that 'treechangers' are seeking rural lifestyle locations in proximity to the services offered by larger rural centres and the relatively more remote rural locations are less attractive to this demographic group.

6.6 Balancing TSD and the Regional Towns and Villages

The majority of population growth and housing demand will continue to be experienced in the Toowoomba Statistical District, through greenfield and infill development and redevelopment in the former Toowoomba City and predominantly infill and greenfield development in the urban fringe areas of the former Crows Nest, Rosalie, Jondaryan and Cambooya Shires. In the 25 years between 2006 and 2031, the Toowoomba Regional Council population is expected to grow by 77,185. Of this number, 65,169 people or over 84% will occur in the Toowoomba Statistical District. 28,605 or about 37% will occur in the former Toowoomba City, and 36,565 or over 47% will occur in the other areas making up the Toowoomba Statistical District. The balance of the Toowoomba Regional Council area will accommodate the remaining growth of 12,016 people, or almost 16% of the total.

It might be reasonable to expect that this growth would predominantly occur in the larger rural centres of Oakey, Yarraman, Crows Nest, Pittsworth and Milmerran, but other influences may affect this. Bernard Salt of KPMG has observed that the growth prospects of rural towns may be dependent on their distance from larger rural service centres and the nature of the larger centre. Some small towns are sufficiently close to larger centres to lose weekly shoppers and services to the larger centre but be too distant to attract residents prepared to undertake a daily commute to the larger centre. In other cases the larger centre may not be quite large enough to generate a commuting workforce even if the surrounding satellite towns are in convenient commuting distance. However some small towns are likely to be sufficiently close to a large rural centre that the loss of shoppers and services is offset by an influx of new resident commuters. Bernard Salt puts it this way:

"On the other hand, small cute towns within a 25km radius of a growing provincial city will almost certainly attract commuters and their families."
(Bernard Salt, column in *The Australian* newspaper, 23 July 2009).

It would be premature to attempt to categorise the towns of the Toowoomba Regional Council in these terms at this stage of the report. However this perspective is relevant to the consideration of alternative settlement patterns in the later Chapters. It is also noted that in terms of Salt's model, Toowoomba is a giant of a regional centre which may exert a gravitational pull that extends the commuter radius well beyond 25 kilometres, and draws energy from towns like Oakey and Pittsworth that in other circumstances might have been regional hubs. It would also be a mistake to overlook the potential power of centres outside the Toowoomba Regional Council, such as Warwick, Dalby and Kingaroy, to exert a



force on outlying towns like Clifton, Yarraman and Cecil Plains. Resolving the future role and likely scale of the rural towns and villages, and hence their capacity to attract and hold population, is a matter for joint attention by the Residential and Activity Centre studies.

6.7 CBD and In-Centre Living

The Toowoomba Vision 2050 project undertaken by the former Toowoomba City Council identified a community interest in seeing an enlivened city centre with more night time and weekend activity and more opportunities to live in the city centre. The current Toowoomba CBD Master Plan project is exploring these and other aspects of the future of the CBD. However the Toowoomba Regional Council made the following observation in its submission to the Department of Infrastructure and Planning in advance of the review of the SEQ Regional Plan:

"No population projections have been developed for the Toowoomba CBD area. While current planning controls allow for residential development within the Toowoomba CBD only one development incorporating a residential component has been undertaken in recent years. Population growth within the CBD area over the next 5 – 10 years will therefore remain low." (SEQ Regional Plan Review, Toowoomba Regional Council - Advice on Toowoomba Statistical District Related Matters, September 2008).

It is likely that while the Council will continue to be prepared to support high density residential opportunities in the CBD, and that there is a level of community interest in seeing this happen, this form of development will not make a significant contribution to meeting the Regional Council's housing needs and will remain a niche market for the foreseeable future. This comment also applies to the prospects for new housing development in the other activity centres of the region.



7. Spatial Settlement Scenarios

7.1 Introduction

This Chapter examines scenarios for accommodating the projected population and housing demand by developing different settlement patterns that also respond to the issues identified in the previous section. The four scenarios presented for analysis include:

- Scenario 1: Existing Situation;
- Scenario 2: Urban Consolidation;
- Scenario 3: Corridors and Wedges; and
- Scenario 4: Decentralisation.

The depiction of the existing situation and the three settlement pattern scenarios identified in **Figures 6, 7, 8 and 9** have been developed to express in visual terms the physical pattern in which the growth of the Toowoomba Regional Council (TRC) could be accommodated. The settlement pattern scenarios have been formulated to draw out the implications of different choices about the future nature and form of development. The scenarios expressed here deal with the major urban structural elements of residential land use, activity centres, non-urban space, which includes both rural, conservation and other relatively less intensive land uses, and major elements of the transport network. Only the regionally significant Charlton-Wellcamp industrial area is included.

While all of the scenarios are intended to be inherently plausible and internally coherent as future development scenarios, particular elements of each scenario could be utilised with other scenarios (e.g. the arrangement of centres from the 'Urban Consolidation' scenario could be applied to the 'Corridors and Wedges' scenario). Further, particular elements of each scenario could be modified to create any number of options within scenarios.

Clearly the scenarios do not all have an equal likelihood of being realised - realisation of some of the scenarios would involve a level of political, legislative, social and economic intervention that is unlikely to receive broad community support. For example, the 'Decentralisation' scenario may have inherent appeal for a large regional council with a proud and recent history of local autonomy, but stands against nation-wide social and economic trends.

Scenario 2, 3 and 4 provide possible models for accommodating population growth and organising the spatial development of the TRC (and in particular the Toowoomba Statistical District (TSD)) substantially beyond the levels of growth projected for 2031. To this extent, these scenarios provide more 'extreme' representations of their respective urban forms than would realistically emerge between the present day and 2031. Nevertheless these scenarios are considered to reasonably describe the range of high level strategies open to the Council in managing the growth of the region. It is likely that a preferred strategy would combine elements of the four scenarios, rather than be selected complete and unaltered from this group.



The following sections provide an overview of the key characteristics of each of the four scenarios.

7.2 Scenario 1: Existing Situation

This scenario represents maintenance of the existing situation where current trends and behaviours in housing, employment and transport are the key influences in determining the structure and form of settlement. Whilst there may be some adjustments to planning policy over time, these adjustments are generally at the margins and do not result in significant change to existing land use outcomes. This scenario accepts and carries forward existing commitments and the assumptions that underpin existing planning strategies.

Under this scenario the existing planning framework for the various towns, localities and neighbourhoods of the Toowoomba Regional Council area remains mostly the same with some level of rationalisation of terminology, assessment processes and criteria assumed across the eight former local government planning schemes to achieve local consistency. In particular:

- Residential development occurs generally in accordance with the current planning scheme zonings and detached houses on conventional sized residential lots remains the predominant housing type in most urban areas;

Note: Shortfalls in urban land availability are expected to emerge in this scenario towards 2031.

- Rural Residential and Park Residential zonings are maintained except where this is inconsistent with the South East Queensland Regional Plan 2009-2031 (SEQRP) (i.e. where such land is now in the Regional Landscape and Rural Production Area);

Note: Retaining Rural Residential or Park Residential Zones inside the urban footprint is not inconsistent with the SEQRP.

- Existing activity centres continue to develop generally in accordance with the current planning scheme hierarchies – no centres are added or removed other than small scale local centres required to service day-to-day convenience needs of small catchments in newly developed areas. Toowoomba CBD is the Principal Activity Centre for the Regional Council area and the most fully developed and diversified centre. Other major activity centres predominantly retain a retail function;
- Industry and employment areas continue to be developed in accordance with existing zonings. Additional land is provided as required to accommodate projected employment needs and address land suitability issues with the existing land supply; and
- The transport network reflects existing conditions augmented only by known committed new or upgraded infrastructure. Private vehicle remains the preferred mode of travel for almost all residents and visitors. Public transport represents between 1% and 3% of all trips.

The Existing Situation Scenario captures the existing character and identity of the Toowoomba Regional Council Area with a strong emphasis on rural, semi-rural and rural town living.

Refer **Figure 6a – Scenario 1 - Existing Situation (TRC)** and **Figure 6b – Scenario 1 - Existing Situation (TSD)**.



7.3 Scenario 2: Urban Consolidation

This scenario represents the application to the TSD of the growth management framework promoted for the State capital cities through recent metropolitan planning strategies. It involves a concentration of housing around mixed use activity centres and along major transport corridors in an attempt to maximise non-car based transport and efficient utilisation of existing urban infrastructure and avoid consumption of productive non-urban land. This scenario involves significant adjustments to current planning policy and results in major changes in land use outcomes on the ground. In particular:

- A substantial amount of medium-high density residential development occurs in and around the following locations:
 - Toowoomba CBD (say 60-100 dwellings per hectare within 800 metres radius of the centre edge);
 - the current Toowoomba Sub-regional Centres – Wilsonton, Clifton Gardens and Kearneys Spring (say 40-80 dwellings per hectare within 800 metres radius of the centre edge) ;
 - Highfields Village centre (say 40 dwellings per hectare within 400 metres radius of the centre edge).
- A substantial amount of medium density development also occurs in the following locations:
 - around the current Suburban Centres – Neighbourhood of Toowoomba and the 'third order' centres outside Toowoomba identified in **Table 6.2**, other than Highfields Village (say 30-40 dwellings per hectare within the Suburban Centre Support Precinct and within 400m of the edge of the centre zone for centres outside the former Toowoomba City Council);
 - along the existing arterial and sub-arterial road network within the Toowoomba Statistical District with a particular emphasis on achieving higher densities in areas adjoining public transport stops (say 30 dwellings per hectare within 100m of road centrelines and 40 dwellings per hectare within 400 metres of public transport stops).
- Other residential development throughout the Toowoomba Regional Council area occurs in accordance with the existing situation (i.e. in accordance with current zonings as modified by Stream 2 constraint information and the SEQRP);
- A more extreme expression of this scenario would involve converting rural residential areas in and near the TSD to urban densities to achieve further land use efficiencies in areas with good access to the employment and service opportunities in Toowoomba;
- Toowoomba CBD, Kearneys Spring and Highfields Village all develop as multi-functional mixed use activity centres incorporating retail, commercial office, entertainment, community services and residential activities. These centres also incorporate high quality transit facilities and urban spaces that add to their attractiveness and establish the centres as important focal points for economic activity and community life;



- Other existing activity centres develop generally in accordance with the current planning scheme hierarchies;
- New neighbourhood and local centres are provided where required to service the needs of neighbourhood and local catchments in newly developed areas;
- The University of Southern Queensland develops as the centre of a research and technology based industrial park and there is generally a greater emphasis upon strengthening relationships between the major activity centres and key industry and employment locations;
- This scenario recognises the opportunity to provide a large-scale bulky goods retailing facility as a discrete form of activity centre within the centres network. A location on boundary road to the west of the Toowoomba Airport has been identified as a potentially suitable location for this function in terms of land availability, accessibility and compatibility with other land uses; and
- Transport infrastructure improvements focus on increasing the use of public transport, walking and cycling. Some road space is adapted to provide prioritised public transport corridors. High frequency public transport services are provided on major routes linking high density neighbourhoods with activity centres and employment areas. Travel by public transport represents between 7% and 10% of all trips. Improved business freight linkages are also provided between Toowoomba CBD, Kearneys Spring, Highfields Village, the University of Southern Queensland and the Charlton-Wellcamp industrial centre.

The Urban Consolidation Scenario allows for a more intensive urban character and identity to be established within the Toowoomba metropolitan area whilst retaining the rural, semi-rural and rural town character of surrounding areas. This scenario (particularly in the 'advanced' form described here) has the potential to support levels of population growth and urban development substantially beyond that expected for the TRC and TSD to 2031.

Refer **Figure 7 – Scenario 2 - Urban Consolidation**.

7.4 Scenario 3: Corridors and Wedges

This scenario involves concentrating development in a limited number of 'preferred' growth corridors to facilitate more efficient infrastructure provision and limit the geographic extent of urban development occurring at any time. This scenario involves moderate adjustments to existing planning policy and results in some changes in land use outcomes and the timing of development. In particular:

- The nominated corridors are:
 - north to Highfields and Merigandan;
 - north-west to Gowrie and Kingsthorpe;
 - south-west to Drayton and Westbrook; and
 - south-east to Hodgson Vale.



- Areas between the corridors and in other parts of the Toowoomba Regional Council area are developed in accordance with the existing situation (i.e. in accordance with current zonings as modified by Stream 2 constraint information and the SEQRP);
- Land between the urban growth corridors provides landscape contrast and relief from the urban form, through rural and rural residential land uses;
- A more extreme expression of this scenario would involve 'down-zoning' rural residential development opportunities in and near the TSD to achieve a more dramatic land use and landscape contrast between the urban corridors and the 'green wedge' areas between them;
- The activity centres at Highfields Village and Kearneys Spring take on a major activity centre function with a diversity of retail, commercial office, entertainment and community activities provided to service the northern and southern sectors of the urban area, respectively. Apart from the Toowoomba CBD, these are the locations of highest centre investment;
- Larger scale district centres develop at Gowrie (or Kingsthorpe), Westbrook (or Drayton) and Hodgson Vale to service their respective growth corridors;
- All of the other existing activity centres continue to develop generally in accordance with the current planning scheme hierarchies;
- New neighbourhood and local centres are provided to service the needs of neighbourhood and local catchments in newly developed areas; and
- Transport infrastructure improvements focus on improving road and public transport links between Toowoomba, the two major activity centres and the three other larger scale centres.

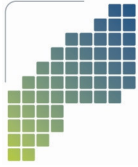
This scenario also has the potential to support levels of population growth and urban development well beyond that expected for the TRC and TSD to 2031.

Refer **Figure 8 – Scenario 3 - Corridors and Wedges**.

7.5 Scenario 4: Decentralisation

This scenario involves limiting growth in the Toowoomba Statistical District to maintain the 'country town' atmosphere and scale of the city, avoid loss of traditional character buildings and streetscapes, and limit the impacts of urban growth on the other valuable natural features and development constraints identified through the Toowoomba Regional Planning Study Stream 2 Studies. This scenario involves significant changes to existing planning policy and results in major changes to land use outcomes on the ground. In particular:

- Additional residential and industrial development in the Toowoomba Statistical District is limited to infill development in existing zoned areas;
- Medium density development options are removed from all land in the Residential Conservation Zone in Toowoomba;
- No new 'greenfield' areas are allocated and greenfield areas currently zoned for urban or rural residential development are 'down-zoned' to limit the occurrence of new urban development;



- Growth projected for the Toowoomba Statistical District beyond the level possible through infill is diverted to the regional towns of Pittsworth, Oakey, Clifton and Crows Nest (in proportion to their current relative population numbers);
- Opportunities for further rural residential development are provided in select locations around the rural growth centres creating a 'lifestyle' alternative to rural town living;
- The activity centres in Pittsworth, Oakey, Clifton and Crows Nest take on a major activity centre function with a diversity of retail, commercial office, entertainment and community services provided. More land is allocated to activity centre functions within these rural towns and higher density residential development is supported in locations adjacent to town centre cores;
- Other existing activity centres develop generally in accordance with the current planning scheme hierarchies;
- New neighbourhood and local centres are provided to service the needs of neighbourhood and local catchments in newly developed areas; and
- Transport infrastructure improvements focus on improving road and public transport links between Toowoomba and the four (4) regional growth centres.

Refer **Figure 9 – Scenario 4 - Decentralisation**.



8. Constraints

8.1 Introduction

A series of studies independent to this report were undertaken to determine the level of constraint applying to land in the TRC area. These studies included the following:

- Bushfire;
- Slope Stability;
- Flood;
- Vegetation;
- Wetlands and waterways;
- Scenic amenity; and
- Historic cultural heritage;
- Good Quality Agricultural Land;
- Water and sewerage;
- Intensive primary industry; and
- Mining tenures.

The following sections further describe these studies.

8.2 Constraint Categorisation

Each study included the categorisation of constraints into one or more of the following:

- Category 1: No or low constraint to development – may require design response but no reduction in development yield;
- Category 2: Moderate constraint to development – reduces development yield and/or removes some land from urban development; and
- Category 3: Significant constraint to development – severely reduces development yield or removes most (and possibly all) land from urban development.

8.3 Bushfire

The Bushfire study identified bushfire hazard as a constraint to development in the TRC area. Bushfire was categorised as either:

- Category 2 – Medium Bushfire Hazard; or
- Category 3 – High Bushfire Hazard.

Refer **Appendix H – Bushfire Constraints Map**.



8.4 Steep and Unstable Land

The Steep and Unstable Land study identified slope stability as a constraint to development in the TRC area. Steep and unstable land was categorised as either:

- Category 2 – Medium Hazard Slope Stability; or
- Category 3 – High Hazard Slope Stability.

Refer **Appendix H – Slope Stability Constraints Map**.

8.5 Flood

The Flood study identified land subject to an Annual Recurrence Interval (ARI) of 100 years as a constraint to development in the TRC area. Flood was identified as Category 3 – High Flood Affected Areas (ARI 100 years).

Refer **Appendix H – Flood Constraints Map**.

8.6 Vegetation

The Vegetation study was premised on an analysis of mapped vegetation having the following attributes:

- Endangered Ecological Communities - listed under the *Environment Protection and Biodiversity Conservation Act 1999*;
- Regional Ecosystems - according to status assigned under *Vegetation Management Act 1999*;
- Regional biodiversity corridors –identified in Biodiversity Planning Assessments for Brigalow Belt and South-east Queensland bioregions;
- Local biodiversity corridors – identified through a local-scale assessment of potential corridors to link regional corridors and significant habitat areas; and
- Habitat for priority species - identified in Biodiversity Planning Assessments.

The Vegetation study identified selected vegetation communities as a constraint to development in the TRC area. Vegetation constraints were identified as follows:

- Category 2 - Medium Vegetation Constraint; or
- Category 3 - High Vegetation Constraint.

Vegetation mapping includes buffers of between 25 metres and 200 metres and is relative to the significance of the vegetation community.

Refer **Appendix H – Vegetation Constraints Map**.



8.7 Wetlands and Waterways

The TRC areas contains in the order of 2000 mapped wetlands. The Wetlands and Waterways study categorised wetlands as follows:

- (1) High value non-riverine wetlands;
- (2) Other mapped non-riverine wetlands;
- (3) High value riverine wetland sub-catchments;
- (4) Other riverine wetland sub-catchments;
- (5) Dams and weirs; and
- (6) Artificial non-riverine wetlands.

The Wetland and Waterway study identified wetlands and waterways as a constraint to development in the TRC area. These constraints were identified as follows:

- Category 1 – Category 6 Constraint
- Category 2 – Category 5 Constraint
- Category 3 - Category 1, 2, 3 or 4 Constraint

Wetland and waterway mapping includes buffers of between 0 metres and 200 metres and is relative to the significance of the wetland or waterway.

Refer **Appendix H – Wetland and Waterway Constraints Map**.

8.8 Good Quality Agricultural Land

Good Quality Agricultural Land (GQAL) was identified as a constraint to development within the TRC and was categorised as a Category 3 – High Constraint.

Refer **Appendix H – Good Quality Agricultural Land Map**.

8.9 Scenic Amenity

The Scenic Amenity study identified that '*scenic amenity is a measure of public preference and visibility of the landscape*'. It further identified that the:

'largest influencing factor on the visibility will be the natural topography of the region in relation to the main transport routes and viewpoints. However, the influence of new developments, including transport infrastructure, and the anticipated increase in resident and visitor numbers will impact upon the visual exposure model of the region'.

Notwithstanding that accessibility to the landscape and public preferences (where in regard to scenic amenity) will change over time, the Scenic Amenity study categorised scenic amenity as follows:

- Category 1 – Low Constraint;
- Category 2 – Moderate Constraint; and
- Category 3 - Significant Constraint.

Refer **Appendix H – Scenic Amenity Constraint Map**.



8.10 Historic Cultural Heritage

An historic cultural heritage assessment of Toowoomba City revealed that historic cultural heritage is a constraint to development within Toowoomba City. Historic cultural heritage was identified as a Category 3 – High Constraint.

Refer **Appendix H – Cultural Heritage Toowoomba City Map**.

8.11 Water and Sewerage

A broad based assessment of access to water and sewerage within the TRC area was undertaken. This assessment categorised a site's access to water and sewer as follows:

- Category 1 – Water AND Sewer Infrastructure within 200m;
- Category 2 – Water OR Sewer Infrastructure within 200m ; and
- Category 3 - Not within 200m of Water OR Sewer Infrastructure.

Refer **Appendix H – Water and Sewerage Map**.

8.12 Intensive Primary Industries

Intensive primary industries were identified as a constraint to development within the TRC area. Intensive primary industries, in the form of beef feedlots, poultry or piggery operations were categorised as Category 3 – High Constraint.

Refer **Appendix H – Intensive Primary Industries Map**.

8.13 Mining Tenures

Mining leases, claims and exploration areas are applicable to approximately 75% of the TRC area. The location of mining operations (existing and discontinued) are scattered throughout the TRC area, although located predominantly in the north-eastern portion of the TRC. The location of mines, in addition the mining leases, claims and exploration areas are identified as a Category 3 – High Constraint.

Refer **Appendix H – Mining Tenures Map**.

8.14 Application of Constraints

The output of these studies informed:

- the conceptual review of the spatial settlement scenarios at the Study Team Workshop on 16 September 2009 (refer **section 9.2**); and
- Geographic Information Systems analysis of the spatial settlement scenarios (refer **section 9.3**).



9. Assessment of Spatial Scenarios

9.1 Introduction

This Chapter describes the process of modification and assessment of the settlement pattern scenarios. This process included the following key milestone events:

- Study Team Workshop 1 on 16 September 2009;
- GIS constraints analysis of Settlement Pattern scenarios;
- Study Team Workshop 2 on 14 October 2009; and
- Evaluation of Settlement Pattern Scenarios.

9.2 Study Team Workshop 1 (16/09/09)

Study Team Workshop 1 was an all day workshop undertaken on the 14th October 2009.

9.2.1 Purpose

The purpose of this workshop was to:

- present Settlement Pattern Scenarios prepared by Humphreys Reynolds Perkins Planning Consultants;
- assess Settlement Pattern Scenarios against Stream 1 constraint maps;
- undertake evaluation of Settlement Pattern Scenarios against potential Evaluation Criteria;
- review Settlement Pattern Scenarios; and
- develop a Preferred Settlement Pattern Option.

9.2.2 Workshop Attendance

The workshop included attendance from representatives of the following Stream 1 studies:

- Residential Land Use Study;
- Activity Centre Study;
- Industrial Land Use Study; and
- Transport Study.

TRC representatives and Stream 2 constraints studies representatives were also in attendance at this Workshop.



9.2.3 Outcomes

Study Team Workshop 1 outcomes included the following:

- Conceptual identification of constraints impacting Settlement Pattern Scenarios;
- Identification that further Geographic Information System (GIS) analysis (application of Stream 2 constraints) was required for all Settlement Pattern Scenarios;
- Identification of the limitations of Stream 2 constraint studies;
- Identification that Stream 2 constraints required sieving for applicability in their final application to Settlement Pattern Scenarios;
- Key modifications to scenarios were recommended as follows:
 - Modification of Scenario 2 – Urban Consolidation to delete or relocate selected major activity centres;
 - Modification of Scenario 3 – Corridors and Wedges to include inter-urban breaks along corridor extensions; and
 - Modification of Scenario 4 – Decentralisation to delete Yarraman as a Major Activity Centre.
- Identified that in the absence of modification, Scenario 2 and Scenario 4 are potentially the most successful scenarios to accommodate population growth to 2031;
- Identified that the land take-up rates of the various Settlement Pattern Scenarios varies i.e. Scenario 2 – Urban Consolidation is less intensive than Scenario 3 – Corridors and Wedges; and
- Concluded that the preferred growth scenario for TRC is most likely a combination of two or more of the identified scenarios.

9.3 GIS Constraint Analysis

A series of detailed GIS constraint analyses of the Settlement Pattern Scenarios were undertaken to identify unconstrained land within the footprint of each scenario. The GIS analysis included the constraints and categories identified in the table below:

TABLE 9.1 GIS CONSTRAINT ANALYSIS OF SCENARIOS

Constraint	Category 1	Category 2	Category 3
Bushfire	N/A	✓	✓
Steep and Unstable Land	N/A	✓	✓
Flood ARI 100 years	N/A	N/A	✓
Vegetation	N/A	✓	✓
Wetlands and Waterways	✓	✓	✓
Good Quality Agricultural Land	N/A	N/A	✓
Scenic Amenities	✗	✗	✓
Historic Cultural Heritage ¹	N/A	N/A	✓



Constraint	Category 1	Category 2	Category 3
Water and Sewerage ²	✗	✗	✗
Intensive Primary Industries	N/A	N/A	✓
Mining Tenures	N/A	N/A	✓ ³

Notes:

1. Historic Cultural Heritage applies only to Scenario 2 – Urban Consolidation.
2. Water and Sewerage constraint not applicable to strategic growth of the TRC.
3. Excludes Mining Lease areas.

Results of the GIS analysis were used to determine the level of constraint applicable to each Settlement Pattern Scenario (refer **section 4.6** – Evaluation).

9.4 Study Team Workshop 2 (14/10/09)

Study Team Workshop 2 was an all day workshop undertaken on the 14th October 2009.

9.4.1 Purpose

The purpose of this workshop was to:

- refine Settlement Pattern Scenarios; and
- develop a Preferred Settlement Pattern option (through alignment of all Stream 1 studies).

9.4.2 Workshop Attendance

The workshop included attendance from representatives of the following Stream 1 studies:

- Residential Land Use Study;
- Activity Centre Study;
- Industrial Land Use Study; and
- Transport Study.

TRC representatives were also in attendance at Workshop 2.

9.4.3 Outcomes

The outcomes of this workshop included the following:

- Current and future major road infrastructure is to be identified in applicable Settlement Pattern Scenarios, including any preferred Settlement Pattern;
- The size and diversity of activity centres must significantly increase to support densities proposed under Scenario 2 – Urban Consolidation;
- Scenario 1 - Existing Situation forms a baseline scenario to identify shortfalls in land supply and should not be extrapolated to anticipate growth expansion;
- A bulky goods retail node of approximately 10 Ha should be included at Wilsonton under Scenario 2 – Urban Consolidation, and any preferred Settlement Pattern;



- Scenario 3 – Corridors and Wedges was identified to be unsuitable in that corridor development is unable to occur without significant modification of constraints. It was further identified that Scenario 3 should be expanded to include unconstrained areas at the urban edge of Westbrook and Kingsthorpe if required;
- A rationalisation of scenarios is required in recognition of the minor population shortfall to 2031, prior to identification of a preferred Settlement Pattern;
- A revised, triple-bottom-line and conceptual approach to the evaluation of Settlement Pattern Scenarios should be undertaken; and
- Transport modelling of any preferred Settlement Pattern option is required to determine the appropriateness of residential densities and the spatial distribution of future populations.

9.5 Evaluation Criteria

The following table describes criteria for the evaluation of Settlement Pattern scenarios as proposed in the Residential Land Use Study – Issues Report.

TABLE 9.2 RESIDENTIAL ISSUES REPORT EVALUATION CRITERIA

Criterion	Evaluation Measures
1. Efficiency of land utilisation	• Area of land required to accommodate agreed future population and housing requirements • Area of existing urban zoned land utilised • Cost of supplying urban infrastructure services: - Trunk water supply - Trunk sewerage - Trunk roads - Public transport infrastructure - Schools (primary and secondary) - Public hospitals - Municipal waste collection
2. Accessibility	Accessibility indices of various types: • Journey to work time • Total kilometres travelled per annum • Trip length measures (e.g. percentage of all trips within various distance intervals: <2 km; 2 – 6km; 6 – 25km; >25km) • Modal share measures (e.g. percentage of all trips by travel mode: car; public transport; non-motorised)
3. Environmental impact	• Area of ecologically valuable land affected



Criterion	Evaluation Measures
4. Socio-economic impact	• Area of steep or unstable land affected • Area of flood-labile land affected • Area of land subject to bushfire hazard affected • Area of high scenic amenity land affected • Area of good quality agricultural land (GQAL) affected • Area of land subject to other planning constraint affected (e.g. Aircraft Noise Exposure Forecast contours, site contamination) • Area of traditional urban character retained /altered • Maintenance / loss of inter urban breaks between discrete settlements • Maintenance / loss of critical mass to support traditional centres

Due to the schematic nature of the settlement pattern scenarios, application of the evaluation criteria to the implied quantitative extent would reveal results that would not necessarily advance the informed development of a preferred settlement pattern. To this extent, and guided by work undertaken in and between Study Team Workshops, a more qualitative approach to the evaluation of settlement pattern scenarios has been undertaken.

9.6 Assessment

The following matrix (**Table 9.3**) provides an assessment of the four settlement pattern scenarios for the TRC area having regard to:

- (1) Efficiency of land utilisation;
- (2) Social impact;
- (3) Economic impact; and
- (4) Environmental impact.



TABLE 9.3 SETTLEMENT PATTERN SCENARIO ASSESSMENT

Criteria	Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
Efficiency of Land Utilisation				
1. Capacity to Accommodate Population Growth to 2031	Urban land undersupply in the accommodation of growth to 2031	Significant oversupply of residential dwelling capacity to 2031	- Oversupply of Greenfield residential dwelling capacity to 2031; and - Unconstrained land within corridors too linear to efficiently accommodate urban growth.	Limited unconstrained land in proximity of Crows Nest, Oakey, Pittsworth and Clifton to accommodate substantially greater share of population growth to 2031
2. Accessibility to Infrastructure:	- High accessibility to existing infrastructure (water, sewer, road network, electricity, telecommunications); and - Expansion of infrastructure to future urban areas to support growth.	- High accessibility to existing infrastructure (water, sewer, electricity, telecommunications); and - Upgrades to existing infrastructure may be required to support urban consolidation at this intensity.	Low access to infrastructure in new corridors requiring expansion of infrastructure networks.	Very low access to infrastructure requiring establishment of new infrastructure in Crows Nest, Oakey, Pittsworth, and Clifton.
Social Impact				
3. High level of Access to Services:	- Moderate levels of access to services in the TSD; and - Rural townships accessibility to services unchanged.	- Large populations located in proximity to services; and - Rural townships accessibility to services unchanged.	- Moderate levels of access to services in the TSD; and - Rural townships accessibility to services unchanged.	- Opportunity to improve service provision of Crows Nest, Oakey, Pittsworth and Clifton (although requires investment); and - Accessibility of TSD populations to services unchanged.
Commercial Retail Social infrastructure				



Criteria	Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
4. High Transport Accessibility: Public Transport Future Roads Active Transport (walking / cycling)	- Feasibility of public transport within the TSD increases over time in medium density residential areas (although requires investment in public transport infrastructure); and - Requires subsidy from State Government to support affordable public transport.	- Promotes public transport patronage in the TSD through increased catchment populations (although requires investment in public transport infrastructure); - Opportunities for active transport are increased in the TSD with a general reduction in journey to work distances; and - Increased pressure on need for Toowoomba Bypass to accommodate proposed densities in the TSD with an appropriate level of amenity.	- Opportunity for public transport in the TSD promoted within corridors; - The opportunity for functional active transport is limited due to reduced proximity to employment and services (active transport is predominantly suitable only for recreation); and - Increased demand for expansion / intensification of the road network within the TSD between dormitory low density residential areas and centres.	- Limited opportunity to improve public transport in TSD as a result of dispersal of population into multiple catchments; - Introduction of public transport within Crows Nest, Oakey, Pittsworth and Clifton unlikely to be feasible; - Increased opportunity for active transport at Crows Nest, Oakey, Pittsworth and Clifton; and - Increased demand for road network improvements between centres as transport movements increase.
5. Supports Toowoomba Vision 2050	- Continued protection of traditional character; - Continued promotion of 'a city of green'; and - Investment in local planning and community engagement is required to foster the development of people oriented neighbourhoods in the TRC.	- Reduced land consumption through urban consolidation (i.e. resource-wise living); - Promotes 'a creative and learning community' in the TSD through increased opportunity for cultural development and access to cultural development (e.g. University of Southern Queensland knowledge cluster); - Traditional character values lost through large scale	- Continued heritage protection; - Continued promotion of 'a city of green'; - Investment in local planning and community engagement is required to foster the development of people oriented communities in the TRC; and - Rural townships unchanged.	- Investment in local planning and community engagement is required to foster the development of people oriented communities in Crows Nest, Oakey, Pittsworth and Clifton; - Traditional character values of Crows Nest, Oakey, Pittsworth and Clifton put under pressure for redevelopment as these centres gain greater prominence;



Criteria		Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
			redevelopment of non-listed residential conservation areas; - Promotes active living through increased accessibility to services; - Investment in local planning and community engagement is required to foster the development of people oriented communities in the TRC; and - The vitality of rural townships erode as TSD becomes major population attractant.		- TSD protected in terms of traditional character values, city of green attributes, existing scale and density of development; and - diminished opportunity for TSD to achieve Toowoomba 2050 Vision in relation to: resource-wise living, prosperous economy, well-planned infrastructure, feasibility of public transport and active transport networks due to a stabilisation of activity and reduction in growth capacity within the TSD.
Economic Impact					
6.	Supports Viability	Centres - Reinforces existing centres in TSD; and - Does not detract from existing rural centres, although some tension exists between the role and function of large number of rural centres.	- Strengthens and consolidates centres within TSD; and - Rural centres face de-stabilisation as Toowoomba attracts disproportionate share of population growth.	- Contributes to growth of existing centres within TSD; - Outlying centres at Highfields, Westbrook, Gowrie and Kingsthorpe take-up floor space allocation as Greenfield residential growth emerges in corridors; and - Rural centres face de-stabilisation as Toowoomba attracts disproportionate share	- Viability of centres in TSD face growth limitations as centres in Crows Nest, Oakey, Pittsworth, and Clifton attract business opportunities; and - Supports growth of centres within Crows Nest, Oakey, Pittsworth, and Clifton.



Criteria		Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
7.	Supports Non-Rural Economic Activity:			of population growth.	
	Business Mining Other	- Mining activity continues without additional constraint; - Existing rural townships have capacity to support mining industry related populations (in the absence of mining related boom); - Commercial / retail floor space shortfall in TSD prior to 2031 leading to a constriction of business activity and employment growth; and - Industrial land supply shortfall prior to 2031 leading to employment shortages and a re-direction of industrial growth to other municipalities.	- Mining activity continues without additional constraint; - Existing rural townships have capacity to support mining industry related populations (in the absence of mining related boom); - Increased access to retail/commercial employment within the TSD through improved public transport and increased densities in proximity of centres and high frequency bus stops; and - Primary populations catchment separated from major industrial employment generators (i.e. Charlton Wellcamp).	- South-western corridor extension (Westbrook) impinges on Mining Lease area. Mining activities otherwise not placed under additional constraint; - Existing rural townships have capacity to support mining industry related populations (in the absence of mining related boom); - Business activity sustained at levels commensurate with population growth and occurs within centres in proximity to new populations (i.e. Highfields, Westbrook, Gowrie and Kingsthorpe); and - Populations in north-western corridor located with good accessibility to Charlton Wellcamp industrial employment hub.	- Crows Nest, Oakey, Pittsworth and Clifton expand into Mining Lease areas; - Increased opportunity to support mining industry related population, including mining boom; - Business activity and services increase in Crows Nest, Oakey, Pittsworth, and Clifton; and - Trade between Toowoomba City, Crows Nest, Oakey, Pittsworth, and Clifton increases.



Criteria	Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
8. Supports Traditional Rural Economic Base (Agricultural / Pastoral): - Retains Good Quality Agricultural Land - Sustainability of Rural Townships - Viability of Rural Industries	- No expansion into Good Quality Agricultural Land; - No impact on viability of intensive primary industries; and - Sustainability of rural townships unchanged.	- No expansion into Good Quality Agricultural Land; - No impact on viability of intensive primary industries; and - Sustainability of rural townships unchanged.	- Limited impact on Good Quality Agricultural Land within corridors; - No impact on viability of intensive primary industries; and - Sustainability of rural townships unchanged.	- Significant loss of Good Quality Agricultural Land through expansion of Crows Nest, Oakey, Pittsworth and Clifton; - Viability of intensive primary industries impacted to a minor degree for select townships; and - Sustainability of rural townships increased through increased growth and associated commercial/ retail/ employment independence.
Environmental Impact				
9. Growth protects High Value Vegetation	- Growth contained within existing urban residential areas protects medium-high value Vegetation; and - Rural residential growth negatively impacts High Value Vegetation.	Urban consolidation protects medium-high value Vegetation.	- Growth in north-western corridor results in loss of medium-high value Vegetation; and - Northern corridor significantly constrained by medium-high value vegetation.	Expansion of Clifton (to the east) and Oakey (to the south, north-west and far north-east) results in loss of high Value Vegetation.



Criteria	Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
10. Growth avoids unstable land areas	Future Urban residential areas and rural residential areas constrained by unstable land.	Unconstrained by unstable land.	- North-western corridor significantly constrained by unstable land; and - Northern corridor (inter-urban break) significantly constrained by unstable land.	Unconstrained by unstable land.
11. Growth avoids flood prone land	Limited flood constraint.	Limited flood constraint.	- North-western corridor significantly constrained by flood prone land associated with waterways; - Northern corridor constrained by flood; and - Otherwise limited flood constraint.	- Oakey significantly constrained by flood prone land, including flood plain associated with waterway; and - Otherwise limited flood constraint.
12. Growth avoids Bushfire Hazard	Rural residential growth constrained by medium bushfire hazard.	No identified bushfire hazard constraint.	Northern corridor impacted by medium-high bushfire hazard.	- Clifton constrained by medium bushfire hazard in the north-east; and - Oakey constrained by medium bushfire hazard in the south-east.
13. Growth protects Wetlands and Waterways	Limited constraint.	Limited constraint.	- North-western corridor significantly constrained; - Northern corridor constrained; and - Otherwise limited constraint.	- Oakey constrained in the west; and - Otherwise limited constraint.



Criteria	Scenario 1 – Existing Situation	Scenario 2 – Urban Consolidation	Scenario 3 – Corridors and Wedges	Scenario 4 – Decentralisation
14. Other constraint (e.g. Aircraft Noise Exposure Forecast contours)	Existing planning scheme administers growth in proximity of Toowoomba Airport.	Increased populations located in proximity of Toowoomba Airport.	Population growth to occur in areas not subject to aircraft noise exposure.	Population growth to occur in areas not subject to aircraft noise exposure.

9.7 Assessment Summary

A performance summary of the four settlement pattern scenarios is provided below:-

- **Scenario 1 – Existing Situation**

Scenario 1 is an attractive short term option for Council in that it sustains urban and rural residential development within existing zones and responds effectively to identified key issues through a continuation of the status quo. However, this scenario is incapable of supporting population growth to 2031 and provides limited strategic direction to accommodate additional households.

Scenario 1, for the purposes of this Options Report cannot be considered as a future settlement option in its own right.

- **Scenario 2 – Urban Consolidation**

Scenario 2 can theoretically accommodate population growth to 2031 and beyond, within the SEQRP urban footprint. This scenario represents an efficient utilisation of land and locates populations in proximity of necessary services. However, Scenario 2 is unlikely to be positively received by the community as the predominant housing choice in the TRC area is lower density accommodation. Scenario 2 – Urban Consolidation will result in the loss of traditional character through significant change to the urban fabric of Toowoomba City. Therefore, Scenario 2 fails to effectively respond to identified key issues.

Scenario 2, for the purposes of this Options Report cannot be considered as a future settlement option in its own right.

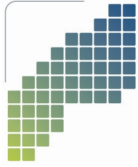
- **Scenario 3 – Corridors and Wedges**

Scenario 3 allocates new greenfield corridors that are sufficient to meet the population growth needs of the TRC up to and beyond 2031. Scenario 3 is a satisfactory response to identified key issues, however requires significant modification of constraints (including high value vegetation communities) to facilitate an efficient urban form. Further, this scenario requires significant investment in new linear infrastructure to advance development in greenfield growth fronts.

Scenario 2, for the purposes of this Options Report cannot be considered as a future settlement option in its own right.

- **Scenario 4 – Decentralisation**

Scenario 4 provides sufficient urban land to accommodate growth to 2031 subject to the modification of constraints, including significant areas of GQAL. This scenario effectively responds to identified key issues, and in particular protects the traditional character of Toowoomba City and lifestyle choices of residents within the TRC. Scenario 4 would also require significant investment in the establishment of new infrastructure in rural townships of Crows Nest, Oakey, Pittsworth and Clifton. Further, Scenario 4 goes against PIFU



projections and it is unlikely that this scenario would successfully redirect populations to rural townships in the TRC and may instead redirect populations to other municipalities.

Scenario 4, for the purposes of this Options Report cannot be considered as a future settlement option in its own right.



10. 'Place-based Concept Planning'

10.1 Introduction

In parallel to the Toowoomba Regional Planning Project, the Council's Integrated Regional Planning Branch has been undertaking a complementary project called the 'Place-based Concept Planning Project'. The primary intent of this project is to gain a better understanding of the characteristics, opportunities and future requirements of the towns and townships outside the Toowoomba urban area. Part of this project has involved a review of the most likely or anticipated future population distribution between the rural towns, their surrounds and the Toowoomba Statistical District (TSD).

This exercise used as its starting point the 2006 Census population figure of 151,276 for the combined area now making up the Toowoomba Regional Council (TRC) and accepted and retained the PIFU year 2031 projection for TRC of 228,461 persons as an overall control total. However the exercise provided a regional population growth distribution which is not bound by the PIFU distribution and organised the distribution under different geographical boundaries to the official Statistical Local Areas (SLAs) used by PIFU. This distribution is shown in the table and sketch drawing in **Appendices I** and **J**, respectively, and summarised in the first three columns of **Table 10.1** below.

10.2 Analysis

In order to test the capacity of the regional towns and townships to accommodate this distribution, the following analysis was undertaken:

- convert the population growth estimates to estimates of growth in household numbers using a factor of 2.41 persons per household (the estimated household occupancy rate for 2031);
- identify the Census Collector Districts that broadly correspond to the Place-based Concept Planning localities;
- assess the amount of vacant land suitably zoned for residential development in the respective Census Collector Districts. This exercise used the GHD vacant land database for rural towns and townships, combined with the zoning database used for the analysis of residential land availability previously used in **Chapter 5** and **Appendix G**. This includes selected 'township', 'residential' and 'rural residential' type zones;
- convert the available zoned land figure to a dwelling yield at a 'rule of thumb' rate of 10 dwellings per hectare (this overstates the yield permissible for rural residential type zones but provides an indication of the upper level of overall capacity of zoned land to accommodate population growth); and



- compare the available land with the corresponding estimate of household numbers for the relevant areas.

The results of this exercise are summarised in the last four columns of **Table 10.1**. A more detailed version of Table 10.1 is included in **Appendix I**.

TABLE 10.1: TRC PLACE-BASED ANTICIPATED POPULATION GROWTH 2006 - 2031

'Place-based Planning' Locality	Anticipated Population Growth	Additional Households (2.41 Persons / Household)	Vacant Township or Res Zoned Land (Ha)	Additional Housing Capacity (10 Dwellings /Ha)	Surplus or Shortfall of Zoned Land (Ha)
Cecil Plains - Millmerran					
Cecil Plains	100	41	5.2	52	1.05
Millmerran	200	83	107.5	1,075	99.20
Rural balance	100	41	-		-4.15
West of Millmerran	0	0	-	-	-
Cooyar - Nobby	600	249	219.6	2,196	194.70
Oakey - Pittsworth - Clifton					
Oakey	1,500	622	68.5	685	6.26
Pittsworth	1,500	622	14.8	148	-47.44
Clifton	1,000	415	54.0	540	12.5
Rural balance	660	274	114.4	1,144	87.0
Yarraman - Goombungee					
Yarraman	300	124	26.2	262	13.8
Goombungee	340	141	53.3	533	39.2
Rural balance	260	108	44.1	441	33.3
Toowoomba Statistical District (TSD) & Surrounds					
Crows Nest	2,000	830	199.4	1,994	116.4
Balance outside TSD	2,000	830	177.9	1,779	94.9
TSD	66,625	27,479	Not calculated	Not calculated	Not calculated
Toowoomba Regional Council Control Total	77,185	(Consistent with PIFU total)			



The analysis identified that with the exception of Pittsworth, the Place-based Concept Planning distribution of population growth should readily be able to be accommodated within the land currently zoned for a combination of township, residential and rural residential zones in the rural towns and townships. The 'negative' result shown in **Table 10.1** for the rural balance area around Cecil Plains and Millmerran reflects the absence of residential type zonings outside the town collector districts, and the 41 households allocated to this large area would easily be accommodated on rural land.

10.3 Discussion

10.3.1 Pittsworth

For Pittsworth the analysis indicates a shortfall of almost 50 hectares (47.44 hectares). In the context of a current residential zoned area of approximately 220 hectares this is a substantial shortfall and suggests that Pittsworth will require significant planning intervention to be able to expand to accommodate this amount of growth. Expansion of the town is constrained primarily by good quality agricultural land, with localised flooding in some areas, intensive animal husbandry to the south of the town and fragmented ownership/small rural lot size constraints to the east. There appears to be some limited scope to expand to the west, between the Gore Highway and Hadley Street. The scope for extensive consolidation and redevelopment within the current zoned area may also be limited in terms of market acceptance and financial viability. Further local planning would be required to clarify the scope and direction for expansion of Pittsworth beyond its current zoned area, and the urban infrastructure needed to service the growth.

Because most expansion options for Pittsworth are likely to involve loss of good quality agricultural land, it would be necessary to satisfy the Queensland government that this would be justified in terms of the policy principles of State Planning Policy 1/92 Development and the Conservation of Agricultural Land, and in particular Policy Principle 1:

"Good quality agricultural land has a special importance and should not be built on unless there is an overriding need for the development in terms of public benefit and no other site is suitable for the particular purpose."

As a general proposition, it would be reasonable to expect that the work done (and to be done) under the Place-based Concept Planning Project would be able to establish "overriding need ... in terms of public benefit", to the extent that the project is directed towards establishing socially and economically sustainable rural communities in the Toowoomba Regional Council area. However this first requires a Council decision as to whether in its view the need to enable additional growth in Pittsworth outweighs the importance of protecting good quality agricultural land. This in itself is a decision to be made through the Place-based Concept Planning Project. Depending on the outcomes of this process, the Place-based Concept Planning 'anticipated' growth share for Pittsworth may need to be revised down and the growth re-allocated to other rural centres.



10.3.2 Other Matters

The other rural towns and townships should be able to accommodate the anticipated Place-based Concept Planning distribution of population growth without major planning intervention. It is likely that the 'rule of thumb' yield of 10 dwellings per hectare used in our analysis somewhat overstates the capacity of the localities, because this yield is higher than would normally be achieved in rural residential type zones which are included in the analysis. It has not been possible to test for this in the time available but it is considered that the exclusion of rural residential land from the analysis would not change the overall conclusions. In any event, there is likely to be scope to convert some of these rural residential areas to higher yield zonings in many cases, if this was found to be necessary in future years (although this is not a general recommendation of this study).

A consequence of the Place-based Concept Planning distribution is a revised projection for population growth in the TSD of 66,625 persons between 2006 and 2031, compared with the PIFU projection of 65,203 for this period. This difference is not considered to be significant relative to the scale of projected growth and the 25 year time period involved. As addressed in **Chapter 11**, the overall capacity to accommodate growth in the TSD is not likely to be challenged by this additional growth share. It should be noted that the Place-based Concept Planning work considers the period 2006 to 2031 whereas the analysis for the Residential and Activity Centres Studies of the Toowoomba Regional Planning Project is based on PIFU projections for the period 2009 to 2031 (for which the projection for TSD population growth is 59,474). The difference in starting points creates some limitations in the ability to directly compare population growth numbers across the different data sets. **Table 10.2** below summarises the differences between the PIFU population growth distribution and the Place-based Concept Planning Project distribution, at the TSD and balance of TRC level.

TABLE 10.2: POPULATION GROWTH (PIFU & TRC Place-based Concept Planning Project)

	2006	2009	2031	Growth 2006- 2031	Growth 2009- 2031
Total TRC	151,297	158,068	228,461	77,164	70,393
TSD (PIFU)	121,861	127,590	187,064	65,203	59,474
Balance TRC (PIFU)	29,436	30,478	41,397	11,961	10,919
TSD (TRC Place-based Planning)	151,276		228,461	66,625	
Balance TRC (TRC Place-based Planning)				10,560	



10.3.3 Comparison with Issues Report Analysis

The analysis of all residential zoned land undertaken for the Issues Report also estimated that a shortage of zoned land would occur in the Pittsworth Statistical Local Area (SLA) by 2031 under the PIFU growth distribution. That analysis also anticipated shortfalls of zoned land by 2031 in the SLAs of Millmerran (108 households or around 11 hectares), Cambooya Part B (360 households or around 36 hectares), Crows Nest Part B (1,628 households or around 160 to 170 hectares), and Jondaryan Part B (322 households or around 32 hectares) (Refer to Section 3 of **Appendix G**). Direct comparisons between the two data sets are not readily able to be made because the geographic areas of analysis are different (SLAs compared to towns and localities), as are the population distributions ('PIFU' compared to 'Place-based') and the base data itself (*all* residential zoned land compared to *vacant* residential zoned land). On balance, the analysis in this Chapter and **Appendix I** should be treated as superseding the analysis for the non-TSD SLAs reported in **Chapter 5** of this report, as for the most part it uses more specific data (vacant land) at a finer grain (Census Collection Districts (CDs)) and focuses on more meaningful geographic planning units for TRC (the Place-based Concept Planning localities).

10.4 Conclusion

For the purposes of this report it is assumed that the population distribution outside of the TSD will occur broadly in accordance with the recommendations of the Place-based Concept Planning Project, or some variation thereof (e.g. as required to accommodate the projected shortfall of land in Pittsworth). With the exception of Pittsworth, current zoned areas appear to be sufficient to accommodate this anticipated distribution.



11. Preferred Settlement Pattern

11.1 Introduction

The preferred option has been derived from synthesis of:

- (1) the assessment of the settlement pattern scenario at the Constraints and Options Workshop held in Toowoomba on 16 September 2009 attended by the Stream 1 and Stream 2 study teams and TRC staff;
- (2) the subsequent Preferred Settlement Pattern Workshop held in Brisbane on 14 October 2009 attended by the Stream 1 study teams and a smaller number of TRC staff; and
- (3) the evaluation process documented in **Chapter 9** of this report.

While the preferred option presented diagrammatically in **Figure 10** bears little obvious resemblance to any one of the scenarios, it does in fact contain elements of all of them.

11.2 Scale of Growth

It is useful to revisit and summarise the extent of the growth challenges facing TRC in order to set the scene for the discussion of the preferred settlement pattern. For the reader's convenience while considering the arguments outlined in this Chapter, the key data is set out in the following tables.

Table 11.1 shows the official PIFU data for population growth for the total TRC area, the TSD and the balance outside the TSD, and the corresponding results of the TRC Place-based Concept Planning population growth redistribution (shown in *italics*) for comparative purposes.

TABLE 11.1: POPULATION GROWTH (PIFU & TRC Place-based Concept Planning Project)

	2006	2009	2031	Growth 2006- 2031	Growth 2009- 2031
Total TRC	151,297	158,068	228,461	77,164	70,393
TSD (PIFU)	121,861	127,590	187,064	65,203	59,474
Balance TRC (PIFU)	29,436	30,478	41,397	11,961	10,919
Total TRC (Place- based Planning)	151,276		228,461	77,185	



	2006	2009	2031	Growth 2006- 2031	Growth 2009- 2031
TSD (Place-based Planning)				66,625	
Balance TRC (TRC Place-based Planning)				10,560	

Table 11.2 shows the estimates of growth in number of households (representing demand for new dwellings) for the same geographic areas, prepared for the Residential Issues Report and based on the PIFU data.

TABLE 11.2: HOUSEHOLD GROWTH (Urban Economics based on ABS and PIFU data)

	2006	2009	2031	Growth 2006-2031	Growth 2009-2031
Total TRC	59,301	62,100	94,930	35,629	32,830
TSD	48,099	50,368	77,330	29,231	26,962
Balance TRC	11,201	11,732	17,600	6,399	5,868

Table 11.3 shows the additional dwelling targets for the TSD contained in the SEQRP.

TABLE 11.3: SEQ REGIONAL PLAN 2009 - 2031

	2006	2006 - 2031			
	Existing dwellings	Additional infill and redevelopment (minimum)	Additional in balance areas and additional in urban areas	Total / or additional dwellings	additional
TSD	45,538	4,000	27,000		31,000

Table 11.4 shows the estimates of the housing capacity of land currently zoned for residential-type development for the total TRC area, the TSD and the balance outside the TSD, again as prepared for the Residential Issues Report.

TABLE 11.4: HOUSING CAPACITY - CURRENT RESIDENTIAL TYPE ZONES (Toowoomba Regional Planning Project Residential Land Use Issues Report, Appendix G)

	Theoretic- al Dwelling Capacity ¹	Maximum Theoretic- al Dwelling Capacity ²	Capacity ¹ less 2009 House- holds	Maximum Capacity less 2009 House- holds	Capacity ¹ less 2031 House- holds	Maximum Capacity ² less 2031 House- holds
Total TRC	77,546	126,368	15,993	64,775	-16,877	31,945



	Theoretic- al Dwelling Capacity ¹	Maximum Theoretic- al Dwelling Capacity ²	Capacity ¹ less 2009 House- holds	Maximum Capacity less 2009 House- holds	Capacity ¹ less 2031 House- holds	Maximum Capacity ² less 2031 House- holds
TSD	62,993	111,815	12,625	61,447	-14,337	34,485
Balance						
TRC³	14,553		3,328 ³		-2,540 ³	
Former	40,018	88,840	-943	47,879	-15,480	33,342
TCC						

Notes:

1. Dwelling yield with all residential zoned land developed in accordance with its house-and-land subdivision density under the relevant planning scheme (as documented in section 2 of **Appendix G**);
2. Dwelling yield with all eligible land in the former TCC area developed for dual occupancy and medium density housing where code assessable
3. This data is superseded by the assessment in **Chapter 4** of the Place-based Concept Planning population distribution against the estimate of available vacant residential land in the regional towns and localities.

As stated at the close of **Chapter 10** it is assumed that the population distribution outside of the TSD will occur broadly in accordance with the recommendations of the Concept Planning Project. With the exception of Pittsworth, current zoned areas appear to be sufficient to accommodate this anticipated distribution, as addressed in **Chapter 10**. While it would be fanciful to say this is an expression of the Scenario 4 - Decentralisation, the Place-based Concept Planning Project does represent a mechanism for achieving a sustainable future for the rural towns and townships of the TRC, without which the drift of people and resources to Toowoomba and beyond would be un-moderated.

Having made the above assumption, the remainder (and substantial majority) of the projected growth for the TRC therefore needs to be accommodated within the TSD. The Residential Land Use Issues Report (the Issues Report) identified that there is a need to accommodate an additional 26,972 households in the TSD between 2009 (50,369 households) and 2031 (77,330), to accommodate an additional 59,474 persons (based on PIFU population projections). The SEQ Regional Plan 2009 – 2031 (SEQRP) requires the TSD to accommodate an additional 31,000 dwellings over this period. As noted in **Chapter 10** and in **Table 11.1** above, the TRC Place-based Concept Planning Project also assigns a greater proportion of the growth to the TSD than does the PIFU growth projections. It is difficult to convert this difference in population to a difference in additional household numbers because household occupancy rates change over time, and because of the difference in starting dates between the SEQRP data (2006) and the data prepared for this project (2009). All that aside, it is proposed to adopt the SEQRP target for the following reasons:

- (1) it is a larger number than the Issues Report PIFU-based number, and arguably covers the additional TSD growth share suggested by the Place-based Concept Planning Project;



- (2) it is a 'rounded up' whole number which has more validity in strategic planning terms than more 'precise' numbers; and
- (3) most importantly, it has statutory effect!

To summarise, this report adopts the assumptions that population growth outside the TSD will occur broadly in accordance with the Place-based Concept Planning anticipated distribution and that population growth within the TSD is to be accommodated in accordance with the SEQRP requirement of 31,000 additional dwellings, at least 4,000 of which are to be in the form of infill or redevelopment of existing urban areas.

11.3 Current Capacity in Toowoomba Statistical District

The analysis undertaken for the Issues Report identified that current residential-type zoned land within the TSD can accommodate 62,993 households (or an additional 12,625 households) at detached house-and-land subdivision densities (refer to section 3 of **Appendix G** and **Table 11.4** above). The Toowoomba Regional Planning Project Stream 2 study constraints data suggests that there are few significant impediments to development of this currently zoned land.

Further, the TSD is estimated to have a maximum theoretical dwelling capacity of 111,815 households (or an additional 61,447 households) if all of the land with code assessable dual occupancy and medium density redevelopment potential in the former TCC area was to be redeveloped in this way. This estimate is the sum of the maximum theoretical dwelling capacity in the former TCC area under this assumption (88,840) plus the capacity of the balance area of the TSD at detached house-and-land subdivision densities (22,975).

The SEQRP requires at least 4,000 new dwellings to be provided as urban infill. While not explicitly stated in the SEQRP, it is reasonable to infer that most if not all of these dwellings would be town houses, apartments or other forms of non-conventional detached housing. These types of housing have made up, on average, 27% of all dwellings approved in the TSD between 2001/2002 and 2008/2009, from a high of approximately 36% in 2006/2007 to a low of approximately 15% in 2001/2002 (derived from data in **Appendix D**). It may therefore be reasonable to assume that in the order of 25% of all dwellings will continue to be what may be described as 'medium density infill'. This is supported by the demographic analysis in the Issues Report, which identified a progressively aging population and that over 80% of all new households in the TRC will be couples without children or single persons, a demographic profile that may be increasingly inclined to choose smaller, more compact housing closer to services and public transport.

On this basis, the proportion of infill housing in the TSD may be closer to 7,750 than the minimum 4,000 required by the SEQRP, with the remaining 23,250 dwellings of the 31,000 target to be accommodated in 'greenfield' subdivision.

The above analysis might suggest that there is little or no need to identify further development areas in the TSD because existing zoned land can accommodate



almost all of the SEQRP greenfield requirements and the infill requirements can be readily met by existing redevelopment opportunities. Indeed, on paper the dual occupancy and medium density infill opportunities in the former TCC area alone are substantially more than sufficient to accommodate the full 31,000 SEQRP target for the TSD.

However, as was acknowledged in the Issues Report, the GIS based land availability analysis is likely to overstate land availability, partly because of difficulties in allowing for constraints that reduce development yield but also because of land parcel size, shape and ownership fragmentation. Clearly, not all zoned land will be brought to market and not all land that is developed can or will be developed to the maximum capacity permitted by the planning scheme or assumed by this analysis. This is particularly the case for medium density redevelopment. This study's estimate of current additional house-and-land capacity for the Toowoomba Statistical District of 12,625 additional households contrasts sharply with the much smaller number of total potential dwellings of 12,608 for the same area estimated by the SEQ Broadhectare Land Study 2009 update. On the other hand, the results of this study are far lower than those of the Toowoomba Statistical District Planning and Infrastructure Study, which estimated a potential lot yield of 29,970 for this area (reported in SEQ Regional Plan Review – Advice on Toowoomba Statistical District Related Matters, Toowoomba Regional Council, September 2008).

11.4 Preferred Settlement Pattern

11.4.1 Overview

Informed by the above considerations, a preferred settlement pattern has been developed for the TRC that has the following main elements:

- (1) Outside the TSD:
 - (a) growth in and around the rural towns and townships in accordance with the growth distribution of the Place-based Concept Planning Project. With the exception of Pittsworth, the existing residential zoning allocations in these localities can accommodate this growth. This analysis, including the implications for Pittsworth, are discussed in **Chapter 10** of this report;
- (2) within the TSD:
 - (a) a number of urban consolidation priority areas based around the Toowoomba CBD, the activity centre network as recommended in the Activity Centres Options Report, selected bus stops on the express bus route as recommended in the Transport Options Report and other selected lower order centres. These areas have a range of suggested densities between 30 and 60 persons/hectare which while moderate in national or international terms may be ambitious in Toowoomba's current context;
 - (b) continued development of existing areas zoned for urban residential development within the TSD;



- (c) a number of greenfield growth areas based around the existing and emerging 'satellite' towns of Kingsthorpe, Highfields, Gowrie and Westbrook. It is assumed that these areas can be developed at a density of 15 dwellings per hectare, consistent with the SEQRP's objective of increasing densities in new development areas (although it is noted that Policy Principle 8.1.4 applies this target only to 'Development Areas' identified in the plan and there are no 'Development Areas' within the TRC);
- (d) retention of the large areas of established rural residential character but no allocation of future rural residential development beyond current zoned areas;
- (e) the preferred settlement pattern also recognises Charlton-Wellcamp as a strategic industrial area, retention of the Toowoomba Airport in its current location, and the key role of the University of Southern Queensland as a major centre of economic activity. Other industrial areas in the TRC area would be distributed in accordance with the outcomes of the Industrial Land Use Options Report. The preferred settlement pattern incorporates the key transport infrastructure elements and recommendations of the Transport Options Report and reflects the key role for the CBD anticipated by the Toowoomba CBD Master Plan.

The preferred settlement pattern option is shown in **Figure 10**.

11.4.2 Urban Consolidation Priority Areas

The priority areas for urban consolidation are identified in **Table 11.5** below and shown on **Figure 10**.

TABLE 11.5: URBAN CONSOLIDATION PRIORITY AREAS

Map Identifier ²	Description	Area (ha)	Density (Dw/Ha)	Theoretical Dwelling Capacity	Theoretical Population Capacity
PAC	Toowoomba CBD	99.2	60	5,952	14,344
MUAC1	Highfields Centre	35.1	40	1,404	3,384
MUAC2	Kearneys Spring	111.8	40	4,472	10,778
MUAC3	Wilsonton	24.8	40	992	2,391
MUAC4	Clifford	80.7	40	3,228	7,779
DUAC4	Gardens				
NUAC19	University of Southern	76.6	40	3,064	7,384

² PAC = Principal Activity Centre; MUAC = Major Activity Centre; NUAC = Neighbourhood Activity Centre; DUAC = District Activity Centre; HFBS = High Frequency Bus Stop.



Map Identifier ²	Description	Area (ha)	Density (Dw/Ha)	Theoretical Dwelling Capacity	Theoretical Population Capacity
	Queensland				
DUAC6	High Street	9.7	30	291	701
DUAC5	The Range	18.2	30	546	1,316
DUAC3	Wyalla	16.6	30	498	1,200
HFBS 1	Ruthven	10.9	30	327	788
HFBS 2	Toowoomba	8.3	30	249	600
	South (Golflinks)				
HFBS 3	Drayton	10.9	30	327	788
HFBS 4	Highfields	27.8	30	834	2,010
Totals		530.6		22,184	53,463

Note: The data in this table includes existing dwellings (notionally allow 5,306 at 10 dwellings/ha average).

11.4.3 New Greenfield Development Areas

The future greenfield development areas are identified in **Table 11.6** below and shown on **Figure 10**.

TABLE 11.6: NEW GREENFIELD DEVELOPMENT AREAS

Map Identifier	Description	Area (ha)	Density (Dw/Ha)	Theoretical Dwelling Capacity	Theoretical Population Capacity
G1	Kingsthorpe	224.7	15	3,371	8,123
G2	Highfields	61.8	15	927	2,234
G3	Gowrie	124.3	15	1,865	4,493
G4	Westbrook	220.8	15	3,312	7,982
Totals		631.6		9,475	22,832

Note: If the density is 12 dwellings per hectare the total number of future dwellings is reduced by 1,895. If the density is 10 dwellings per hectare the total number of future dwellings is reduced by 2,054.

Adding the theoretical dwelling capacity from **Tables 11.5** and **11.6** to the theoretical house-and-land subdivision capacity of the current zoned areas (62,993 households – as summarised in **Table 11.4** above), and making an allowance to avoid double counting of existing dwellings in the urban consolidation priority areas in **Table 11.5** (reducing the total dwelling estimate by a notional allowance of say 5,306 dwellings), the above growth areas provide the potential to accommodate a total of 89,346 households within the TSD (or more than 215,000 people at 2.41 persons per dwelling).

This is an increase of 43,808 over the SEQRP estimate of dwelling numbers in 2006 of 45,538 (see **Table 11.3** above), compared to the 31,000 additional dwellings that the TRC is required to accommodate by 2031 under the SEQRP. The relationship between the theoretical capacity of the preferred settlement pattern and the SEQRP targets is summarised in **Table 11.7** below.



TABLE 11.7: ADDITIONAL DWELLINGS - PREFERRED SETTLEMENT PATTERN V SEQRP

	2006	2006 - 2031		
	Existing dwellings	Additional infill and redevelopment (minimum)	Additional in existing urban areas	Total additional dwellings
SEQRP	45,538	4,000	27,000	31,000
Preferred Settlement Pattern (TSD)		16,878 ¹	26,930 ²	43,808

Notes:

1. From Table 6.5: Theoretical dwelling capacity in Urban Consolidation Priority Areas 22,184 less 5,306 to allow for existing dwelling stock in these areas;
2. Includes theoretical dwelling capacity of 9,475 in new greenfield development areas from Table 6.6.

There are two key factors implicit in the data in **Table 11.7**. Firstly, the preferred settlement pattern provides *the potential* for substantially more medium density infill and redevelopment than required by the SEQRP targets. Secondly, the preferred settlement pattern recommends new greenfield development areas be allocated to make up for possible constraints to additional development in existing urban parts of the TSD within the SEQRP urban footprint. The map in **Appendix K** of this report identifies the potential urban growth areas within the SEQRP urban footprint that appear to have one or more physical constraints based on the environmental factors identified in the Stream 2 studies.

The rationale for the preferred settlement pattern described above is outlined in the following section.

11.5 Discussion and Rationale

The preferred settlement pattern proposed in this report provides substantially more capacity for growth in the TSD than is required to meet the growth projections or SEQRP targets for 2031. The rationale for adopting this settlement pattern to guide future planning or the TSD is set out in the following points:

- (1) Firstly, the proposed settlement pattern provides additional areas to allow for:
 - (a) provision of a long term strategic framework for growth management beyond 2031;
 - (b) a competitive land market to avoid 'supply-side' pressure on land and housing prices;
 - (c) errors and overestimates of housing capacity in areas already zoned for urban development or allocated for urban development in the SEQRP urban footprint.



It should be noted that most of the additional capacity provided for in the preferred settlement pattern is contained in the urban consolidation priority areas in the inner and middle suburbs of the former Toowoomba City Council (as shown in **Table 11.7**). It is not suggested that all of these areas can or will be fully redeveloped by 2031.

- (2) New greenfield development areas are identified outside the SEQRP's urban footprint because a review of the Stream 2 study constraints mapping suggests that many of the potential growth areas within the SEQRP urban footprint (but outside the current zoned areas) may be constrained by environmental factors. This assessment is shown on the map in **Appendix K**. The new greenfield development areas should, in general, not be released for urban development before 2031 unless ongoing monitoring indicates that land shortages are emerging within existing zoned areas and local planning confirms that the potential growth areas within the SEQRP urban footprint are constrained as suspected. Of the new greenfield development areas, only Westbrook (G4) is identified as an 'Identified Growth Area' in section 8.10 of the SEQRP. It would be appropriate to treat the other new greenfield development areas nominated in this report in the same way as Identified Growth Areas and seek this status for these areas in future reviews of the SEQRP.
- (3) These new greenfield development areas are, to some degree, what remains of the 'Corridors and Wedges' scenario once land subject to development constraints identified in the Stream 2 studies is removed and the urban form of the unconstrained land is re-focussed around the existing and emerging satellite towns. To this end, the preferred settlement pattern may be seen as an 'ultimate' urban footprint for the TSD, within the context of current constraints. Further expansion beyond these areas would require a re-evaluation of the spatial location, the physical characteristics and the socio-cultural value assigned to the current constraints.
- (4) Actual residential development eventuating on the ground is likely to fall well below the theoretical capacity identified in the analysis. In practice densities may be lower than assumed due to physical constraints and housing marketing considerations; areas of land will be required for non-residential uses including local centres, schools, industry and the like (in overall terms approximately 74% (by zoning) of all land in the former TCC is residential); and some land will not be released to the market or will be unsuitable or unattractive for development for local or site specific reasons. A further dimension of this is the possibility of residential zoned land immediately adjoining higher order centres coming under pressure for centre expansion over time, and being considered less attractive for medium density residential development in the near future due to its lower residential amenity.
- (5) As discussed earlier in this Chapter and shown in **Table 11.4**, there is sufficient land zoned for dual occupancy and medium density development in the former TCC area to accommodate all of the projected housing requirements for the TSD with substantial excess capacity. The urban consolidation priority areas in the preferred settlement pattern are intended to direct medium density infill development to suitable locations in terms of maximising accessibility to



transport and services, supporting the objectives of the Toowoomba CBD Master Plan, providing housing variety and choice in all sectors of the city and avoiding areas of highest heritage value or traditional character. To this extent, these areas are a rationalised version of the 'Urban Consolidation' scenario.

(6) Two points should be noted in this regard:

- (a) While the urban consolidation priority areas are, in the main, subsets of the existing medium density zoning coverage (i.e. the Mixed Housing Zone), they still provide substantially more capacity than is required; and
- (b) It is not specifically proposed that the medium density development opportunities should be removed from land outside the urban consolidation priority areas (except where this might be found to be required to implement outcomes of the Heritage Study, currently being undertaken separately). This may eventually be necessary to channel and concentrate development into the priority areas identified in this report. However further consideration may reveal other social, financial and planning implications which encourage retention of the broad extent of these redevelopment opportunities. It may be preferable to adopt other strategies, such as infrastructure charging and rating concessions, streetscape improvement projects and public transport service improvements, to attract development to the priority areas.

(7) The preferred strategy includes the retention of existing areas currently zoned for rural residential-type development (including park residential) for this form of development. These areas provide a potential opportunity to increase housing densities in relatively accessible locations without expanding the overall developed footprint of the city. However these areas contribute to the 'lifestyle' appeal and are part of the character and identity of the city and the region, and provide a legitimate housing option. Much of these areas also have a number of physical or environmental characteristics, including native vegetation, slope and bushfire hazard, which work against their suitability for closer settlement. On balance, it is considered that development of discrete neighbourhoods with recognisable local identity and a harmonious and legible urban form is more readily achieved by building up the existing satellite towns (Kingsthorpe, Highfields, Gowrie, Westbrook) than by ad-hoc insertions of urban densities in and around the existing rural residential areas.

11.6 Response to Key issues Identified in Residential Land Use Issues Report

This section presents each of the key issues identified in the Residential Land Use Study Issues Report, and follows each with a brief response summarising how the preferred settlement pattern option addresses those issues.

1. Character versus Consolidation

The established inner areas of Toowoomba have a strong traditional housing character which influences the image of Toowoomba as a beautiful and



prosperous regional city. The apparently contradictory forces of established urban character and the consolidation imperative need to be reconciled, and decisions made about how much and where inner urban infill and redevelopment of existing established residential areas can contribute to meeting the Regional Council's housing needs.

RESPONSE

The preferred settlement pattern recommends a number of urban consolidation priority areas in the TSD to concentrate medium density development in proximity to centres and in locations which support and benefit from improvements to the transport network, particularly public transport, to maximise accessibility to activity centres and the University of Southern Queensland specialist activity centre. These areas have been located to avoid areas of traditional housing character (as reflected by the Residential Conservation Zone in the current Toowoomba Planning Scheme).

2. Density in new Neighbourhoods

Prevailing development patterns and the attractiveness of the Toowoomba region for the 'tree change' demographic group suggest the existence of significant on-going demand for larger lot sizes and lower settlement densities. However the preferences of this high profile segment must be balanced against the less widely promoted housing needs of other segments, including groups with less financial power to shape the housing market.

RESPONSE

This issue is one that will be subject to community debate and resolution through the broader planning scheme preparation process and is beyond the scope of this project to determine. However, the analysis undertaken for this report and the preferred settlement pattern allow some observations to be made about this issue, as follows:

- In overall terms, there is no shortage of available land suitable for urban development in the TRC area that suggests that uniformly higher densities are required throughout the local government area to accommodate future population growth without impinging on valuable resources; and
- The changing demographic characteristics of the TRC's community and the increasing diversity in 'lifestyle' and housing preferences strongly suggest that there will be a market-led shift to smaller, more easily maintained and perhaps more affordable forms of housing with good accessibility to employment, shops and services. Higher housing densities in the form of smaller lot sizes and a greater proportion of attached and semi-detached housing (apartments, townhouses and duplexes) are the physical expression of this.

To this end, it is suggested that the planning objective should be to provide for a range of housing choices subject to appropriate standards of occupant and neighbourhood amenity and character, rather than to mandate for higher densities. There is ample scope to do this within the preferred settlement pattern recommended in this report.



3. Liveability

For the region to realise its economic potential of the established agricultural and emerging mining sectors, it has to be able to attract a substantial proportion of the skilled labour force away from the capital city regions and the coast. The location, natural environment and physical and cultural fabric of Toowoomba and the Darling Downs give it a strong basis to do this. The challenge is to maintain this 'capital' while accommodating the next phase of the region's development.

RESPONSE

Again, the resolution of this challenge is beyond the scope of any one project. However, the preferred settlement pattern recommended in this report contributes to ensuring the liveability of the region by providing adequate land for housing development in a range of forms and densities, and in suitable locations that minimise impact on the natural features, resource base and established character of the TRC area. The residential elements of the preferred settlement pattern are complemented and filled out by an accessible and attractive network of places to work, socialise and access necessary services. These complementary elements are documented in the recommendations of the Activity Centres, Industry and Transport Studies that form companion studies to this report.

4. Rural residential development

Previous studies have identified rural residential land around the Toowoomba urban area as a significant constraint to options for efficient growth. This study reinforces this view, identifying that over 10,000 hectares within what might be considered to be 'greater urban Toowoomba' is zoned for very low density residential development. On the other hand this form of development may be highly attractive to the tree change demographic group and the skilled labour force required to support the regional economy.

RESPONSE

This report concludes that it is preferable to retain, but not expand, the areas currently allocated for rural residential development. These areas present a potential opportunity to accommodate more people in relatively accessible locations, but they also contribute to the 'lifestyle' appeal of the TRC area, and provide a legitimate housing option. Development of discrete neighbourhoods with recognisable local identity and a harmonious and legible urban form is more likely to be achieved in existing urban areas and by building on the existing satellite towns (Kingsthorpe, Highfields, Gowrie and Westbrook) than by ad-hoc insertions of urban residential densities in and around the existing rural residential areas.

5. Balancing the Toowoomba Statistical District and the rural towns and villages

Over 84% of future population growth is expected to occur in the Toowoomba Statistical District, with the large number of rural towns and



villages (and rural land) sharing the remaining 16%. Some of the rural centres are vibrant locations for shopping, services and residential activity in their own right, and some may have a future as rural lifestyle commuter towns. However Toowoomba is a giant of a regional centre and may exert a gravitational pull that draws energy from the rest of the region's towns and villages. This requires the joint attention of the Residential and Activity Centre studies.

RESPONSE

This report assumes that the distribution of population growth between the rural towns and localities of the TRC area and the TSD will occur broadly in accordance with the findings and recommendation of the Council's Place-based Concept Planning Project. The Place-based Concept Planning Project is directed towards establishing a basis to sustain the economic and social vitality of the rural towns and localities and has established a most likely or anticipated distribution of future population growth across these places, based on an appreciation of their respective roles and attributes. This report concludes that with the exception of Pittsworth, there is sufficient land available to accommodate the anticipated population growth distribution. While the growth of Pittsworth is more constrained, this report outlines the key steps required to investigate and resolve this question.

6. CBD and in-centre living

It is likely that while the Council will continue to be prepared to support high density residential opportunities in the Toowoomba CBD and other centres, and that there is a level of community interest in seeing this happen, this form of development will not make a significant contribution to meeting the region's overall housing needs and will remain a niche market for the foreseeable future.

RESPONSE

The preferred settlement pattern recommended in this report is consistent with the outcomes of the Toowoomba CBD Master Plan and recognises the scope for mixed use development and inner-city living provided for in the Master Plan. Additionally, urban consolidation areas external to the Toowoomba CBD include scope for medium density development within the other activity centres, and together with recommendations to undertake more detailed local planning to ensure a high level of amenity, there is potential for this market to develop over time.



12. Implementation Recommendations

12.1 Introduction

This Chapter addresses statutory land use planning mechanisms to implement the residential land use planning direction embodied in the preferred settlement pattern recommended in **Chapter 11**. In particular this Chapter identifies the key planning scheme measures in the new draft Queensland Planning Provisions that are available to give expression to the TRC's residential planning intent.

The *Sustainable Planning Act 2009* (SPA) enables the Minister for Planning and Infrastructure to make standard planning scheme provisions, which have been named the Queensland Planning Provisions (QPP). The QPP will be a state planning instrument under the Act and mandates a consistent form of planning schemes across Queensland through standardised structure, format, land use and administrative definitions, zones, levels of assessment, overlays, infrastructure planning provisions, development assessment codes and other administrative matters. The draft QPP were released for public consultation on 28 September 2009 and an updated version with statutory effect is expected to be released by the Minister before the end of 2009.

12.2 Statutory Measures

12.2.1 Strategic Outcomes

The strategic framework in Part 3 of the QPP comprises seven themes: settlement pattern, natural environment, community identity and diversity, natural resources and landscape, access and mobility, infrastructure and services, and economic development.

Settlement Pattern Theme

The settlement pattern theme (section 3.2 of the QPP) has the most direct relevance for residential development, given the extent to which residential land use drives the shape and extent of the settlement pattern. Section 3.2 requires local governments to include the following material to support the standard QPP content:

- local government context for the settlement pattern planning principle (section 3.2.1);
- elements of the settlement pattern theme that are particularly relevant to the local government (section 3.2.2); This is addressed further below;
- strategic outcomes for the settlement pattern sought by the local government (section 3.2.3). Examples of strategic outcomes relevant to Toowoomba may be "to protect and retain the traditional character of nineteenth and early twentieth century neighbourhoods", "to support rural towns to maintain levels of



population and economic activity that maintain their vibrancy and character” or “to provide an urban form that supports public and active transport and improves accessibility to employment, shops and services” (NB: these examples are not drawn from the draft QPP); and

- land use strategies to be pursued by the local government to achieve the strategic outcomes (section 3.2.4), for example increasing or limiting the range of development types and density of development in particular areas where this is relevant to achieving a particular strategic outcome.

The QPP suggest that the following elements would be a useful means of organising material for the settlement pattern theme. All of these themes are considered relevant to the TRC area:

- network of centres;
- sub-regional narrative (from the SEQRP);
- infill development;
- broadhectare areas;
- sustainable urban design;
- urban encroachment (for example into good quality agricultural land);
- compact urban form;
- transit orientated development;
- climate responsive design; and
- climate change.

Other Strategic Framework Themes

It is likely that useful strategic content relevant to residential land use planning would also be able to be included under the following other strategic framework themes:

- community identity and diversity (section 3.4);
- natural resources and landscape (section 3.5);
- access and mobility (section 3.6);
- infrastructure and services (section 3.7);
- economic development (section 3.8).

Under the community identity theme the following QPP-suggested elements have a residential dimension:

- rural communities;
- cultural heritage;
- housing diversity;
- walkable communities; and



- safe communities.

Under the natural resources and landscape theme the following QPP-suggested elements have a residential dimension:

- scenic amenity;
- natural resource management;
- rural residential.

Under the access and mobility theme the following QPP-suggested elements have a residential dimension:

- integrated transport;
- public transport;
- effective road networks; and
- connectedness.

Under the infrastructure and services theme the following QPP-suggested elements have a residential dimension:

- water sensitive urban design and stormwater management;
- sewerage services and integrated water management;
- demand management;
- local public park infrastructure;
- community land and social infrastructure;
- roads, public transport, pedestrian and cyclist networks;
- energy and telecommunications.

Under the economic development theme the following QPP-suggested elements have a residential dimension:

- housing affordability and location;
- master planned areas;
- tourism and ecotourism.

The QPP do not prescribe the format, layout or content of the above material other than to state that conceptual mapping expressing the spatial elements of the material must be included on one or more maps (and must follow the standard mapping format set out in schedule 2 of the QPP, which specifies mapping symbology and other elements of the mapping template, but not the graphic style or level of detail to be used).



12.2.2 Zoning

The QPP provides a standard suite of zones and only these zones may be used in the planning scheme. The standard suite of zones encompasses a basic set for smaller local governments (level 1 zones) and a more comprehensive set for larger local governments or those facing more complex planning and development issues, such as the TRC (level 2 zones). The categories of zones are the following:

- Residential;
- Centres;
- Recreation and open space;
- Industry; and
- Other.

Level 1 and level 2 zones in the same category (e.g. residential) can not be mixed, although it is permissible to adopt level 1 zones for certain categories (e.g. recreation and open space) and level 2 zones for others (e.g. residential). Where level 2 zones are used, it is not necessary to use all of the zones from the relevant category if they are not all relevant to the local situation.

Residential Zones

The level 2 residential zones relevant to the TRC are the following:

- Residential living – the purpose of which includes “to facilitate dwelling houses and to conserved low scale residential areas”, although the zone may also accommodate a range of other housing types. The Residential living zone is the approximate equivalent of the current planning schemes zones of the TRC area as set out in the table below:

TABLE 12.1: RESIDENTIAL LIVING ZONE

Current Scheme	Planning Equivalent Zone
Cambooya	-
Clifton	Residential
Crows Nest	Residential Low Density; Residential (outside 'Residential Premises Precinct')
Jondaryan	Town Zone (Residential Precinct)
Millmerran	Town Zone (Residential Precinct)
Pittsworth	Urban Zone (Pittsworth Urban Zone) (<i>NB: partial fit only</i>)
Rosalie	Residential Zone; Residential Village Zone
Toowoomba	Neighbourhood Residential Zone (all precincts other than Suburban Centre Support Precinct); Residential Conservation Zone (Heritage Conservation Precinct)

In particular, there may be an opportunity to apply the Residential living zone to land currently in the Mixed Housing Zone in the Toowoomba Planning Scheme, but outside the area of the urban consolidation priority areas recommended in the preferred settlement pattern. Levels of assessment for development in this



zone should be able to be structured in away that retains the opportunity for some form of medium density development of this land, but at a sufficiently low scale that does not divert investment from the urban consolidation priority areas;

- Residential choice – the purpose of which includes “to provide a mix of lifestyle and life cycle housing choice including dwelling houses and multiple dwellings”. The Residential choice zone is the approximate equivalent of the current planning schemes zones for the TRC area as set out in the table below:

TABLE 12.2: RESIDENTIAL CHOICE ZONE

Current Scheme	Planning	Equivalent Zone
Cambooya		-
Clifton		-
Crows Nest		Residential Zone (within 'Residential Premises Precinct')
Jondaryan		-
Millmerran		-
Pittsworth		Urban Zone (Medium Density Residential Land Use Area))
Rosalie		-
Toowoomba		Mixed Housing Zone

- Tourist accommodation – the purposes of which includes “to cater for short term accommodation in locations where there is a strong focus on the amenity of particular land uses, the natural attributes of the landscape or other cultural aspects.” The Tourist accommodation zone is the approximate equivalent of the current planning scheme zones for the TRC area as set out in the table below:

TABLE 12.3: TOURIST ACCOMMODATION ZONE

Current Scheme	Planning	Equivalent Zone
Cambooya		-
Clifton		-
Crows Nest		-
Jondaryan		-
Millmerran		-
Pittsworth		-
Rosalie		-
Toowoomba		Residential Conservation Zone (Tourist Residential Precinct)

The above tables are intended to provide a guide for translating the current planning schemes into a QPP-compliant format. It is not suggested that a direct zone-to-zone translation should be made in every case as a review of local planning circumstances may indicate that other QPP zones are more appropriate for particular parcels of land.



Other Zones

A number of zones in the 'Other' category are relevant to the TRC for managing residential development, as follows:

- Emerging communities – the purpose of which includes “to identify land that is suitable for urban purposes at some time in the future where detailed planning is required to determine a final development form”. This zone could be used in place of the Future Urban zone and the Residential Investigation Area precinct in the current Toowoomba and Jondaryan Planning Schemes respectively. This zone would also be an appropriate zone in which to include the new greenfield growth areas identified in the preferred settlement pattern;
- Limited development (constrained land) – the purpose of which includes “to identify land known to be significantly affected by one or more development constraints such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas”. While this zone has no close equivalent in the current planning schemes, it may be a useful zone to apply to specific parcels of land with constraints that are not covered by the standard QPP overlays (e.g. land contamination). This zone may also provide a useful means of managing urban land adjoining good quality agricultural land and land that is known or believed to contain other valuable natural resources (e.g. significant vegetation) but where the location and extent of the resource is unknown or poorly mapped and therefore difficult to include in an overlay;
- Mixed use – the purpose of which includes “to promote and support a mixture of development including industrial, commercial, retail and residential uses”. It is likely that this zone will prove useful in a number of applications which are not yet understood. This zone may have a role in promoting the early development of the urban consolidation priority areas identified in the preferred settlement pattern, in particular where those areas coincide with the current Toowoomba Planning Scheme’s Suburban Centre Support Precincts;
- Rural residential – the purpose of which includes “to maintain a semi rural landscape character and provide a transition between urban and rural areas, where the intensity of residential development is generally dispersed”. This zone is the equivalent of the Rural Residential (and possibly the Park Residential) zones, precincts and land use areas of the current planning schemes; and
- Township – the purpose of which includes “to protect or enhance the unique local or historic character of a town in a predominantly rural area”. This zone is the equivalent of the Township zones of the current planning schemes and is likely to continue to be a useful zone for managing the range of small scale development issues in the smaller towns and townships.

The zones in this 'Other' category may be used with level 1 or level 2 zones from other categories, as required.



Zone Codes

Each zone must have a zone code which must contain:

- The mandatory purpose statement, as contained in the QPP;
- a local government purpose statement, which is a mandatory requirement intended to provide local context to the mandatory QPP purpose statement;
- overall outcomes that achieve the purpose of the code, which is mandatory but for which the QPP provides optional content that may be adopted, amended or replaced by the local government.

Each zone code may include more specific performance outcomes' and, where possible, quantifiable 'acceptable outcomes' to provide a greater level of guidance to planning scheme users as to how the purposes and overall outcomes of the code may be achieved.

12.2.3 Levels of Assessment

The SPA and the QPP provides for four levels of development assessment:

- *Self assessable* development;
- Development subject to *compliance assessment*;
- *Code assessable* development;
- *Impact assessable* development.

The Act and the QPP may also provide for development to be *exempt* or *prohibited*.

Local governments are free to determine the level of assessment that applies to particular types of development in each zone, and how the level of assessment is varied by the effect of overlays or precincts that apply to particular land (overlays and precincts are discussed further below). Because the SPA has modified the *Integrated Planning Act 1997* rules which govern how applications for code assessable and impact assessable development are to be assessed and decided, a careful consideration of the implications of the new decision rules (sections 311 to 333 of the SPA) needs to inform decisions about the level of assessment to apply to particular types of development.

In general, the QPP states that the following circumstances should apply to determining the appropriate level of assessment:

- self assessment should be used where development outcomes can be clearly articulated in quantifiable standards without subjectivity, and technical issues requiring formal expertise are not involved in assessing whether a requirement is met;
- compliance assessment is suitable for post-approval compliance of documents and works required by conditions of approval, and for development assessment where definitive technical standards are available, exercise of a broad discretion is not required and referral agencies are not involved;



- code assessment is appropriate where discretion is required to decide whether development achieves the desired outcomes of applicable codes (and relevant state planning instruments where not reflected in the planning scheme), and where likely impacts can be anticipated and dealt with by code content, but cannot be assessed entirely against quantifiable criteria;
- impact assessment is suitable where development may have greater impacts, impacts that cannot be anticipated or impacts that cannot be entirely regulated in a code.

Assessment tables are only permitted for zones, overlays and local plans, not precincts. Precincts may be referred to within zone, overlay or local plan assessment tables in the form of statements that qualify when the level of assessment differs from the base case.

12.2.4 Overlays relating to Residential Land Use

The QPP makes provision for local governments to include overlays using maps to identify areas of land that may:

- be sensitive to the effects of development;
- constrain land or development;
- be subject to valuable resources; or
- present opportunities for development.

Overlays must be drawn from a standard suite included in the QPP (although a local government-specific overlay may be used where justified by the circumstances). The table of assessment must show how each overlay affects the level of assessment for land included in the particular overlay, although it is generally expected that overlays should identify additional assessment criteria but not change the level of assessment.

The overlays likely to be relevant to residential development in the TRC area are:

- Development constraints category:
 - Bushfire hazard;
 - Landslide hazard;
 - Flood hazard;
 - Airport environs;
 - Good quality agricultural land;
 - Erosion management;
- Character category:
 - Neighbourhood character;
 - Heritage;
 - Significant vistas, landscapes and natural features;



- Infrastructure category:
 - State controlled roads;
 - Regional infrastructure corridors and substations;
- Environment category:
 - Vegetation management;
 - Wetlands and waterway corridors;
 - Ecological corridors;
 - Koala;
 - Water resource catchments; and
- Extractive resources category:
 - Extractive resources.

An overlay may be accompanied by an overlay code. Where an overlay code is not provided, relevant assessment criteria dealing with the subject matter of the overlay must be included in the zone codes (or local plan codes).

12.2.5 Precincts

Precincts may be used to divide zones into sub-areas with discrete characteristics or where discrete planning outcomes are intended. Provisions for development in particular precincts may be contained in the zone code or a separate precinct code. A precinct code must contain a purpose statement and overall outcomes, and may also contain performance outcomes and acceptable outcomes.

12.2.6 Local Plans

The QPP provides for local plans to deal with the finer grained planning that may be needed at the local level of a neighbourhood, town, locality or other areas that share special attributes. Each local plan must have a local plan code containing a purpose statement and overall outcomes, and may include performance outcomes and acceptable outcomes.

Local plans must use zones chosen from the standard suite and must include the mandatory purpose statements for the zones. Precincts may be used in local plans to further divide the zones. Levels of assessment for local plans are to be shown in the tables of assessment.

Greenfield Local Planning

Local plans are expected to be necessary to provided a more detailed framework for the (probably post-2031) release for development of the new greenfield growth areas identified in the preferred settlement pattern (Westbrook, Gowrie, Kingsthorpe and Highfields). However a higher priority would be to develop a programme of local plans involving review/confirmation of existing 'structure plans' and progressive filling of gaps in local planning for greenfield areas within the SEQRP urban footprint. This programme would also confirm the extent to which



potential urban growth areas with the SEQRP urban footprint are constrained by environmental factors, as suggested by the map in **Appendix K**, or are in fact available for development.

Such local plans need not be overly complex and should concentrate on establishing:

- major transport elements such as points of connection to or extension of the trunk road network, public transport (bus) routes and key bus stops, bicycle and walking paths and the preferred alignment of new local roads where required to secure coordinated development of adjoining land parcels;
- major land use elements including location of local centres, parks, schools and opportunities for medium density housing;
- a better understanding of natural features and constraints to the scale or location of development at the local level; and
- coordination with the preparation, review or updating of plans for trunk infrastructure in greenfield areas.

Infill Local Planning

In parallel to this greenfield local planning program, a program of infill local planning would be desirable to prepare for and help promote the urban consolidation priority areas identified in the preferred settlement pattern. This work should concentrate on establishing or confirming:

- appropriate and achievable densities for these areas;
- changes to the local movement network such as rear access/service lane alignments, points of shared vehicle access to off-street parking, street openings and closures, public transport improvements and footpath and road pavement modifications to improve local safety, circulation and amenity;
- local open space and streetscape improvement opportunities to enhance local identity, character and amenity;
- locality-specific development and design criteria to deal with localised amenity impacts of medium density redevelopment, such as areas sensitive to overshadowing or overlooking, key locations for passive surveillance, and opportunities for local 'landmarks' in terms of building height and form or particular land uses that would help crystallise mixed use benefits (e.g. cafes, convenience stores or small-scale office uses); and
- coordination with the review of plans for trunk infrastructure in established areas to confirm capacity to support redevelopment at higher densities.

12.2.7 Other Codes

The QPP provide a template for the structure and terminology of codes but beyond the mandatory purpose statements and suggested overall outcomes for the zone codes (and with the exception of a Telecommunications Code), does not specify the range or content of other codes required to regulate development. The following is a list of codes relevant to residential development that are likely to be required for



the TRC planning scheme, in addition to the zone, overlay and precinct codes identified above. The terminology use below is consistent with the standard definitions in the QPP:

Codes for Development for a Particular Purpose

- Child Care Centre Code;
- Dwelling House Code;
- Home Based Business Code;
- Hostel Code;
- Multiple Dwelling Code;
- Relocatable Home Park Code;
- Retirement and Residential Care Facility Code;
- Short Term Accommodation Code;
- Tourist Park Code (including caravans, cabins and tent camping);

Codes for Development of a Particular Type:

- Reconfiguring Lots Code;
- Landscaping Code;
- Civil Works Code (including filling and excavation);
- Parking and Access Code.

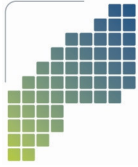
(NB: The last four codes listed above are also relevant to development other than for residential purposes).

12.3 Non-statutory Measures

A number of non-statutory measures are available to the TRC to support the implementation of certain aspects of its residential planning intent. These are identified in brief terms only as each of them has financial and other resourcing implications which deserve separate investigation. The non-statutory measures include:

- Direct Council investment in public works programs that attract private sector investment and urban development interest to the selected locations. This (along with the other mechanisms identified further below) is likely to be most relevant to two circumstances:
 - attracting development to rural towns and townships as a means of supporting and implementing the Place-based Concept Planning Project; and
 - attracting development to the urban consolidation priority areas identified in the preferred settlement pattern.

These public works programs commonly take the form of streetscape



improvement programs involving upgrading of the public realm in terms of landscaping, footpath, street furniture and public art improvements to improve the safety, amenity and functionality of the locality. This investment could extend to grants or loans on favourable terms to local property owners or business operators to improve their premises in a complementary and coordinated way (consistent with the well-known 'Mainstreet' program);

In both the rural town and urban renewal contexts this approach is most commonly associated with revitalisation of activity centres, but in both contexts the approach could also be applied to encouraging and supporting redevelopment of the surrounding residential areas around the target centre or centres;

- Discounting of infrastructure charges, local government rates and/or other charges (including development application fees) as an incentive to locate or develop in particular locations in preference to others; and
- Provision of density bonuses, car parking concessions and similar discriminatory application of key planning controls affecting development profitability, again as a means of making selected locations more attractive than others to the development industry.

In a greenfield development context, implementation of TRC's residential planning intent would be assisted by a program of progressively improving the quality and extent of information about constraints to development, to improve the reliability of information available to the development assessment process. A programme of this type would include matters such as flooding, wildlife habitat and corridors and significant vegetation, and other data gaps identified through the Toowoomba Regional Planning Project Stream 2 Studies.



13. Conclusions and Next Steps

13.1 Population Distribution

This report assumes that population growth outside the TSD will occur broadly in accordance with the TRC Place-based Concept Planning Project's anticipated distribution. This involves a population growth distributed around the towns, townships and localities outside of the TSD of 10,560 people between 2006 and 2031, leaving a balance of 66,625 additional persons to be accommodated in the TSD over this period. The analysis in the report identified that with the exception of Pittsworth, the Place-based Concept Planning distribution of population growth should readily be able to be accommodated within the land currently zoned for a combination of township, residential and rural residential zones in the rural towns and townships. Expansion of Pittsworth is likely to impact on surrounding good quality agricultural land. Further local planning is required to determine whether this would in fact be the case, whether this can be justified in terms of State Planning Policy 1/92 Development and the Conservation of Agricultural Land, or if alternative responses such as diverting the growth to other regional towns is preferred.

Noting various discrepancies between the different sets of population growth projections and distributions, this report also assumes that population growth within the TSD is to be accommodated in accordance with the SEQRP requirement of 31,000 additional dwellings, at least 4,000 of which are to be in the form of infill or redevelopment of existing urban areas.

13.2 Current Housing Capacity within TSD

The analysis undertaken for the Residential Issues Report identified that land currently zoned for residential development within the TSD can accommodate 62,993 households (or an additional 12,625 households) at detached house-and-land subdivision densities. The Toowoomba Regional Planning Project Stream 2 Study constraints data suggests that there are few significant impediments to development of this currently zoned land. Further, the TSD is estimated to have a maximum theoretical dwelling capacity of 111,815 households (or an additional 61,447 households) if all of the land with code assessable dual occupancy and medium density redevelopment potential in the former TCC area was to be redeveloped in this way. Despite this, it is considered that a settlement pattern that extends beyond the current extent of zoned land should be adopted, primarily to allow for:

- provision of a long term strategic framework for growth management beyond 2031;
- a competitive land market to avoid 'supply-side' pressure on land and housing prices;



- errors and overestimates of housing capacity in areas already zoned for urban development or allocated for urban development in the SEQRP urban footprint.

13.3 Preferred Settlement Pattern

The preferred settlement pattern shown in **Figure 10** has the following main elements:

- Outside the TSD:
 - growth in and around the rural towns and townships in accordance with the growth distribution of the Place-based Concept Planning Project;
- within the TSD:
 - a number of urban consolidation priority areas based around the Toowoomba CBD, the activity centre network as recommended in the Activity Centres Options Report, selected bus stops on the express bus route as recommended in the Transport Options Report and other selected lower order centres, with a range of suggested densities between 30 and 60 persons/hectare;
 - continued development of existing areas zoned for urban residential development within the TSD;
 - a number of greenfield growth areas based around the existing and emerging 'satellite' towns of Kingsthorpe, Highfields, Gowrie and Westbrook, to be developed at a density of 15 dwellings per hectare, consistent with the SEQRP's objective of increasing densities in new development areas; and
 - retention of the large areas of established rural residential character but no allocation of future rural residential development beyond current zoned areas.
- the preferred settlement pattern also recognises Charlton-Wellcamp as a strategic industrial area, retention of the Toowoomba Airport in its current location, and the key role of the University of Southern Queensland as a major centre of economic activity.
- Other industrial areas in the TRC area would be distributed in accordance with the outcomes of the Industrial Land Use Options Report.
- The preferred settlement pattern incorporates the key transport infrastructure elements and recommendations of the Transport Options Report and reflects the key role for the CBD anticipated by the Toowoomba CBD Master Plan.
- The preferred settlement pattern provides for a theoretical dwelling capacity of 89,346 within the TSD.
- The preferred settlement pattern may be seen as an 'ultimate' urban footprint for the TSD, within the context of current constraints.



13.4 Alignment with South East Queensland Regional Plan

The development of the preferred settlement pattern has been undertaken in the context of the SEQRP urban footprint for the TSD. However new greenfield development areas are identified outside the SEQRP's urban footprint because the assessment undertaken for this report suggests that many of the potential urban growth areas within the urban footprint (but outside the current zoned areas) are constrained by environmental factors. The proposed settlement pattern provides additional areas to allow for:

- provision of a long term strategic framework for growth management beyond 2031;
- a competitive land market to avoid 'supply-side' pressure on land and housing prices; and
- errors and overestimates of housing capacity in areas already zoned for urban development or allocated for urban development in the SEQRP urban footprint.

These new greenfield development areas should, in general, not be released for urban development before 2031 unless ongoing monitoring indicates that land shortages are emerging within existing zoned areas and local planning confirms that the potential growth areas within the SEQRP urban footprint are constrained as suspected. Of the new greenfield development areas only Westbrook (G4) is identified as an 'Identified Growth Area' in section 8.10 of the SEQRP. It would be appropriate to treat the other new greenfield development areas nominated in this report in the same way as Identified Growth Areas and seek this status for these areas in future reviews of the SEQRP.

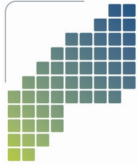
13.5 Alignment with Draft Queensland Planning Provisions

The Queensland Planning Provisions (QPP) will be a state planning instrument under the *Sustainable Planning Act 2009* and will mandate a consistent form of planning schemes across Queensland through standardised structure, format, land use and administrative definitions, zones, levels of assessment, overlays, infrastructure planning provisions, development assessment codes and other administrative matters. This report provides guidance for applying the draft QPP, released for consultation in September 2009, to the preparation of the residential development provisions of the forthcoming planning scheme for the Toowoomba Regional Council area. The report also provides advice about complementary non-statutory actions that may be considered by the Council to advance the implementation of its residential planning intent.



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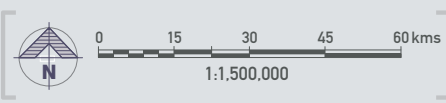


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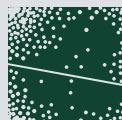


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- Figure 1 - Location Map
- Figure 2 - Toowoomba Regional Council Map
- Figure 3 - Draft South East Queensland Regional Plan 2009-2031 Urban Footprint (Toowoomba SD)
- Figure 4 - SLA / CD Boundaries (Outside of Toowoomba Statistical District) Map
- Figure 5 - SLA / CD Boundaries (Within Toowoomba Statistical District) Map
- Figure 6a - Scenario 1 – Existing Situation (TRC)
- Figure 6b - Scenario 1 – Existing Situation (TSD)
- Figure 7 - Scenario 2 – Urban Consolidation
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- Figure 9 - Scenario 4 - Decentralisation
- Figure 10 - Preferred Settlement Pattern



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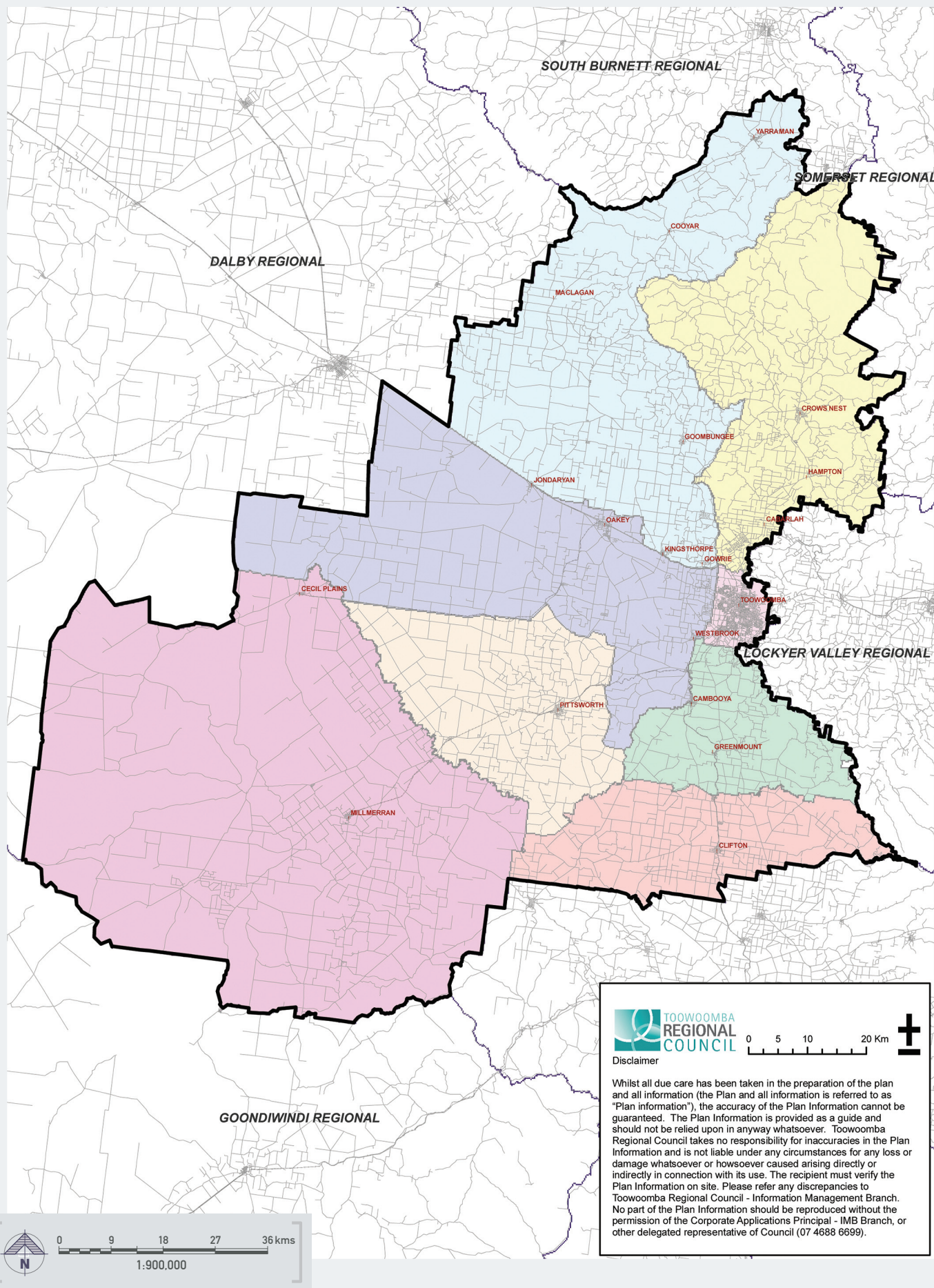
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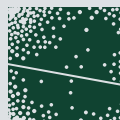
Location Map

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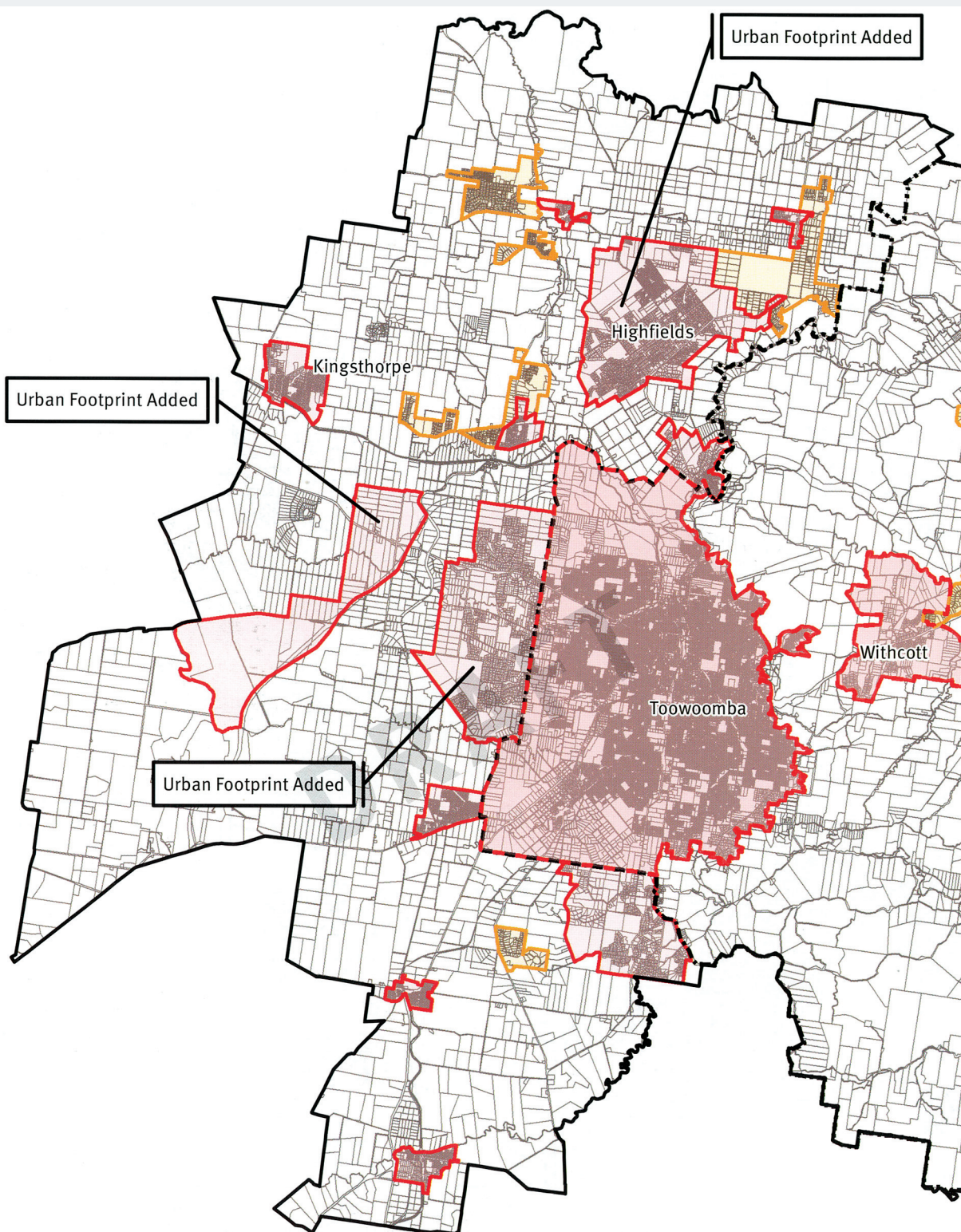
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Toowoomba Regional Council Map

figure

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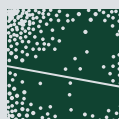
Map Source: Queensland Government
Draft South East Queensland Regional Plan 2009-2031
Map T16: Urban Footprint Additions - Toowoomba SD



LEGEND

- URBAN FOOTPRINT BOUNDARY 2006
- URBAN FOOTPRINT BOUNDARY 2008
- RURAL LIVING AREA BOUNDARY 2006
- RURAL LIVING AREA BOUNDARY 2008

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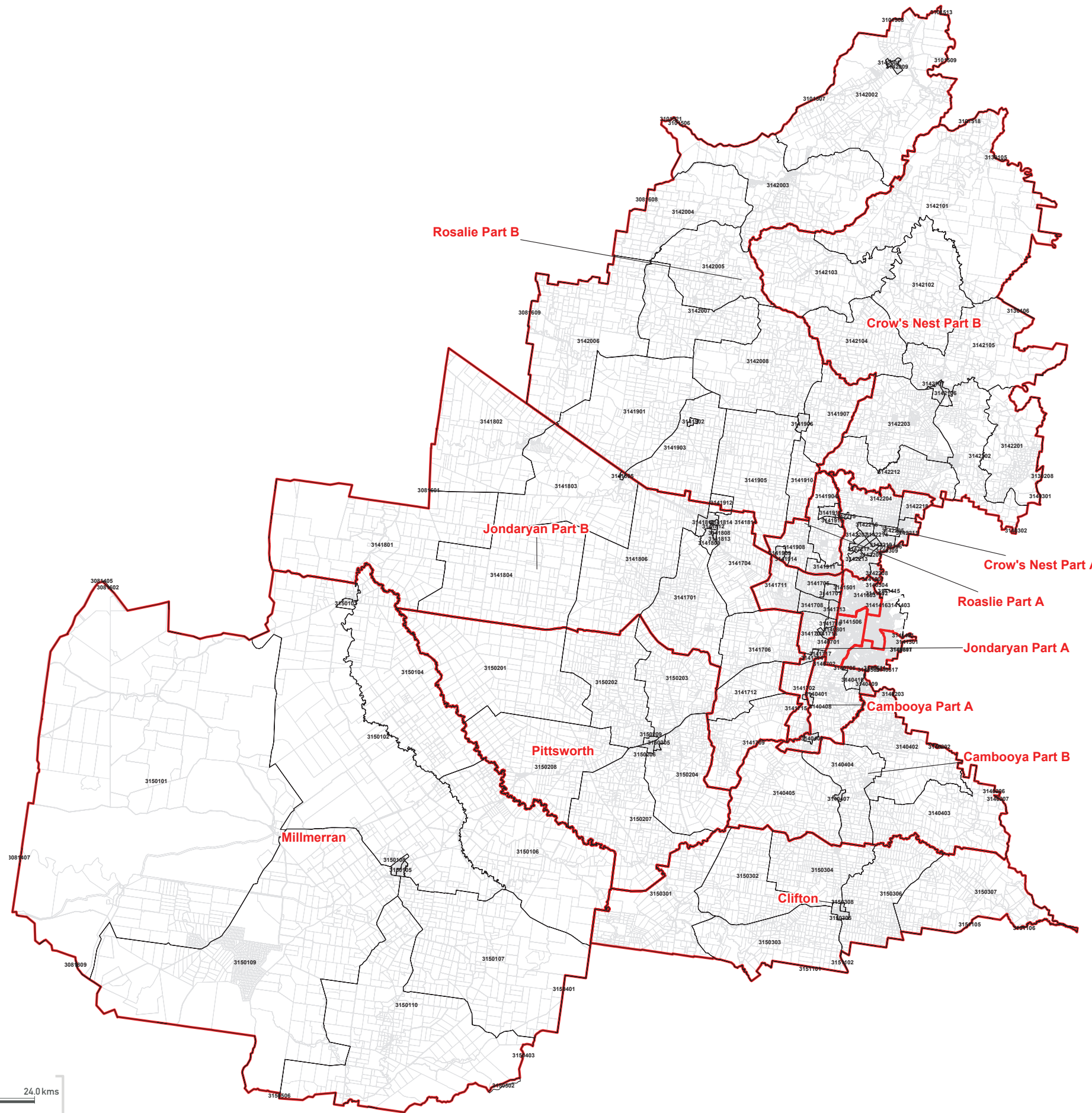
TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

Urban Footprint (Toowoomba SD)

Draft South East Queensland Regional Plan 2009-2031

figure

3



LEGEND

— STATISTICAL LOCAL AREA BOUNDARY

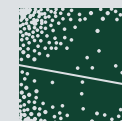
— COLLECTOR DISTRICT BOUNDARY

job no. 09br093

date 22 december 2009

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TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

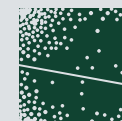
SLA/CD Boundaries

(Outside of Toowoomba Statistical District)



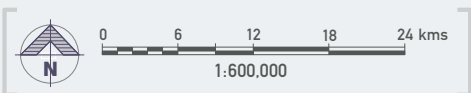
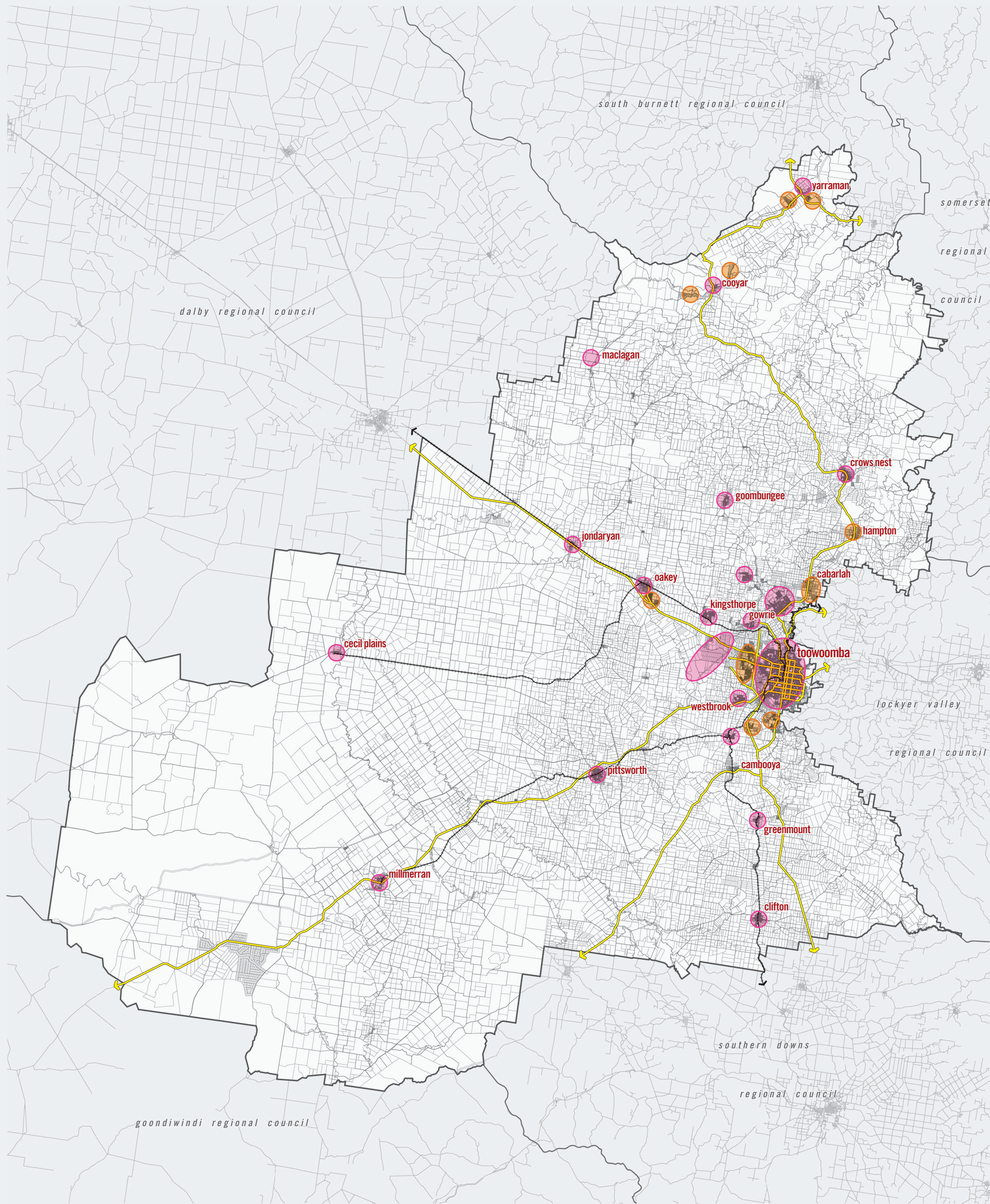
— STATISTICAL LOCAL AREA BOUNDARY
— COLLECTOR DISTRICT BOUNDARY

job no. 09br093
date 22 december 2009
amended n/a
version 1.0

TOOWOOMBA REGIONAL PLANNING PROJECT **RESIDENTIAL LAND USE STUDY**

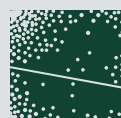
SLA/CD Boundaries

(Within the Toowoomba Statistical District)



LEGEND

-  URBAN (INCLUDING INDUSTRIAL)
-  EXISTING MAJOR ROAD
-  RURAL LIVING
-  EXISTING RAILWAY



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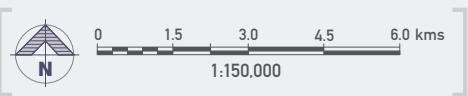
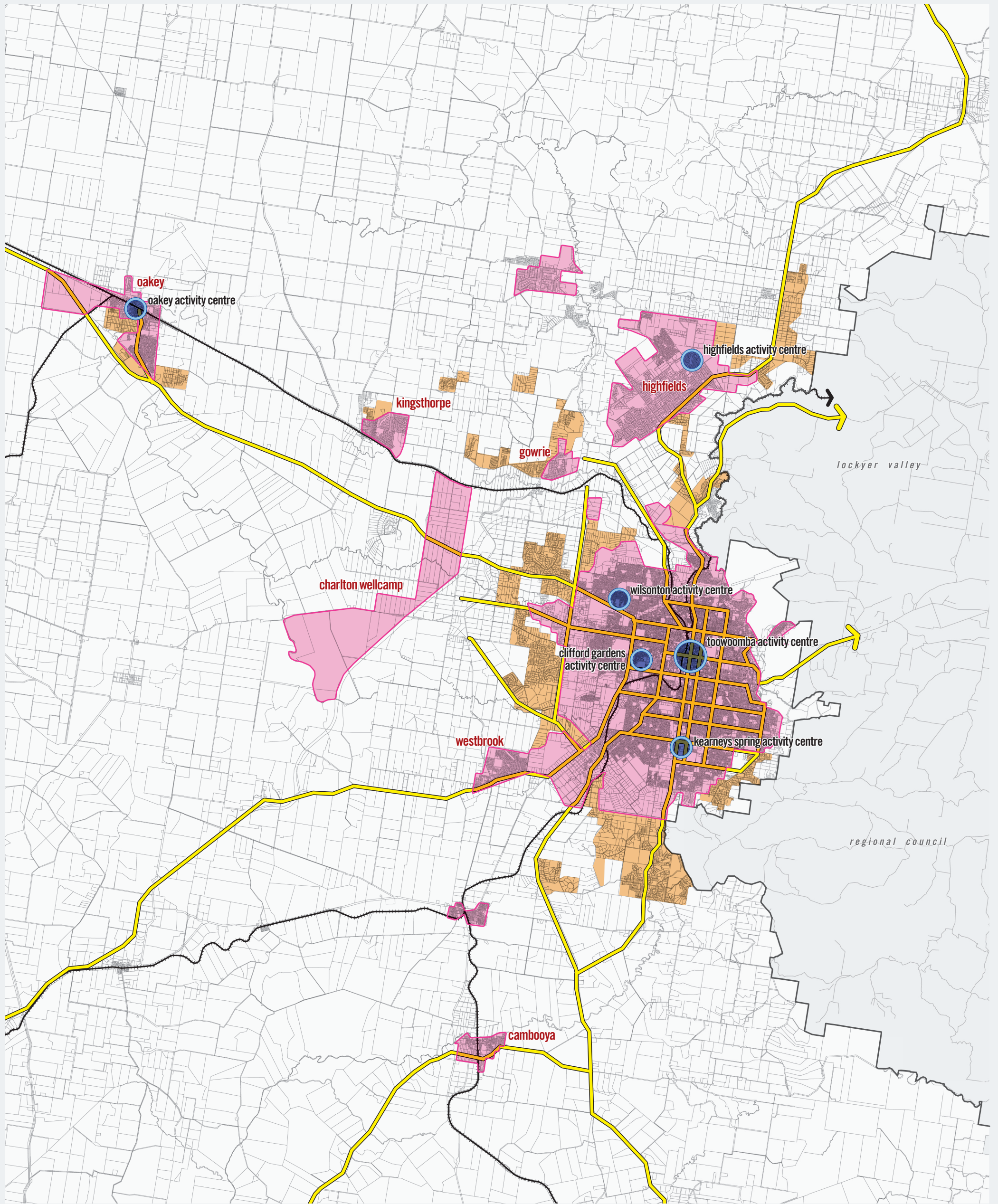
TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

SCENARIO 1

Existing Situation

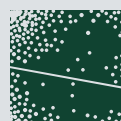
(Toowoomba Regional Council)

figure **6a**



LEGEND

-  ACTIVITY CENTRE
-  URBAN (INCLUDING INDUSTRIAL)
-  RURAL LIVING
-  EXISTING MAJOR ROAD
-  EXISTING RAILWAY



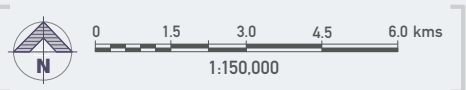
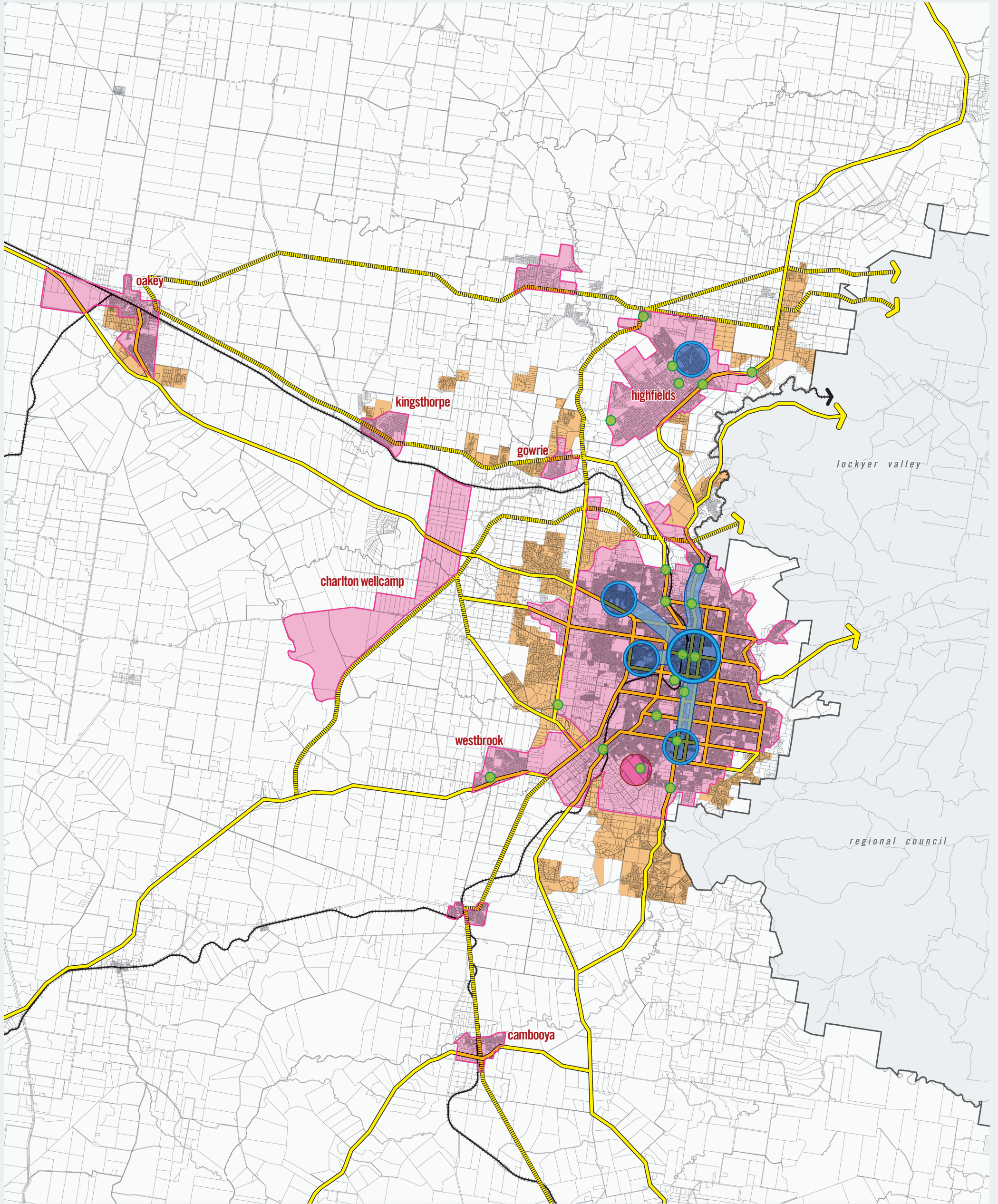
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TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

SCENARIO 1

Existing Situation
(Toowoomba Statistical District)

figure **6b**



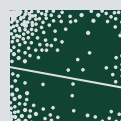
LEGEND

urban consolidation areas

-  ACTIVITY CENTRE
-  CONSOLIDATION SPINE
-  BUS STOP
-  UNI OF SOUTHERN QUEENSLAND KNOWLEDGE CENTRE

other

-  RURAL LIVING
-  URBAN (INCLUDING INDUSTRIAL)
-  EXISTING MAJOR ROAD
-  PROPOSED MAJOR ROAD
-  EXISTING RAILWAY



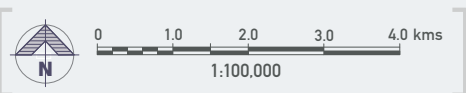
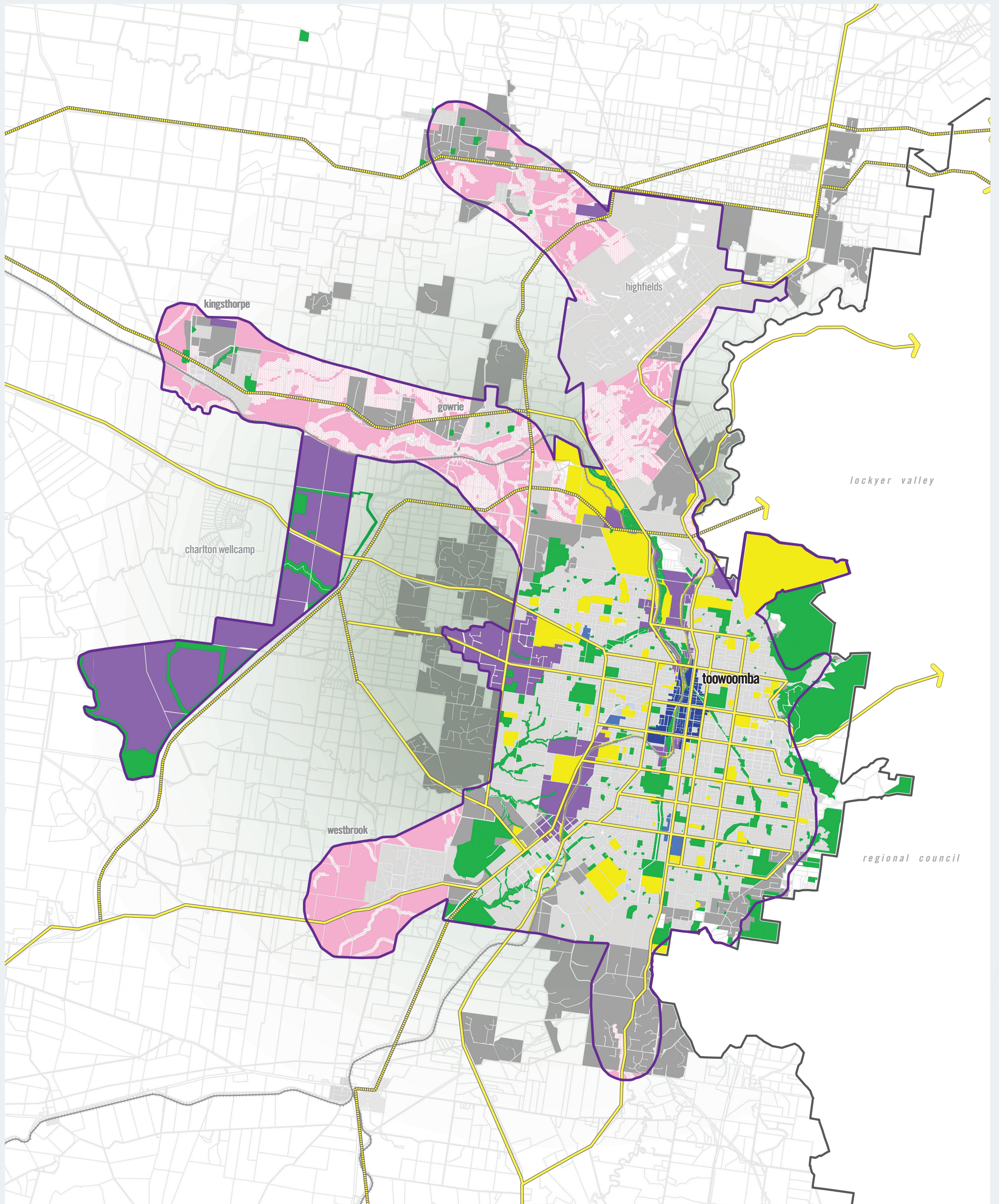
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TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

SCENARIO 2

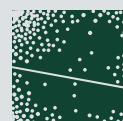
Urban Consolidation

figure **7**



LEGEND

- | | | |
|---|---------------------|---------------------|
| URBAN SETTLEMENT PATTERN | URBAN RESIDENTIAL | INDUSTRY |
| NEW GREENFIELD DEVELOPMENT AREAS | RURAL RESIDENTIAL | OPEN SPACE |
| CONSTRAINED GREENFIELD DEVELOPMENT AREAS | REGIONAL CENTRE | SPECIAL USE |
| LANDSCAPE CONTRAST AND RELIEF FROM URBAN FORM (RURAL AND RURAL RESIDENTIAL LAND USES) | SUB-REGIONAL CENTRE | EXISTING MAJOR ROAD |
| | SUBURBAN CENTRE | PROPOSED MAJOR ROAD |
| | | EXISTING RAILWAY |



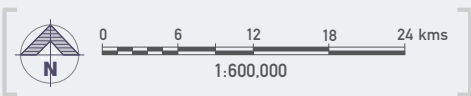
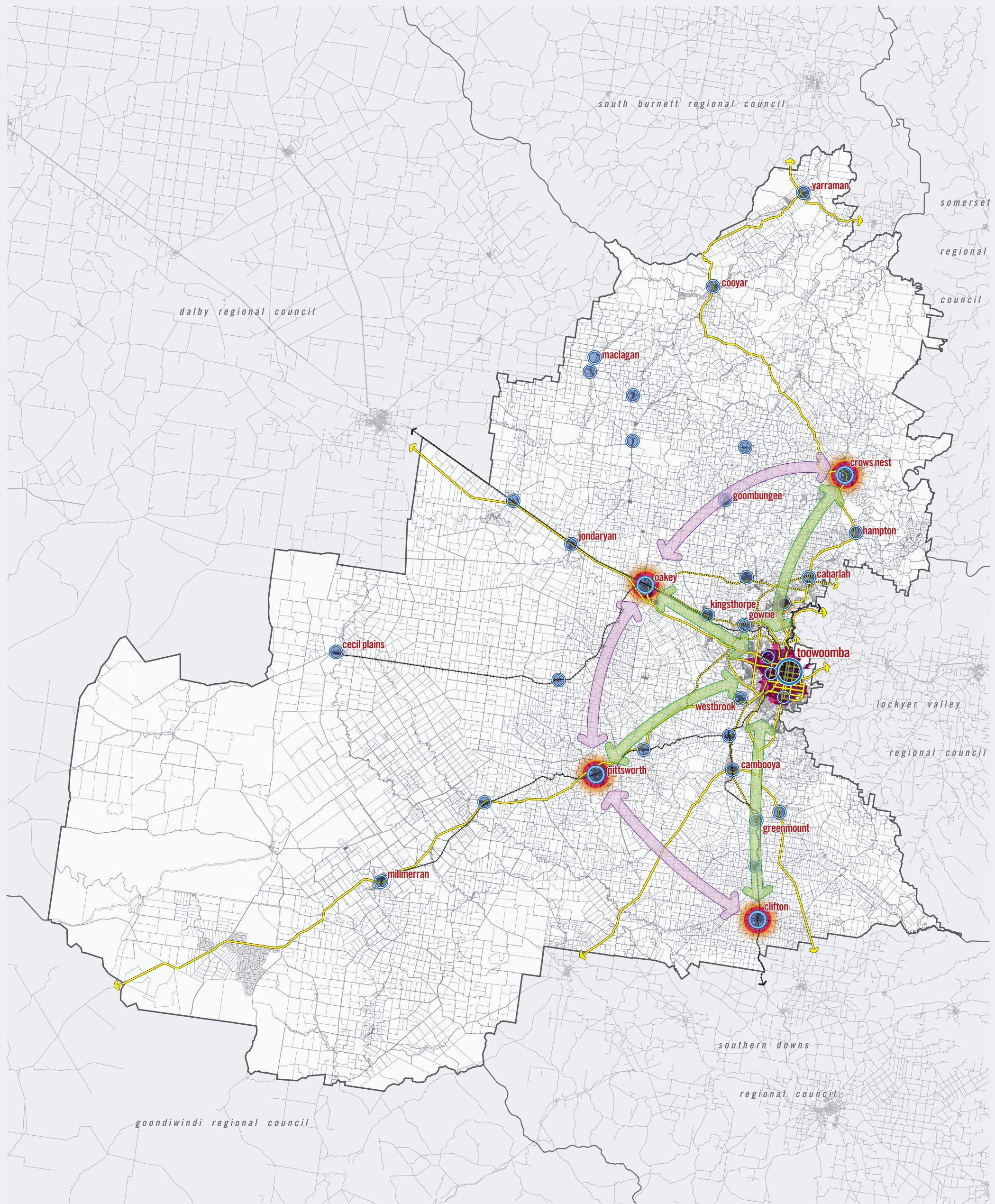
HUMPHREYS REYNOLDS PERKINS PLANNING CONSULTANTS

TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

SCENARIO 3

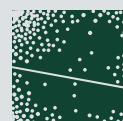
Corridors and Wedges

figure 8



LEGEND

- PRINCIPAL ACTIVITY CENTRE
- MAJOR ACTIVITY CENTRE
- EXISTING SUB-REGIONAL SHOPPING CENTRE
- EXTENT OF URBAN AREA
- AREA OF RURAL RESIDENTIAL ON PERIPHERY OF MAJOR RURAL LOCALITIES
- UPGRADE OF EXISTING MAJOR ROAD INFRASTRUCTURE
- NEW MAJOR ROAD INFRASTRUCTURE
- EXISTING MAJOR ROAD
- PROPOSED MAJOR ROAD
- EXISTING RAILWAY



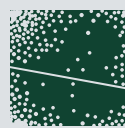
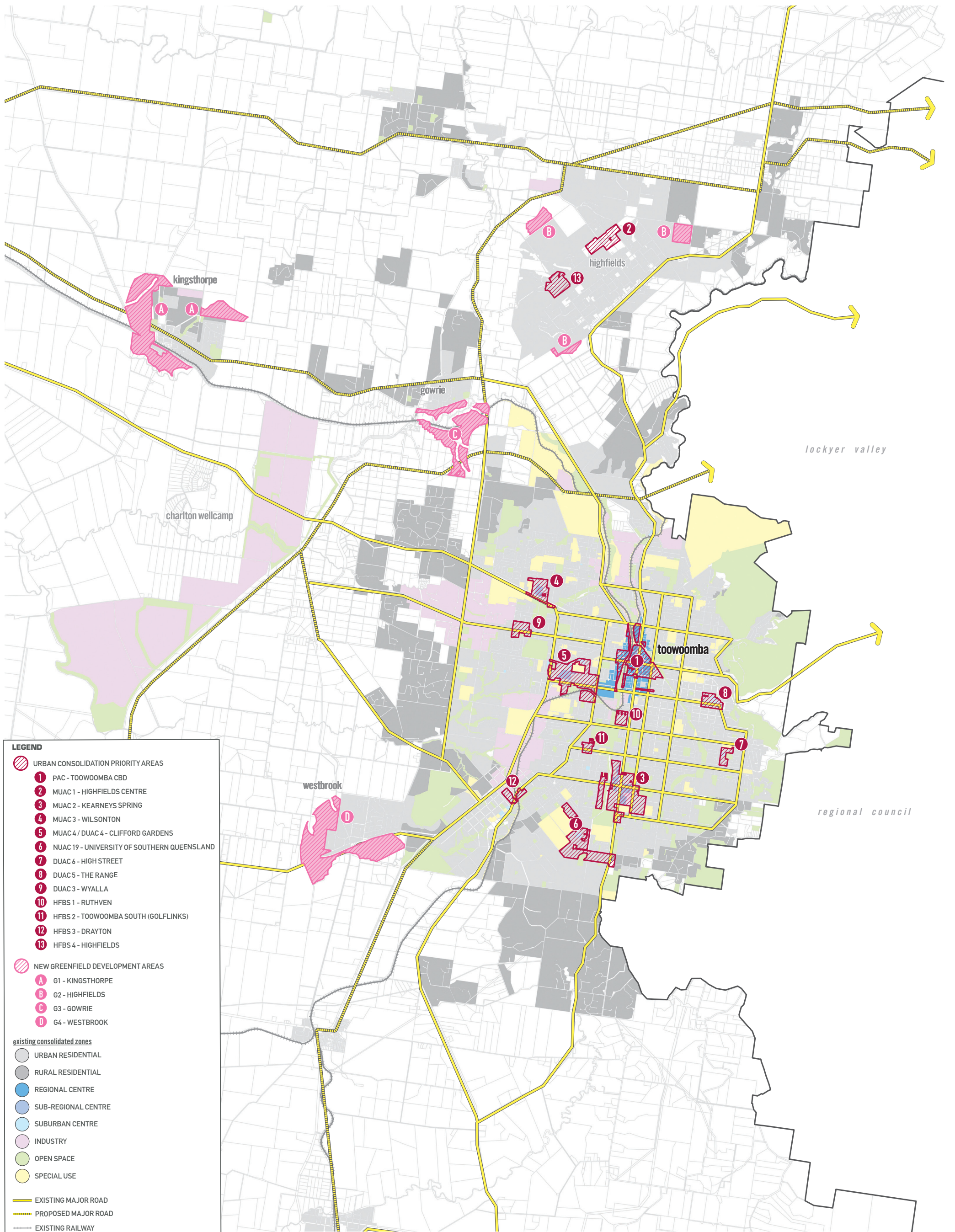
TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

SCENARIO 4

Decentralisation

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figure 9



TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

Preferred Settlement Pattern

figure 10



Appendices

- | | |
|------------|--|
| Appendix A | - Key Residential Provisions from Planning Schemes |
| Appendix B | - Estimated Resident Population, Occupied Dwellings and Household Size 1996 - 2031 |
| Appendix C | - Household Growth Projections |
| Appendix D | - Dwelling Approvals |
| Appendix E | - Household Type |
| Appendix F | - Dwelling Type |
| Appendix G | - GIS Analysis (Existing Zoned Land) |
| Appendix H | - Constraint Maps |
| Appendix I | - Place-based Concept Planning Population Distribution |
| Appendix J | - TRC Place-based Anticipated Population Growth 2006-2031 |
| Appendix K | - SEQRP Toowoomba Urban Footprint Analysis |

Appendix A – Key Residential Provisions from Planning Schemes

Cambooya Planning Scheme

Cambooya, Greenmount

Residential Land Use Areas:

- Rural Residential
- Township

Residential Definitions:

1.3.2 Residential Development

"Caravan park" means the offering of sites for the parking of caravans, relocatable homes and the pitching of tents. The term includes the use of cabins where such cabins are ancillary to the caravan park use, and shop where such shop is provided for use by patrons of the caravan park only.

"House" means use of a detached building principally for residential purposes by one household, domestic group or individual. The term includes such domestic activities and outbuildings as are normally associated with the use of a house.

"Home-based business" means a commercial activity, profession or occupation carried out in, or on the same site as a house by any permanent resident of the dwelling.

"Host home accommodation" means the provision of accommodation for tourists or travellers in any house where the owner or host resides on the premises on a full time basis. The term includes bed and breakfasts and host farms.

"Motel" means the temporary accommodation of travellers and includes, if provided, any restaurant on the same site.

"Multiple dwelling" means an integrated development of at least two places of residence for discrete households, domestic groups or individuals. The term includes townhouse, duplex, apartment building, retirement village, nursing home, children's home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar).

Levels of Assessment:

RURAL RESIDENTIAL LAND USE AREA

Self-Assessable –

House, where not within a road reserve or a watercourse

Home-based business, where involving only minor building work

Host home accommodation, where involving only minor building work

Code Assessable –

Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.

Host home accommodation, where having a capacity for 5 to 12 persons and not involving other than minor building work; or up to 4 persons involving other than minor building work.

House, where located within a watercourse or a road reserve

Reconfiguring a Lot - Where the lot(s) resulting from the reconfiguring are of a size greater than 4,000m² and less than 2ha.

Impact Assessable –

Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code.

All other purposes

Reconfiguring a Lot - All other circumstances

TOWNSHIP LAND USE AREA

Self-Assessable –

House, where not within a road reserve or a watercourse
Home-based business, where involving only minor building work
Host home accommodation, where having a capacity for up to 2 persons and involving only minor building work

Code Assessable –

Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.

Host home accommodation, where:

Accommodation is provided for 3 to 4 persons and does not involve building work, or

Accommodation is provided for 1 or 2 persons and involves building work (not including minor building work).

House, where located within a watercourse or a road reserve

Reconfiguring a Lot - Where the lot(s) resulting from the reconfiguring 800m² or more.

Impact Assessable –

Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code.

All other purposes

Reconfiguring a Lot - All other circumstances

Code Provisions:

Reconfiguring a Lot Code:

Rural Residential - minimum average density of 2 lots per hectare, and a minimum lot size of 4,000m², maximum 2 ha with a minimum frontage of 45m.

Township - Minimum lot size generally intended to be 800m², maximum 9,000m² and with a minimum frontage of 20m.

10% of site area for open space

Residential Development Code:

Building height does not exceed 2 storeys.

Total floor area of a house and outbuildings does not exceed 50% of the sum of site coverage and any outbuilding does not exceed:

- 80m² in the Rural Residential Land Use Area; and
- 60m² in the Township Land Use Area.

Gross floor area of a house is a minimum of 80m²

House setbacks-

Township Land Use Area – 6m from the front boundary and 1.5m from all other boundaries.

Rural Residential Land Use Area - 6m from all boundaries.

Multiple dwellings, Motels or Houses on Lots less than 600m² in any Land Use Area:

No higher than 2 storeys

Maximum site coverage of:

- 50% for house on a lot of less than 600m²;
- 60% for a motel or multiple dwelling.

Overlay Maps:

Overlay Map 1 – Rural Landscapes and State-controlled Roads

Overlay Map 2 – Good Quality Agricultural Land

Overlay Map 3 – Remnant Vegetation

Overlay Map 4 – Groundwater Vulnerability

Overlay Map 5 – Key Resource Areas and Gas Pipeline

Overlay Map 6 – Floodplain

Overlay Map 7 – Bushfire Prone Areas

Clifton Planning Scheme

Clifton, Nobby

Residential Land Use Areas:

- Township
- Residential

Residential Definitions:

"Caravan park" means the offering of sites for the parking of caravans, relocatable homes and the pitching of tents. The term includes the use of cabins for short term accommodation where such cabins are ancillary to the caravan park use.

"House" means use of a detached building principally for residential purposes by a household, domestic group or individual. The term includes such domestic activities and outbuildings as are incidental to and necessarily associated with the use of a house.

"Home-based business" means a commercial activity, profession or occupation carried out in, or on the same site as a house by any permanent resident of the dwelling.

"Host home accommodation" means the provision of accommodation for visitors in any house where the owner or host resides on the premises on a full time basis. The term includes bed and breakfasts and host farms.

"Motel" means the temporary accommodation of travellers and the motor vehicles used by them and includes, if provided, any restaurant on the same site.

"Multiple dwelling" means the principal place of residence by several discrete households, domestic groups or individuals. The term includes townhouse, duplex, apartment, retirement village, nursing home, children's home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar).

Levels of Assessment:

TOWNSHIP LAND USE AREA

Self-Assessable –

House

Home-based business, where involving only minor building work

Host home accommodation, where having a capacity for up to 4 persons and involving only minor building work

Code Assessable –

Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.

Host home accommodation, where having a capacity for up to 4 persons and building work that is not minor

Reconfiguring a Lot - Where the lot(s) resulting from the reconfiguration are of a size no less than 600m² or 800m² where a corner lot.

Impact Assessable –

Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code.

All other purposes

Reconfiguring a Lot - All other circumstances

RESIDENTIAL LAND USE AREA

Self-Assessable –

House

Home-based business, where involving only minor building work

Host home accommodation, where having a capacity for up to 4 persons and involving only minor building work

Code Assessable –

Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.

Host home accommodation, where having a capacity for up to 4 persons and building work that is not minor.

Reconfiguring a Lot - Where the lot(s) resulting from the reconfiguration are of a size no less than 600m² or 800m² where a corner lot.

Impact Assessable –

Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code.

All other purposes

Reconfiguring a Lot - All other circumstances

Code Provisions:

Reconfiguring a Lot

Lot sizes:

Residential or Township – 600m² or 800m² where a corner lot

Rural – 40 ha in plains area, 64ha in uplands area

10% of site for open space

Residential Development Code:

Building height does not exceed 2 storeys.

Site coverage – not exceed 50%

House on area of no less than 600m² in Residential Land Use Area and 2,000m² in Township Land Use Area, minimum frontage of 12m, 6m setback from principal road frontage

Multiple dwellings, Motels or Houses on Lots less than 600m² in any Land Use Area:

No higher than 2 storeys

Maximum site coverage of:

– 50% for house on a lot of less than 600m²;

– 60% for a motel or multiple dwelling.

Open Space – 30m² per bedroom

Overlay Maps:

Overlay Map 1 – Rural Landscapes

Overlay Map 2 – Good Quality Agricultural Land

Overlay Map 3 – Regional Ecosystems

Overlay Map 4 – Vulnerable Groundwater Areas

Overlay Map 5 – State-Controlled Roads

Overlay Map 6 – Key Resource Areas and Gas Pipeline

Overlay Map 7 – Floodplains

Overlay Map 8 – Bushfire Prone Areas

Crows Nest Planning Scheme

Crows Nest, Highfields, Hampton

Residential Zones:

- Park Residential
- Rural Residential
- Residential Low Density
- Residential

Residential Definitions:

2.5.2 Residential Uses

Accommodation Unit

any premises used or intended for use as a boarding-house, guest-house, hostel, unlicensed hotel, aged care facility, serviced rooms or residential club. The term does not include a caravan park, caretaker's residence, dwelling-house, hotel, motel or multiple dwelling as herein defined.

Duplex Dwelling

any premises which comprises or is intended to comprise a maximum of two attached dwelling units.

Dwelling House

means any premises used as self contained accommodation for the exclusive use of one household on one lot. The term includes the provision of ancillary domestic outbuildings.

Holiday Cabin Development

means any premises comprising detached cabins for overnight or holiday accommodation for the travelling public.

Home Business

means any occupation, trade or hobby carried on in or under a dwelling house or on the same allotment as a dwelling house.

Host Premises

means a dwelling house or farm buildings used as tourist accommodation on the same site for short duration stay.

Multiple Dwelling

Any premises used or intended for use as flats or home units and which comprises two (2) or more dwelling units.

Relatives Apartments

means any premises used as a dwelling house unit annexed to a dwelling house for accommodation of a relative of the owner of the dwelling house.

Residential Premises

means any premises used for residential type accommodation comprising more than one dwelling unit on one lot excluding a dwelling house. The term includes all manner of residential uses. Residential uses are listed, but not limited to those below:

- Accommodation Unit
- Apartments
- Boarding House
- Duplex Dwelling house
- Hostel
- Multiple Dwelling house
- Residential Club
- Serviced Rooms
- Townhouses

Each Zone has Overall Outcomes and Specific Outcomes/Overall Solutions.

Levels of Assessment:

PARK RESIDENTIAL ZONE

Self-Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code complied with

Code Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code are not complied with

Home Business
Host Premises
Relatives Apartment
Lot Reconfiguration

Impact Assessable –

All other uses, except use for a road

Consistent uses – Dwelling House, Home Business, Host Premises, Relatives Apartment

Inconsistent uses – Residential Premises

RURAL RESIDENTIAL ZONE

Self-Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code complied with

Code Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code are not complied with

Home Business

Host Premises

Relatives Apartment

Lot Reconfiguration

Impact Assessable –

All other uses, except use for a road

Consistent uses – Dwelling House, Home Business, Host Premises, Relatives Apartment

Inconsistent uses – Residential Premises

RESIDENTIAL LOW DENSITY ZONE

Self-Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code complied with

Home Business, if the acceptable solutions of the Home Business Code are complied with

Code Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code are not complied with

Home Business, if the acceptable solutions of the Home Business Code are not complied with

Host Premises

Relatives Apartment

Lot Reconfiguration

Impact Assessable –

All other uses, except use for a road

Consistent uses – Dwelling House, Home Business, Host Premises, Relatives Apartment

Inconsistent uses – Residential Premises

RESIDENTIAL ZONE

Self-Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code complied with

Home Business, if the acceptable solutions of the Home Business Code are complied with

Code Assessable –

Dwelling House, if the acceptable solutions of the Dwelling House Code are not complied with

Home Business, if the acceptable solutions of the Home Business Code are not complied with

Host Premises

Relatives Apartment

Residential Premises (if within areas designated as "Residential Premises Precinct" on zoning maps)
Lot Reconfiguration

Impact Assessable –

All other uses, except use for a road

Consistent uses – Dwelling House, Home Business, Host Premises, Relatives Apartment, Residential Premises (if within areas designated as "Residential Premises Precinct" on zoning maps)

Inconsistent uses – Residential Premises (if not within areas designated as "Residential Premises Precinct" on zoning maps)

Codes:

Lot Reconfiguration Code:

Park Residential – 6,000m²/45m frontage

Rural Residential – 2ha/80m frontage

Residential Low Density – 2250-4000m², average 2,750m²/30m frontage

Residential (Highfields) – 800-1,200m², average 1,000m²/20m frontage

Residential (Crows Nest) – 800m²/20m frontage

10% of total area in Residential, Residential Low Density, Rural Residential and Park Residential dedicated for recreational use

Dwelling House Code:

Height – 2 storeys/8.0m

Residential Premises Code:

Height – 2 storeys/8.0m

Minimum allotment is 1,000m²

Max 5 dwelling units/multiple dwelling

POS – 45m²/ground level dwelling, 6.25m²/non-ground level dwelling

Overlay Maps:

Bushfire

Biodiversity, Water Catchment and Water Course

Good Agricultural Land and Extractive Resources

Landslip and Flood Hazard

Vegetation and Wildlife Corridors

Jondaryan Planning Scheme

Oakey, Westbrook, Wyreema, Southbrook, Jondaryan, Kingsthorpe, Mt Tyson

Residential Zones:

- Rural Residential
- Town
- Township

Residential Definitions:

Caravan Park - the parking of caravans and relocatable homes or the pitching of tents and the use of cabins where ancillary to the caravan park use, for the travelling public or long-term residents.

The term includes any manager's office or residence, shop, amenity buildings and recreation and entertainment facilities which cater exclusively for the occupants of the caravan park.

Dwelling Unit - habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household.

Home-based Business a commercial activity, occupation or profession carried out in, or on the same site as a house by any permanent resident of the house.

Host Home Accommodation providing accommodation for visitors in any house where the host resides on the premises on a full-time basis, including bed and breakfast and host farms.

House a detached building principally for residential purposes by one household, domestic group or individual, including domestic activities and outbuildings normally associated with this use.

Motel the temporary accommodation of travellers and the motor vehicles used by them and includes any restaurant, office and/or manager's residence on the same site.

Multiple Dwelling premises used as the principal place of residence by more than one discrete household or domestic group.

The term includes uses commonly known as a townhouse, unit, duplex, apartment, retirement village, orphanage or children's homes, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar).

Relative's Apartment means residential accommodation, other than a dwelling unit, structurally integrated with a house and for the use of no more than two dependent relatives with a floor area no greater than 60m² (where it exceeds 60m² it is classified as a Multiple Dwelling).

For the purposes of this definition, the meaning of 'structurally integrated' includes sharing a common wall and/or roof and connection by a covered pathway/area that is attached to the two structures.

The term does not include Caretaker's Residence or Multiple Dwelling.

RURAL RESIDENTIAL ZONE

Self-Assessable –

Home-based Business – if lot size is greater than 2ha

Host Home Accommodation

House

Relatives Apartment

Code Assessable –

Caretaker's Residence

Home-based Business – if lot size is less than 2ha

Reconfiguring a Lot

Impact Assessable –

All other uses (inconsistent)

Reconfiguring a Lot where in the Urban Investigation Area identified on map ZM2 and where the resulting lot size is less than 4,000m²

TOWN ZONE – Residential Precinct

Self-Assessable –

House
Relatives Apartment

Code Assessable –
Caretaker's Residence
Reconfiguring a Lot

Impact Assessable –
All other uses (inconsistent)
Caravan Park
Home-based Business
Host Home Accommodation
Motel
Multiple Dwelling
Reconfiguring a Lot where any resulting lot is less than 700m² in the Residential Precinct

TOWN ZONE – Rural Residential Precinct

Self-Assessable –
Home-based Business if lot size is greater than 2ha
Host Home Accommodation
House
Relatives Apartment

Code Assessable –
Caretaker's Residence
Home-based Business if lot size is less than 2ha
Reconfiguring a Lot

Impact Assessable –
All other uses (inconsistent)

TOWN ZONE – Commercial Precinct

Code Assessable –
Caretaker's Residence
Reconfiguring a Lot

Impact Assessable –
All other uses (inconsistent)
Motel
Multiple Dwelling (inconsistent use where habitable rooms located on the ground floor)

TOWNSHIP ZONE

Self-Assessable –
House
Relatives Apartment

Code Assessable –
Caretaker's Residence
Reconfiguring a Lot

Impact Assessable –
All other uses (inconsistent)
Caravan Park
Home-based Business
Host Home Accommodation
Motel
Multiple Dwelling

Codes:

Rural Residential Code:
Height – Max 8.5m

Town Zone Code:

Height - Max 8.5m

Township Zone Code:

Height - Max 8.5m

House Code:

Setback of 15m from road boundary – Rural Residential Zone

Multiple Dwelling and Motel:

Setback 6m from road, 3m from rear boundary, 1.5m for building not exceeding 4.5m high, 2m plus 0.5m thereafter for every additional 3m for buildings over 4.5m

Max height 8.5m

Max site cover 60%

Minimum site area of 800m²

Minimum 20m road frontage

Minimum 15% of site area for landscaping and open space

POS – 30m² for ground level unit, 8m² balcony for above ground unit

Reconfiguring a Lot:

Minimum Lot size:

Rural Residential Zone – 4,000m² (1,000m² where in the Urban Investigation Area), 50m frontage

Town Zone – Residential Precinct – 700m²-1,200m², 18m frontage

Town Zone - Rural Residential Precinct – 4,000m²

Township Zone – 900m² with average 1,000m² (where reticulated sewerage is available – 1,500m² otherwise), maximum 1,100m², 25m frontage

Overlay Maps:

OM1A – Remnant Vegetation and Riparian Corridors

OM1B – Landscape features of significance

OM1C – Floodplain and Erosion Prone Areas – not E and S of Oakey

OM2A – GQAL

OM2B – Major Hard Rock Quarries and Haul Routes

OM3A – Major Transport and Energy Corridors

OM3B – Army Aviation Centre (and surrounding areas)

OM3C – Toowoomba Airport (and surrounding areas)

CM1 – Bushfire Prone Areas

PSPM1 – Groundwater Vulnerability

PSPM6.1 – Glenvale/Torrington/Cotswold Hills Open Space/Buffer provisions

PSPM6.2 – Westbrook Open Space/Buffer provisions

Millmerran Planning Scheme

Millmerran, Cecil Plains, "Rural Settlement"

Residential Zones:

- Town
- Rural - Rural Settlement Precinct

Residential Definitions:

"Accommodation Units" means any premises comprising an integrated development of dwelling units and/or rooming units. The term includes multiple dwelling units, retirement villages and apartment houses.

"Caravan Park" means any premises used for the parking and/or siting of caravans and/or relocatable homes for the purpose of providing accommodation. The term includes the use of camping areas and cabins for short term accommodation where such camping areas and cabins are ancillary to the caravan park use. The term also includes any manager's office and residence, any amenity buildings and recreation and entertainment facilities which cater exclusively for the occupants of the caravan park.

"Caretaker's Residence" means a dwelling unit used or intended for use by the proprietor, manager or caretaker of premises used or intended for use for business, commercial, industrial, sporting, recreation, or accommodation purposes on the same site. The term includes the use of the caretaker's premises by the family of the proprietor, manager or caretaker.

"Dual Occupancy" means any premises used as two (2) only dwelling units which are attached.

"Dwelling House" means any separate premises used as a single detached dwelling unit. The term includes removal homes. The term does not include caretaker's residences, caravans or relocatable homes, or a dwelling unit comprising part of a dual occupancy or accommodation units.

"Dwelling Unit" means habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household.

"Home-Based Business" means a business conducted within the curtilage of a dwelling unit, where the person responsible for the business is a resident of that dwelling unit.

"Host Home Accommodation" means any premises where the owner or host resides on the premises on a full time basis, and provides accommodation for visitors. The term includes bed and breakfasts, and accommodation provided in conjunction with the use of the premises for agriculture or animal husbandry.

"Motel" means any premises used for temporary accommodation of travellers and the motor vehicles used by them and includes, if provided, any restaurant, office and/or manager's residence on the same site. The term also includes boarding-houses, guest houses, hostels, unlicensed hotels, serviced rooms, student accommodation, or any similar use.

"Residential Activities" mean premises used for the activities involving the accommodation of persons, including:

Accommodation Units;
Host Home Accommodation;
Caretakers Residence;
Dwelling House;
Home – Based Business; and
Multiple Dwelling

TOWN ZONE

Self-Assessable

Dwelling House in the Residential and Rural Residential Precincts

Home-based Business in Residential Precinct

Host Home Accommodation (Bed & Breakfast) in Residential Precinct

Code Assessable

Caretaker's Residence in the Industrial Precinct

Dual Occupancy in the Residential Precinct

Home-based Business in Commercial Precinct

Relatives Accommodation in the Residential and Rural Residential Precincts

Reconfiguring a Lot

Impact Assessable

All other uses except use for a road

RURAL ZONE**Self-Assessable**

Dwelling House on lots greater than 100ha or within Small Farm Precinct

Home-based Business

Host Home Accommodation (Bed & Breakfast)

Code Assessable

Dwelling House if in Rural Settlement Precinct and complying with AS44.2 (no more than 1 dwelling house per lot)

Reconfiguring a Lot

Impact Assessable

All other uses except use for a road

Codes:

Town Zone Code:

Height of dwelling house, accommodation unit or dual occupancy does not exceed 8.5m

Site Cover – Dwelling Houses and single storey accommodation units – 50%, Dual Occupancy and 2 or more storey accommodation units – 40%

Dwelling Houses and Dual Occupancies – setback within 20% of existing setbacks, side boundary clearances not less than 1.5m, rear boundary clearances not less than 1.5m

Accommodation Units – Setback not less than 6m from road, side and rear boundary clearances not less than 3m, 1 bedroom/150m² site area, POS – 30m²

Rural Residential Precinct – buildings located 10m from all boundaries, max 8.5m height, 100m² floor area

Rural Zone Code:

Rural Settlement Precinct and Small Farms Precinct – buildings located 40m from public road boundary, 40m from any other boundary, max 8.5m and 100m² floor area

Dwelling House – Height of Dwelling House or Dual Occupancy not exceed 8.5m, 40m boundary clearance

Reconfiguring a Lot Code:

Town Zone – minimum lot size

AS 2.1 Dwelling House lots in the **Residential Precinct** have:

(a) a minimum area of 800m²;

(b) a minimum frontage of 25 metres; and

(c) a minimum width to depth ratio of 1:4.

AS 2.2 Dual Occupancy lots have:

(a) a minimum area of 1000m²;

(b) a minimum frontage of 25 metres; and

(c) a minimum width to depth ratio of 1:4.

AS 2.6 Rural Residential Precinct lots have:

Where water only connected

(a) a minimum area of 1.0 hectares;

(b) a minimum frontage of 75 metres; and

(c) a minimum width to depth ratio of 1:4.

Where water and sewerage connected

(a) a minimum area of 4000m²; and

(b) a minimum frontage of 50 metres; and

(c) a minimum width to depth ratio of 1:4.

Overlay Maps:

Good Quality Agricultural Land (R2 Map)

Protected Areas (R3 Map)

Bushfire Hazard Areas (R4 Map)

Mining Leases (R5 Map)

Pittsworth Shire Planning Scheme

Pittsworth, Brookstead, part Southbrook, part Mt Tyson

Residential Zone:

- Urban Zone (comprised of Pittsworth Urban Zone, Village Urban Zone, Medium Density Residential Land Use Area, Rural Residential Land Use Area)

Residential Definitions:

"Duplex" - means any premises incorporating two attached residences used as dwellings by separate households.

"Dwelling House" - means any premises used or intended for use as freestanding, self contained accommodation for the use of one household.

"Home Based Business" - means the use of part of a dwelling house for an occupation, commercial activity or profession carried out by the permanent resident of the dwelling house.

"Host Home Accommodation" - means the short term provision of paid accommodation for visitors in a dwelling house occupied by permanent residents or, in the Rural Zone only, in a cabin or cabins, or such like accommodation including enterprises such as bed and breakfasts, and host farms.

"Multiple Dwelling" - means attached premises comprising more than one residence which are used as dwellings by separate households, groups or individuals. The term includes, flats, home units, townhouses, apartments, retirement village, nursing home, hostel, institution or similar.

"Relative's Apartment" - means any premises used or intended for use as a dwelling unit annexed to a dwelling house for the exclusive accommodation of a relative of the owner or occupier of the dwelling house. The unit is to be incorporated into the dwelling under the same roof. The floor area of the dwelling unit shall not exceed 55m² and the total area of the structures on site shall not exceed 50% of the allotment.

"Residential Premises" - means all residential uses.

"Residential Uses" - means premises used for activities involving the accommodation of persons, including;

- (a) Host Home Accommodation;
- (b) Caretakers Residence;
- (c) Dwelling House;
- (d) Duplex;
- (e) Multiple Dwelling; and
- (f) Home Based Business.

URBAN ZONE

Self-Assessable

Detached Dwelling in Residential Area

Host Home Accommodation in Residential Area

Code Assessable

Duplex in the Medium Density Residential Area

Multiple Dwellings in the Medium Density Residential Area

Reconfiguring a Lot

Impact Assessable

All other uses (whether defined in this scheme or not) except use for a road

Codes:

Urban Zone Code:

Buildings less than 8.5m and not more than 2 storeys

AS 17.1 Maximum site coverage of all buildings and structures roofed with impervious materials does not exceed;

- Detached Dwellings – 50%
- Duplex – 40%
- Multiple Dwelling – 40%, two storey, 35%

AS 17.2 Setback is not less than 6 metres from any road frontage for all residential uses.

For Multiple Dwellings:

Single Storey: Rear setback – 6 metres, side setbacks – 2.5 metres.

Double Storey: Rear setback – 6 metres, side setbacks – 3 metres.

For Detached Dwellings:

AS 18.1 No more than 1 Detached Dwelling per lot; minimum lot size 800m², minimum frontage 20 metres.

Within **Medium Density Residential Land Use Area** as noted on Map 5 – Town of Pittsworth **Land Use Areas**.

For Duplexes:

AS 18.2 Minimum lot size 1,000m² and a minimum road frontage 25 metres.

AS 18.3 Duplexes are not to be located within 100 metre radius of existing or approved Duplex or Multiple Dwelling measured from the point on the boundary nearest to the site of an existing or approved Duplex or Multiple Dwelling.

For Multiple Dwelling:

AS 18.4 Minimum lot size 1,400m² and a minimum road frontage 30 metres.

AS 18.5 Multiple Dwellings are not to be located within 200 metre radius of existing or approved Duplex or Multiple Dwelling development measured from the point on the boundary nearest to the site of an existing or approved Multiple Dwelling development or Duplex.

Landscaping for Multiple Dwellings:

- Single Storey – Minimum 45% of site
- Double Storey – Minimum 50% of site.

Reconfiguring a Lot Code:

Minimum lot sizes:

Detached Dwellings - 800 m², frontage – 20 m.

Duplex Dwellings - 1000m², frontage – 25 m.

Multiple Dwellings - 1400m², frontage 30 m.

Urban Rural Residential - 2500m², frontage 40 m.

Lots sizes of 2500m² (minimum) are located in designated Rural Residential Land Use areas

Overlay Maps:

Map 7 - Good Quality Agricultural Land

Map 8 - Remnant Vegetation (not in above Townships/Residential Areas)

Map 9 - Felton Potential Key Resource Area (not in above Townships/Residential Areas)

Map 10 - Floodplain constraints (Brookstead)

Rosalie Planning Scheme

Goombungee, Cooyar, Yarraman, Meringandan West, Gowrie Junction, Kingsthorpe (part), Acland, Bowenville, Jondaryan (part), MacLagan

Residential Zones:

- Residential
- Residential Village
- Rural Residential
- Park Residential

Residential Definitions:

2.1.4 Residential Uses

Caravan Park: means a use of premises for residential accommodation in centrally managed caravans or relocatable homes, e.g. caravan park, relocatable home park, holiday park. The term includes cabins and other ancillary activities such as kiosks for the exclusive use of guests.

Home Based Occupation: means an occupation, not being a Home Activity or Host Home Accommodation, carried out in a house or a separate building associated with the house on the allotment.

Host Home Accommodation: means an owner-occupied house providing accommodation for visitors. The term includes 'Bed and Breakfasts' and 'Host Farms'. In the Rural Zone the definition also includes separate cabins.

House: means the use of a detached building for residential purposes. The term includes display homes as well as ancillary outbuildings that would normally be associated with the use of the site as a house and home activities. The following uses are considered to be ancillary to a house:

- **Family Day Care** – where the maximum number of children being provided with child care and resident children is in accordance with the Child Care Act 2002 and the Child Care (Family Day Care) Regulations.
- **Dependants Unit** – where the unit is self contained and used for residential purposes by one or more dependents of the residents of the House, or used by a carer of an elderly or infirmed resident of the house.
- **Home Activity** – being a business or commercial activity carried out in one or more rooms in a house by a permanent resident of that house.

Motel: means the temporary accommodation of travellers and their motor vehicles. The use also includes associated restaurant/function facilities. The definition does not include Hotel or Host Home Accommodation as otherwise defined.

Multiple Dwelling: means the principal place of residence by a number of discrete households, domestic groups or individuals. The term includes apartments, boarding house, duplex, townhouse, nursing home, children's home, aged care accommodation, nursing home, residential development for people with special needs (people with disabilities, children's home), hostel or community dwelling (where unrelated people maintain, for example a common discipline or, religion).

Rural Accommodation Units: means premises, as part of a rural holding to be used as living quarters by persons primarily employed in rural production on that holding.

Truck Parking in a Residential Area: means the parking of vehicles with a GVM of 5 tonnes and greater, being trucks/buses/other large transport vehicles, on an allotment occupied by a house used for residential purposes in the Residential, Residential Village, Park Residential and Rural Residential Zones.

RESIDENTIAL ZONE

Self-Assessable

Where not on a site identified on Overlay Maps 3, 6,7 and 8 or on sites with a slope of more than 15%.

Home Based Occupation – where not involving building work and where complying with the Acceptable Solutions of the House Code (Part D).

Host Home Accommodation – where:

- capacity is available for up to 6 guests; and
- guests are accommodated in existing buildings; and
- only minor building work is proposed.

House – *where complying with the Acceptable Solutions in Parts A and C of the House Code.*

Code Assessable

Where on a site identified on Overlay Maps 3, 6, 7 and 8 or on sites with a slope of more than 15%.

Home Based Occupation – *where involving building work.*

Host Home Accommodation – *where having a capacity for up to 6 guests; or involving building work.*

House – *where not complying with the Acceptable Solutions in Parts A and C of the House Code.*

Truck parking in a residential area – *where in Kingsthorpe and where complying with the Acceptable Solutions of the Truck Parking Code.*

Reconfiguring an allotment where:

- *in a sewerred area with a minimum area of 800m² and a frontage of 20 metres;*
- *in an unsewerred area with a minimum area of 2000m² and a frontage of 40 metres.*

Impact Assessable

Home Based Occupation – *where not complying with the Acceptable Solutions in the House Code (Part D).*

Host Home Accommodation – *where it is intended to have capacity to accommodate more than 6 guests.*

Truck parking in a residential area – *other than Kingsthorpe or not complying with the Acceptable Solutions of the Truck Parking Code.*

All other purposes.

Reconfiguring an allotment where:

- *in a sewerred area with a minimum area less than 800m² or a frontage of less than 20 metres;*
- *in an unsewerred area with a minimum area of less than 2000m² or a frontage of less than 40 metres.*

RESIDENTIAL VILLAGE ZONE

Self-Assessable

Where not on a site identified on Overlay Maps 3, 6,7 and 8 or on sites with a slope of more than 15%.

Home Based Occupation – *where involving only minor building work and complying with the Acceptable Solutions of the House Code.*

Host Home Accommodation – *where:*

- *capacity is available for up to 6 guests; and*
- *guests are accommodated in existing buildings; and*
- *only minor building work is proposed.*

House – *where complying with the Acceptable Solutions in Parts A and C of the House Code.*

Code Assessable

Where on a site identified on Overlay Maps 3, 6, 7 and 8 or on sites with a slope of more than 15%.

Home Based Occupation – *where involving building work.*

Host Home Accommodation – *where having a capacity for up to 6 guests; or involving building work.*

House – *where not complying with the Acceptable Solutions in Parts A and C of the House Code.*

Reconfiguring an allotment where:

- *in a sewerred area with a minimum area of 800m² and a frontage of 20 metres;*
- *in an unsewerred area with a minimum area of 2000m² and a frontage of 40 metres.*

Impact Assessable

Home Based Occupation – *where not complying with the Acceptable Solutions in Parts D and E of the House Code.*

Host Home Accommodation – *where it is intended to have capacity to accommodate more than 6 guests.*

Truck parking in a residential area

All other purposes.

Reconfiguring an allotment where:

- *in a sewered area with a minimum area less than 800m² or a frontage of less than 20 metres;*
- *in an unsewered area with a minimum area of less than 2000m² or a frontage of less than 40 metres.*

RURAL RESIDENTIAL ZONE

Self-Assessable

Where not on a site identified on Overlay Maps 3, 6,7 and 8 or on sites with a slope of more than 15%.

Host Home Accommodation – *where:*

- *capacity is available for up to 6 guests; and*
- *guests are accommodated in existing buildings; and*
- *only minor building work is proposed.*

House – *where complying with the Acceptable Solutions in Parts A and C of the House Code.*

Code Assessable

Where on a site identified on Overlay Maps 3, 6, 7 and 8 or on sites with a slope of more than 15%.

Home Based Occupation – *whether or not involving building work.*

Host Home Accommodation –

- *having a capacity for up to 6 guests; and*
- *whether or not involving building work.*

House – *where not complying with the Acceptable Solutions in Parts A and C of the House Code.*

Reconfiguring an allotment where the minimum area is 1.0ha and the minimum frontage is 50 metres.

Impact Assessable

Home Based Occupation – *where not complying with the Acceptable Solutions in Parts D of the House Code.*

Host Home Accommodation –

- *where having a capacity for more than 6 guests; and*
- *whether or not involving building work; and*
- *not complying with the Acceptable Solutions in Part F of the House Code.*

Truck parking in a residential area

All other purposes.

Reconfiguring an allotment where the minimum area is less than 1.0ha or the minimum frontage is less than 50 metres.

PARK RESIDENTIAL ZONE

Self-Assessable

Where not on a site identified on Overlay Maps 3, 6,7 and 8 or on sites with a slope of more than 15%.

Host Home Accommodation – *where:*

- *capacity is available for up to 6 guests; and*
- *guests are accommodated in existing buildings; and*
- *only minor building work is proposed.*

House – *where complying with the Acceptable Solutions in Parts A and C of the House Code.*

Code Assessable

Where on a site identified on Overlay Maps 3, 6, 7 and 8 or on sites with a slope of more than 15%.

Home Based Occupation – *whether or not involving building work.*

Host Home Accommodation –

- *having a capacity for up to 6 guests; and*
- *whether or not involving building work.*

House – *where not complying with the Acceptable Solutions in Parts A and C of the House Code.*

Reconfiguring an allotment where the minimum area is 4000m² and the minimum frontage is 40 metres.

Impact Assessable

Home Based Occupation – *where not complying with the Acceptable Solutions in Parts D of the House Code.*

Host Home Accommodation –

- *where having a capacity for more than 6 guests; and*
- *whether or not involving building work; and*
- *not complying with the Acceptable Solutions in Part F of the House Code.*

Truck parking in a residential area

All other purposes.

Reconfiguring an allotment where the minimum area is less than 4000m² or the minimum frontage is less than 40 metres.

Codes:

House Code:

Applicable to houses in all zones – building height not exceed 2 storeys and/or 8.5m

Houses in Residential and Residential Village Zones – setback 6m from principal road frontage

Houses in Rural Residential and Park Residential Zones – 15m from principal road frontage

Multi-unit Dwelling and Motel Code:

A1.1 The site has a minimum area of 1000m² and a minimum frontage of 25 metres.
and

A1.2 Site cover is a maximum of 60%.

and

A1.3 Building height does not exceed 2 storeys above ground level.

Setbacks – within 20% of average setbacks or minimum 6.0m if no adjoining residential development

30% site area for open space and landscaped area

Multi-unit dwelling – minimum 25m² private courtyard, minimum dimension 5m

Building setback – 2.5m or half the height of the wall, whichever is greater from side boundary

Reconfiguration of an Allotment Code:

Table 1 Minimum Lot Sizes and Dimensions

Residential and Village Residential – sewered 800m²/20m frontage, unsewered 2000m²/40m frontage

Park Residential – 4000m²/40m frontage

Rural Residential – 1.0ha/50m frontage

Overlay Maps:

Overlay Map 1 - Regional Ecosystems and sites of identified ecological significance

Overlay Map 2 - Flood Plain Areas

Overlay Map 3 - Key Resource Areas and Areas Subject to Underground Mining.

Overlay Map 4 - Intensive Animal Industry Exclusion Area.

Overlay Map 5 - Good Quality Agricultural Land

Overlay Map 6 - Bushfire Prone Areas.

Overlay Map 7 - Army Aviation Centre Oakey – Structure Height Zones

Overlay Map 8 - Army Aviation Centre Oakey – Australian Noise Exposure Concept

Overlay Map 9 - Remote Small Lot Rural Subdivisions

Overlay Map 10 - State Transport Network.

Toowoomba Planning Scheme

Residential Zones:

- Neighbourhood Residential
- Mixed Housing
- Residential Conservation
- Park Residential

Residential Definitions:

Accommodation Building means premises not otherwise defined in this planning scheme providing accommodation in Rooming Units. To remove any doubt, it does not include Aged Persons Housing/Care, a Boarding House or a Motel.'

Aged Persons Housing/Care Means premises specifically designed, managed and used to provide accommodation for elderly or retired persons. It may include any combination of self-contained, serviced, hostel and nursing accommodation. It may also include aged care and nursing home facilities and communal recreation, social and service facilities.

Bed and Breakfast Establishment

means a House used for the commercial provision of accommodation for travellers where the operator of the establishment lives on the premises. It does not include a Motel.

Boarding House means premises used for residential services accommodation where the term 'residential services' has the meaning defined in section 4 of the Residential Services (Accreditation) Act 2002.

Caravan Park means premises used commercially for the parking and/or siting of 2 or more caravans (with or without fixed annexes) or other moveable Dwellings (including mobile homes, relocatable homes, cabins and tents) for the purpose of providing accommodation, whether short or long term. The term includes any ancillary administration, management, amenity or recreation facilities.

Dual Occupancy means premises used for 2 Dwellings. The term includes what are commonly referred to as duplexes.

House means premises used for:

- a) 1 Dwelling; or
- b) 1 Dwelling and an auxiliary Dwelling where:
 - the auxiliary Dwelling has a Gross Floor Area of not greater than 80 m² (where it exceeds 80 m² it is classified as a Dual Occupancy) and is structurally integrated with the primary Dwelling; and
 - neither Dwelling has exclusive use of any outdoor area and no fencing or other means is used to divide the common outdoor area to enable separate private useage.

Despite the definition of 'Dwelling', it includes the use of a House for the care and accommodation of 6 or less aged persons, youths or persons with disabilities and the accommodation of 2 or less carers. For the purposes of this definition, the meaning of 'structurally integrated' includes sharing a common wall and/or roof and connection by a covered pathway/area that is attached to the two dwellings and separates the walls of the dwellings by a distance not less than 1.8 metres and not more than 3.0 metres. It does not include a sub-surface connection between the two dwellings, an uncovered pathway or a covered pathway/area separating the walls of the two dwellings by more than three metres.

Multiple Dwelling Units means premises used for an integrated development of more than 2 Dwellings.

NEIGHBOURHOOD RESIDENTIAL ZONE

Self-Assessable

Bed and Breakfast Establishment if not more than 2 bedrooms in the House are used for the accommodation of guests

House, if it is:

- not on a Site for Small-Lot Housing (as defined by the Lot Reconfiguration Code);
- not more than 8.5 m in Height;
- not on land to which the Steep and/or Potentially Unstable Land Code applies;
- within an approved building envelope where on land to which the Potential Bushfire Areas Code applies; and
- not in a Suburban Centre Support Precinct.

Code Assessable

House – *All other circumstances*

Dual Occupancy if:

a) there is not more than 1 Dwelling per:

- 650 m² of Site area if it is in the Escarpment Residential Precinct; or
- 350 m² of Site area if it is elsewhere in the Neighbourhood Residential Zone (excluding the Stables Precinct); or
- 350m² of Site area and the Site area is less than 1,200m², if it is in the Stables Precinct; and

b) it is not greater than 8.5 m in Height.

Multiple Dwelling Units if it is in an area indicated in a Structure Plan as being suitable

Impact Assessable

Bed and Breakfast Establishment – all other circumstances

House if it is:

- greater than 8.5 m in Height; or
- in a Suburban Centre Support Precinct.

Dual Occupancy – all other circumstances

Multiple Dwelling Units – all other circumstances

MIXED HOUSING ZONE**Self-Assessable**

Bed and Breakfast Establishment if not more than 2 bedrooms in the House are used for the accommodation of guests

House, if it is:

- not on a Site for Small-Lot Housing (as defined by the Lot Reconfiguration Code);
- not on land to which the Steep and/or Potentially Unstable Land Code applies
- not in a Suburban Centre Support Precinct; and
- not more than 8.5 m in Height.

Code Assessable

Accommodation Building if it is:

- in the Hospital Support Precinct; and
- for the accommodation of relatives/visitors to Hospital patients

Bed and Breakfast Establishment if it is the Hospital Support Precinct and it contains more than 2 guest bedrooms

House – *All other circumstances*

Dual Occupancy if:

- there is not more than 1 Dwelling per 250m² of Site area; and
- it is not greater than 8.5 m in Height.

Multiple Dwelling Units if it is not greater than 8.5 m in Height and the density does not exceed the following:

- for 1 bedroom Dwellings – 1 Dwelling per 200 m² of Site area;
- for 2 bedroom Dwellings – 1 Dwelling per 250 m² of Site area; and
- for 3 or more bedroom Dwellings – 1 Dwelling per 300 m² of Site area.

Impact Assessable

Accommodation Building - all other circumstances

Aged Persons Housing/Care

Bed and Breakfast Establishment – all other circumstances

Caravan Park

House if it is:

- in a Suburban Centre Support Precinct; or
- greater than 8.5 m in Height.

Dual Occupancy – all other circumstances

Multiple Dwelling Units – all other circumstances

RESIDENTIAL CONSERVATION ZONE**Self-Assessable**

Bed and Breakfast Establishment if not more than 2 bedrooms in the House are used for the accommodation of guests

House, if it is:

- not on a Site for Small-Lot Housing (as defined by the Lot Reconfiguration Code);
- not on land to which the Steep and/or Potentially Unstable Land Code applies
- not in a Suburban Centre Support Precinct; and
- not more than 8.5 m in Height.

Code Assessable

Dual Occupancy if:

- a) it does not involve the Demolition and/or Removal of a Place of Potential Cultural Heritage Significance listed in Appendix 1; and
- b) the density of the development is not more than:
 - 1 Dwelling per 450 m² of Site area if it is in the Heritage Conservation, Tourist Residential or Suburban Centre Support Precinct; or
 - 1 Dwelling per 350 m² of Site area if it is in the Heritage Character Precinct; and
- c) it is not greater than 8.5 m in Height.

House if it

- does not involve the Demolition and/or Removal of a Place of Potential Cultural Heritage Significance listed in Appendix 1 and it is on a lot of greater than 500 m²; or
- is on land to which the Steep and/or Potentially Unstable Land Code applies.

Impact Assessable

Accommodation Building

Aged Persons Housing/Care:

- if it is in the Heritage Character Precinct;
- all other circumstances

Bed and Breakfast Establishment – all other circumstances

Caravan Park

Dual Occupancy – all other circumstances

House:

- a) If it involves the Demolition and/or Removal of a Place of Potential Cultural Heritage Significance listed in Appendix 1 and it is on a lot of greater than 500 m² in area.
- b) If it is:
 - in the Heritage Conservation or Tourist Residential Precinct and is on a lot of 450 m² to 500 m²; or
 - in the Heritage Character Precinct and is on a lot of 350 m² to 500 m².
- c) All other circumstances

Multiple Dwelling Units:

- a) If it is in the Heritage Character Precinct, not more than 8.5 m in Height and the density does not exceed the following:
 - for 1 bedroom Dwellings – 1 Dwelling per 300 m² of Site area;
 - for 2 bedroom Dwellings – 1 Dwelling per 350 m² of Site area; and
 - for 3 or more bedroom Dwellings – 1 Dwelling per 400 m² of Site area.
- b) All other circumstances.

PARK RESIDENTIAL ZONE

Self-Assessable

House, if it is:

- not more than 8.5 m in Height; and
- not on land to which the Steep and/or Potentially Unstable Land Code applies.

Code Assessable

Bed and Breakfast Establishment

Dual Occupancy if:

- a) it does not involve the Demolition and/or Removal of a Place of Potential Cultural Heritage Significance listed in Appendix 1; and
- b) the density of the development is not more than:

- 1 Dwelling per 450 m² of Site area if it is in the Heritage Conservation, Tourist Residential or Suburban Centre Support Precinct; or
 - 1 Dwelling per 350 m² of Site area if it is in the Heritage Character Precinct; and
- c) it is not greater than 8.5 m in Height.
House – all other circumstances

Impact Assessable

Accommodation Building
Aged Persons Housing/Care
Boarding House
Caravan Park:

- if it is in the Rural Residential Precinct.
- All other circumstances

Dual Occupancy
Multiple Dwelling Units

Codes:

House Code:

House not more than 8.5 in height

Where the House is on a lot of 500 m² or less:

c) the Site coverage does not exceed 50% of the allotment;

d) it does not exceed:

- *8.5 m in Height where the lot is between 400 m² and 500 m² inclusive; or*
- *1 Storey where the lot is less than 400 m²;*

e) the Dwelling addresses the street with the Dwelling entry facing the street;

f) garages and carports are integrated with the design of the Dwelling and have a maximum width of not more than 50% of the frontage;

g) the setback of the building from the frontage with a road of greater than 12m width is not less than the setback of 1 of the adjoining Dwellings or, where there are no adjoining Dwellings, not less than 6 m;

h) Where the building is built to the boundary with another lot or within 1m of the boundary:

- *the relevant wall does not contain windows or openings and has an average Height of not greater than 2.4m and a maximum Height of not more than 3m;*
- *it is built to only 1 of the boundaries; and*
- *the total length of wall on or within 1m of the boundary does not exceed 12m.*

i) the setbacks to the side and rear boundaries are in accordance with the requirements of the BCA, except that where the House is built to the boundary or to within 1 m of the boundary:

- *the relevant wall does not contain windows or openings and has an average Height of not greater than 2.4 m and a maximum Height of 3 m;*
- *it is built to only 1 of the side boundaries; and*
- *the total length of wall on or within 1 m of the boundary does not exceed 12 m.*

Dual Occupancy, Multiple Dwelling Units and Aged Persons Housing/Care Code:

DENSITIES:

Neighbourhood Residential – Dual Occupancies

- 1 Dwelling per 650 m² of Site area in the Escarpment Residential Precinct.
- 1 Dwelling per 350 m² of Site area elsewhere.
- 1 Dwelling per 1200 m² of Site area in the Stables Precinct.

Residential Conservation – Dual Occupancies

- 1 Dwelling per 450 m² of Site area in the Heritage Conservation and Tourist Residential Precincts.
- 1 Dwelling per 350 m² of Site area in the Heritage Character Precinct.

Residential Conservation – Multiple Dwelling Units and Aged Persons Housing/Care

- In the Heritage Conservation and Tourist Residential Precincts – none prescribed as they are 'not preferred'.
- In the Heritage Character Precinct:
 - For 1 bedroom Dwellings – 300 m² of Site area per Dwelling;
 - For 2 bedroom Dwellings – 1 Dwelling per 350 m² of Site area; and
 - For 3 or more bedroom Dwellings – 1 Dwelling per 400 m² of Site area

Mixed Housing – Dual Occupancy – 1 Dwelling per 250m² of Site area
Mixed Housing – Multiple Dwelling Units and Aged Persons Housing/Care:

- For 1 bedroom Dwellings – 200 m² of Site area per Dwelling;
- For 2 bedroom Dwellings – 1 Dwelling per 250 m² of Site area; and
- For 3 or more bedroom Dwellings – 1 Dwelling per 300

Street setback equal or greater distance than existing buildings, or minimum 6m

Height of Buildings do not exceed 2 storeys or 8.5m

Where in Kitchener Street part of the Office Residential Area:

- a) *buildings are not more than 8 Storeys in Height;*
- b) *no part of an adjacent allotment used for residential purposes is adversely affected by:*
 - *overshadowing between the hours of 9 a.m. and 3 p.m. on 21 June, except where such premises are already affected to a greater degree by other overshadowing; and*
 - *alterations to the micro-climate particularly in relation to wind tunnelling and turbulence;*
- c) *significant natural features on the Site, including existing mature vegetation, are integrated into the design;*
- d) *building Site coverage does not exceed 40%;*
- e) *the building is tiered so that the Gross Floor Area of:*
 - *any of the first 3 Storeys does not exceed 40% of the Site area; and*
 - *any level above 3 Storeys does not exceed 30% of the Site area; and*
- f) *a visual analysis of the proposal confirms that the buildings and structures comprising the Multiple Dwelling Unit development will not be visible above the skyline from vantage points identified in Schedule A to this code.*

Minimum distance of 3m between residential buildings

Side and rear boundaries – minimum 1.5m where 1 storey, 2m where more than 1 storey

Landscaping and open space:

- *in the Mixed Housing Zone and Neighbourhood Residential Zone (except the Escarpment Residential Precinct) - 30% of the Site;*
- *in the Residential Conservation Zone - 35% of the Site;*
- *in the Escarpment Residential Precinct of the Neighbourhood Residential Zone - 40% of the Site; and*
- *Any area of less than 1 m² or 1 m in width, and any kerbing, is not counted in the required landscaped and open space area.*

POS - Ground level dwellings – 35m², non-Ground Level dwellings – 6.25m²

Motels, Boarding Houses and Accommodation Buildings Code:

For Motels and Accommodation Buildings:

- a) *a minimum area of 1000 m² and a road frontage of at least 20 m where in the:*
 - *Regional Centre Zone;*
 - *Sub-Regional Centres Zone;*
 - *Motels Area; or*
 - *Major Road Residential or Hospital Support Precinct of the Mixed Housing Zone; or*
- b) *a minimum area of 2000 m² and a road frontage of at least 30 m otherwise.*

A5.1 *The maximum building Site cover is:*

- *in the Regional Centre Zone and the Sub-Regional Centres Zone – 90%;*
- *in the Major Road Residential and Hospital Support Precinct of the Mixed Housing Zone, and the Motels Area – 70%;*
- *in a Residential Zone (other than in the Major Road Residential and Hospital Support Precinct of the Mixed Housing Zone, and the Motels Precinct) – 50%; and*
- *otherwise - 60%.*

A5.2 *Buildings are set-back an equal or greater distance from the street than existing buildings on Sites adjacent to the Site provided that they are set-back at least:*

- *15 m to a State-controlled Road;*
- *10 m to a Council road classified as a Trunk Collector or higher in the Road Hierarchy (as shown on the Regulatory Map); and*
- *6 m to any other road.*

A5.3 Buildings have a maximum unarticulated length of 10 m to the street frontage. Punctuation by bay windows, verandahs, balconies or minimum 3 m wide/deep wall offsets is considered to be adequate articulation.

A5.4 The maximum Height of any building is not more than 8.5 m.

Buildings in Residential Areas have:

a) minimum side and rear setbacks equal to half the Height of the building and not less than 3 m except that walls may be built to within 1.5 m of side and/or rear boundaries where:

- the maximum wall Height is 3.5 m;*
 - the wall contains no openings or has windows with translucent or opaque glazing; and*
 - the maximum wall length is 50% of the length of the adjoining property boundary; and*
- b) a 9 m minimum separation (or 12 m where above first floor level) provided to windows of Habitable Rooms of facing Dwellings on adjoining land.*

Lot Reconfiguration Code:

Schedule 2 – Lot Sizes and Dimensions

Neighbourhood Residential, Mixed Housing, Residential Conservation:

Lot Type	Precincts	Min Lot Area/Max Density	Min frontage/width	Max frontage to depth ratio
Regular	Escarpment Residential Motel	1000m ²	25m	1:2
	Stables	1200m ²	20m	1:3
	All other circumstances	Slope <6% - 500m ²	17m	1:2
		Slope 6-8% - 800m ²	25m	
		Slope >8% - 1000m ²	30m	
Corner	Escarpment Residential Motel	1000m ²	25m	1:2
	Stables	1200m ²	20m	1:3
	All other circumstances	Slope <6% - 600m ²	20m	No acceptable Measure prescribed
		Slope 6-8% - 800m ²	25m	
		Slope >8% - 1000m ²	30m	
Hatchet	Escarpment Residential Motel	1000m ²	6m/25m	1:2
	Stables	1200m ²	6m/20m	1:3
	All other circumstances	Slope <6% - 500m ²	4m/17m	1:2
		Slope 6-8% - 800m ²	4m/25m	
		Slope >8% - 1000m ²	4m/30m	
Community Titles Scheme	Escarpment Residential Motel	1000m ² (except for communal lots).	25m	No acceptable Measure prescribed
	Stables	1200m ² (except for communal lots).	20m	No acceptable Measure prescribed
	All other circumstances	500m ² (except for communal lots).		No acceptable Measure prescribed

Park Residential:

Lot Type	Precincts	Min Lot Area/Max Density	Min frontage/width	Max frontage to depth ratio
Regular and Corner	Bushland Residential	4000m ² with an average of 1 lot per ha	30m	1:3
	Rural Residential	4000m ²	40m	1:2.5
Hatchet	Bushland Residential	4000m ² with an average of 1 lot per ha	10m/30m	No acceptable Measure prescribed
	Rural Residential	4000m ²	10m/40m	No acceptable Measure prescribed
Community Titles Scheme	Bushland Residential	4000m ² (except for communal lots) with an average of 1 lot per ha	30m	No acceptable Measure prescribed
	Rural Residential	4000m ² (except for communal lots).	40m	No acceptable Measure prescribed

Overlay Maps:

Regulatory Map A:
 Future Infrastructure Corridors (Code)
 Minor Waterways (Code)
 Potential Bushfire Areas (Code)
 Steep and/or Potentially Unstable Land (Code)
 Visually Sensitive Area

Regulatory Map B - Airport Affected Land (Code)

Valuable Features Map??

Planning Scheme Residential Strategies Matrix

LGA	Zones	Lot Sizes/frontages	Building Height	Site Cover	Open Space
Cambooya	Rural Residential	2 lots/ha, 4000m ² -2ha, 45m frontage	2 storeys	House and outbuildings – 50%, outbuilding – max 80m ²	10% of site area
	Township	800m ² -9000m ² , 20m frontage	2 storeys	House and outbuildings – 50%, outbuilding – max 60m ²	
Clifton	Township	600m ² or 800m ² where a corner lot House: min 2000m ² , 12m frontage, 6m setback	2 storeys	50% - House on less than 600m ² 60%- Motel or Multiple dwelling	10% of site area or for Multiple dwellings, Motels or Houses less than 600m ² – 30m ² /bedroom
	Residential	600m ² or 800m ² where a corner lot House: min 600m ² , 12m frontage, 6m setback	2 storeys		
Crows Nest	Park Residential	6,000m ² /45m frontage, 1:4 frontage/depth ratio	2 storeys/8.0m	Not stated	10% for recreational and green space areas
	Rural Residential	2ha/80m frontage, 1:4 frontage/depth ratio	2 storeys/8.0m	Not stated	
	Residential Low Density	2,250-4,000m ² , ave 2,750m ² , 30m frontage, 1:3 frontage/depth ratio	2 storeys/8.0m	Not stated	
	Residential	Highfields: 800-1,200m ² , ave 1,000m ² , 20m frontage, 1:4 frontage/depth ratio Crows Nest: 800m ² , 20m frontage, 1:4 frontage/depth ratio	2 storeys/8.0m	House: 50% Multiple Dwelling Houses or dwelling units in Residential Premises Precinct: 1 storey – 40%, 2 storeys – 35%	Dwelling House lot: 50% of site area 10% for recreational and green space areas Multiple Dwelling Houses or dwelling units in Residential Premises Precinct - 45m ² /ground level dwelling, 6.25m ² for non-ground level dwelling (min 1,000m ² allotment, max 5 dw units/multiple dwelling)

LGA	Zones	Lot Sizes/frontages	Building Height	Site Cover	Open Space
Jondaryan	Rural Residential	4,000m ² , 1,000m ² where in Urban Investigation Area, 50 frontage, 15m setback from road boundary	Max 8.5m	60% for Multiple Dwelling and Motel	Min 15% of site area Multiple Dwelling and Motel: 30m ² for ground level unit, 8m ² balcony for above ground unit
	Town	Residential Precinct: 700-1,200m ² , 18m frontage Rural Res Precinct: 4,000m ²	Max 8.5m		
	Township	900m ² , ave 1,000m ² where reticulated sewerage, 1500m ² otherwise, max 1,100m ² , 25m frontage	Max 8.5m		
Millmerran	Town (Residential Precinct and Rural Residential Precinct)	Dwelling House: 800m ² -1200m ² , 25m frontage, 1:4 width to depth ratio Dual Occupancy: 1,000m ² , 25m frontage, 1:4 width to depth ratio Rural Res Precinct: Water connected - 1.0ha, 75m frontage, 1:4 width to depth Water and Sewerage connected - 4,000m ² , 50m frontage, 1:4 width to depth	Max 8.5m	Dwelling Houses and single storey accom units - 50% Dual Occupancy or 2 storey accom units - 40%	Accom Units: 30m ² /bedroom
	Rural (Rural Settlement Precinct)	If GQAL - 100ha If not GQAL - 300ha	Max 8.5m	Not stated	Not stated
Pittsworth	Urban Zone	Detached Dwelling - 800m ² , min 20m frontage Med Density Res Land Use: Duplexes - 1,000m ² , 25m frontage Multiple Dwelling - 1,400m ² , 30m frontage Rural Res - 2,500m ²	8.5m/2 storeys	Detached Dwellings -50% Duplex - 40% Multiple Dwelling - 40%, 2 storey - 35%	Multiple Dwellings: Single Storey - 45% Double Storey - 50%
Rosalie	Residential	sewered 800m ² /20m frontage	8.5m/2 storey	Multi-unit dwelling or Motel: 60%	Where subdivision for residential purposes - 10% of site area Multi-unit dwelling - 30% of site area, 25m ² private courtyard, min dimension 5m
	Residential Village	unsewered 2,000m ² /40m frontage Multi-unit dwelling or Motel: 1,000m ² , 25m frontage			

LGA	Zones	Lot Sizes/frontages	Building Height	Site Cover	Open Space
	Rural Residential	1.0ha/50m frontage		Not stated	Where subdivision for residential purposes - 10% of site area
	Park Residential	4,000m ² /40m frontage		Not stated	Where subdivision for residential purposes - 10% of site area
Toowoomba	Neighbourhood Residential	Refer to Schedule 2 below	8.5m/2 storeys Kitchener St Office Residential Area - Max 8 storeys	House: 50%	30% or where in Escarpment Residential Precinct - 40%
	Mixed Housing			Dual Occupancy, Multiple Dwelling Units and Aged Persons Housing/Care: 40%	POS - 35m ² for ground level dwellings, 6.25m ² for non-ground level dwellings
	Residential Conservation			Motels, Boarding Houses and Accommodation Buildings: 70% in Major Road Residential and Hospital Support Precinct of mixed Housing Zone, 50% in Residential Zone (other than Major Road Res and Hosp Support Precinct of Mixed Housing Zone) or 60% otherwise.	30% POS - 35m ² for ground level dwellings, 6.25m ² for non-ground level dwellings
	Park Residential				35% POS - 35m ² for ground level dwellings, 6.25m ² for non-ground level dwellings

Toowoomba Planning Scheme - Schedule 2

Neighbourhood Residential, Mixed Housing, Residential Conservation Zones:

Lot Type	Precincts	Min Lot Area/Max Density	Min frontage/width	Max frontage to depth ratio
Regular	Escarpment Residential Motel	1,000m ²	25m	1:2
	Stables	1,200m ²	20m	1:3
	All other circumstances	Slope <6% - 500m ²	17m	1:2
		Slope 6-8% - 800m ²	25m	
		Slope >8% - 1000m ²	30m	
Corner	Escarpment Residential Motel	1,000m ²	25m	1:2
	Stables	1,200m ²	20m	1:3
	All other circumstances	Slope <6% - 600m ²	20m	No acceptable Measure prescribed
		Slope 6-8% - 800m ²	25m	
		Slope >8% - 1000m ²	30m	
Hatchet	Escarpment Residential Motel	1,000m ²	6m/25m	1:2
	Stables	1,200m ²	6m/20m	1:3
	All other circumstances	Slope <6% - 500m ²	4m/17m	1:2
		Slope 6-8% - 800m ²	4m/25m	
		Slope >8% - 1000m ²	4m/30m	
Community Titles Scheme	Escarpment Residential Motel	1,000m ² (except for communal lots).	25m	No acceptable Measure prescribed
	Stables	1,200m ² (except for communal lots).	20m	No acceptable Measure prescribed
	All other circumstances	500m ² (except for communal lots).		No acceptable Measure prescribed

Park Residential:

Lot Type	Precincts	Min Lot Area/Max Density	Min frontage/width	Max frontage to depth ratio
Regular and Corner	Bushland Residential	4,000m ² with an average of 1 lot per ha	30m	1:3
	Rural Residential	4,000m ²	40m	1:2.5
Hatchet	Bushland Residential	4,000m ² with an average of 1 lot per ha	10m/30m	No acceptable Measure prescribed
	Rural Residential	4,000m ²	10m/40m	No acceptable Measure prescribed
Community	Bushland Residential	4,000m ² (except for communal	30m	No acceptable Measure prescribed

Lot Type	Precincts	Min Lot Area/Max Density	Min frontage/width	Max frontage to depth ratio
Titles Scheme		lots) with an average of 1 lot per ha		
	Rural Residential	4,000m ² (except for communal lots).	40m	No acceptable Measure prescribed

Appendix B – Estimated Resident Population, Occupied Dwellings and Household Size 1996 - 2031

SOURCE: ABS CENSUS 1996, 2001, 2006; ABS DWELLING APPROVALS; PIFU PROJECTIONS; URBAN ECONOMICS' ESTIMATES

Appendix C – Household Growth Projections

SLA	Household Projections							
	2009	2011		2021		2031		
	Households	Households	Growth 2009-11	Households	Growth 2011-21	Households	Growth 2021-31	Growth 2009-31
Toowoomba Central	6,512	6,587	75	6,791	204	6,994	203	482
Toowoomba North-East	4,709	4,875	166	5,058	183	5,205	147	496
Toowoomba North-West	8,166	8,326	160	9,744	1,418	10,718	974	2,552
Toowoomba South-East	11,266	11,626	360	14,004	2,378	15,972	1,968	4,706
Toowoomba West	10,308	10,781	473	13,567	2,786	16,609	3,042	6,301
Highfields	3,537	4,009	472	6,067	2,058	8,230	2,163	4,693
Gowrie	1,819	1,994	175	2,764	770	3,659	895	1,840
Westbrook	2,519	2,619	100	4,636	2,017	6,489	1,853	3,970
Cambooya	1,532	1,686	154	2,490	804	3,454	964	1,922
Crows Nest	1,793	1,883	90	2,851	968	3,816	965	2,023
Rosalie	1,922	1,978	56	2,289	311	2,594	305	672
Jondaryan	2,804	2,840	36	3,018	178	3,173	155	369
Greenmount	775	815	40	1,091	276	1,376	285	601
Pittsworth	1,942	2,023	81	2,372	349	2,712	340	770
Millmerran	1,338	1,369	31	1,531	162	1,709	178	371
Clifton	1,158	1,264	106	1,734	470	2,220	486	1,062
TOTAL	62,099	64,674	2,575	80,008	15,334	94,929	14,921	32,830

SOURCE: Urban Economics analysis based on PIFU medium series population projections.

Appendix D – Dwelling Approvals

Dwelling Approvals SLA	2001/02			2002/03			2003/04			2004/05			2005/06			2006/07			2007/08			2008/09 (to May 09)		
	Houses	Other	Total	Houses	Other	Total	Houses	Other	Total	Houses	Other	Total	Houses	Other	Total	Houses	Other	Total	Houses	Other	Total	Houses	Other	Total
Toowoomba Central	15	43	58	10	28	38	13	17	30	21	41	62	7	35	42	14	35	49	8	33	41	7	16	23
Toowoomba North-East	34	2	36	14	7	21	14	24	38	26	25	51	47	10	57	20	14	34	19	24	43	9	0	9
Toowoomba North-West	67	8	75	70	39	109	59	45	104	59	36	95	24	59	83	52	69	121	21	18	39	24	17	41
Toowoomba South-East	277	44	321	313	81	394	280	76	356	256	85	341	181	52	233	82	46	128	104	73	177	52	18	70
Toowoomba West	50	42	92	24	98	122	65	163	228	38	210	248	111	268	379	68	163	231	71	123	194	64	21	85
Highfields	143	0	143	171	0	171	188	0	188	209	0	209	226	0	226	181	0	181	206	22	228	102	5	107
Gowrie	34	0	34	18	0	18	51	0	51	29	0	29	58	0	58	60	0	60	89	0	89	54	0	54
Westbrook	125	0	125	94	0	94	107	0	107	123	2	125	109	2	111	26	0	26	17	0	17	65	0	65
Cambooya	57	0	57	35	0	35	63	0	63	45	0	45	57	0	57	69	0	69	81	0	81	38	0	38
Crows Nest	20	0	20	30	0	30	39	0	39	41	0	41	36	3	39	37	0	37	39	0	39	35	2	37
Rosalie	16	0	16	15	0	15	21	0	21	57	0	57	46	0	46	26	0	26	28	0	28	17	0	17
Jondaryan	8	0	8	13	4	17	28	0	28	32	0	32	36	4	40	13	2	15	10	0	10	31	3	34
Greenmount	17	0	17	11	0	11	15	0	15	23	0	23	19	0	19	22	0	22	6	7	13	7	0	7
Pittsworth	30	0	30	25	0	25	32	0	32	31	0	31	30	17	47	19	0	19	39	8	47	28	0	28
Millmerran	14	0	14	16	0	16	11	0	11	19	0	19	18	0	18	11	0	11	20	0	20	7	0	7
Clifton	5	0	5	16	0	16	9	0	9	17	0	17	13	0	13	42	0	42	27	0	27	12	12	24

Appendix E – Household Type

Household Type	Dwellings			2006 Household type					2031 Household type (%)					total	2031 Household type (dwellings)					total
	2009	2031	Difference	Single Person	Couple	Single Parent	Couple with Children	Other	Single Person	Couple	Single Parent	Couple with Children	Other		Single Person	Couple	Single Parent	Couple with Children	Other	
SLA	2009																			
Toowoomba Central	6,512	6,994	482	33.2%	24.7%	12.0%	23.1%	7.0%	43.0%	32.0%	6.0%	14.0%	5.0%	100.00%	3007	2238	420	979	350	6994
Toowoomba North-East	4,709	5,205	496	30.0%	26.8%	10.6%	27.4%	5.2%	41.0%	33.0%	7.0%	14.0%	5.0%	100.00%	2134	1718	364	729	260	5205
Toowoomba North-West	8,166	10,718	2,552	27.3%	26.4%	14.4%	26.9%	5.0%	36.0%	32.0%	9.0%	18.0%	5.0%	100.00%	3858	3430	965	1929	536	10718
Toowoomba South-East	11,266	15,972	4,706	23.1%	29.3%	9.5%	31.8%	6.2%	34.0%	29.0%	10.0%	21.0%	6.0%	100.00%	5430	4632	1597	3354	958	15971
Toowoomba West	10,308	16,609	6,301	29.4%	25.9%	13.0%	25.1%	6.6%	34.0%	28.0%	13.0%	19.0%	6.0%	100.00%	5647	4651	2159	3156	997	16610
Highfields	3,537	8,230	4,693	9.5%	33.5%	5.8%	49.8%	1.4%	17.0%	36.0%	10.0%	34.0%	3.0%	100.00%	1399	2963	823	2798	247	8230
Gowrie	1,819	3,659	1,840	12.2%	30.5%	7.8%	47.0%	2.5%	19.0%	31.0%	11.0%	36.0%	3.0%	100.00%	695	1134	402	1317	110	3658
Westbrook	2,519	6,489	3,970	8.6%	30.6%	6.1%	53.1%	1.6%	16.0%	31.0%	9.0%	42.0%	2.0%	100.00%	1038	2012	584	2725	130	6489
Cambooya	1,532	3,454	1,922	10.3%	27.9%	9.4%	50.2%	2.3%	19.0%	31.0%	9.0%	38.0%	3.0%	100.00%	656	1071	311	1313	104	3455
Crows Nest	1,793	3,816	2,023	21.1%	37.2%	9.7%	29.3%	2.7%	37.0%	33.0%	9.0%	18.0%	3.0%	100.00%	1412	1259	343	687	114	3815
Rosalie	1,922	2,594	672	23.0%	33.7%	8.1%	32.1%	3.2%	31.0%	35.0%	9.0%	22.0%	3.0%	100.00%	804	908	233	571	78	2594
Jondaryan	2,804	3,173	369	19.7%	31.2%	10.5%	35.5%	3.1%	28.0%	31.0%	11.0%	27.0%	3.0%	100.00%	888	984	349	857	95	3173
Greenmount	775	1,376	601	14.8%	35.6%	9.1%	37.4%	3.1%	21.0%	39.0%	10.0%	27.0%	3.0%	100.00%	289	537	138	372	41	1377
Pittsworth	1,942	2,712	770	18.8%	32.2%	9.0%	37.7%	2.4%	25.0%	33.0%	10.0%	28.0%	4.0%	100.00%	678	895	271	759	108	2711
Millmerran	1,338	1,709	371	24.9%	33.4%	8.1%	30.5%	3.1%	29.0%	35.0%	9.0%	24.0%	3.0%	100.00%	496	598	154	410	51	1709
Clifton	1,158	2,220	1,062	21.2%	33.8%	9.7%	32.9%	2.4%	26.0%	38.0%	9.0%	24.0%	3.0%	100.00%	577	844	200	533	67	2221
			0																	
Total	62,099	94,929	32,830	12173	14676	5440	16269	2452							29008	29874	9313	22489	4246	94930
				23.9%	28.8%	10.7%	31.9%	4.8%							31%	31%	10%	24%	4%	100%

Dwelling Type	Dwellings				2006 Dwelling type				2031 Additional Dwelling type				Projected 2031 Residential Land Types (ha)				
	2006	2009	2031	Difference	Detached House	Semi-detached	Flats /Units	Other	Detached House	Semi-detached	Flats /Units	Other	Low Density	Medium Density	Rural Residential	total	
SLA																	
Toowoomba Central	6,410	6,512	6,994	482	76.70%	6.90%	15.90%	0.60%	5%	40%	55%	0%	100%	3.0	13.6	0.0	16.6
Toowoomba North-East	4,609	4,709	5,205	496	80.50%	2.70%	16.70%	0.10%	25%	50%	25%	0%	100%	15.5	12.7	0.0	28.2
Toowoomba North-West	8,001	8,166	10,718		86.60%	4.20%	8.60%	0.70%	55%	35%	10%	0%	100%	175.5	41.4	0.0	216.8
				2,552													
Toowoomba South-East	10,846	11,266	15,972	4,706	81.30%	6.10%	11.80%	0.80%	65%	25%	10%	0%	100%	382.4	57.5	0.0	439.9
Toowoomba West	9,877	10,308	16,609	6,301	79.90%	7.20%	12.40%	0.50%	45%	35%	20%	0%	100%	354.4	116.2	0.0	470.6
Highfields	2,998	3,537	8,230	4,693	81.10%	18.70%	0%	0.20%	65%	25%	10%	0%	100%	362.2	57.4	76.3	495.9
Gowrie	1,614	1,819	3,659	1,840	100%	0%	0%	0%	75%	25%	0%	0%	100%	163.9	18.4	34.5	216.8
Westbrook	2,408	2,519	6,489	3,970	99.70%	0%	0%	0.30%	75%	25%	0%	0%	100%	353.6	39.7	74.4	467.7
Cambooya	1,336	1,532	3,454	1,922	99.30%	0.50%	0%	0.20%	80%	20%	0%	0%	100%	178.7	15.4	38.4	232.6
Crows Nest	1,676	1,793	3,816	2,023	96.20%	2.00%	0.20%	1.60%	80%	20%	0%	0%	100%	178.0	16.2	80.9	275.1
Rosalie	1,851	1,922	2,594	672	96.00%	0.50%	1.00%	2.50%	80%	20%	0%	0%	100%	59.1	5.4	26.9	91.4
Jondaryan	2,740	2,804	3,173	369	94.20%	1.10%	3.50%	1.20%	70%	20%	10%	0%	100%	30.0	3.8	6.5	40.3
Greenmount	733	775	1,376	601	99.60%	0.40%	0%	0%	80%	20%	0%	0%	100%	55.9	4.8	12.0	72.7
Pittsworth	1,841	1,942	2,712	770	95.40%	0%	2.50%	2.10%	65%	25%	10%	0%	100%	58.2	9.4	12.5	80.1
Millmerran	1,300	1,338	1,709	371	95.30%	0.50%	1.30%	2.80%	80%	20%	0%	0%	100%	32.6	3.0	14.8	50.5
Clifton	1,060	1,158	2,220	1,062	96.10%	0.30%	1.70%	2.00%	80%	20%	0%	0%	100%	93.5	8.5	42.5	144.4
				0													
	59,300	62,099	94,929	32,830								Land Area (ha) Dwellings	2,496.6 19,973	423.3 11,896	419.7 839		3,339.6 32,830

Appendix G – GIS Analysis (Existing Zoned Land)

1. APPROACH

(a). Input:

GIS layers required:

- DCDB;
- Zones listed in the table at 2. below (or the precincts where relevant and available);
- Vacant land (retain data layer but ignore for analysis purposes in this phase as layer is not complete - does not include Toowoomba City Council);
- ABS Collector District (CD) boundaries;
- ABS SLA boundaries.

Other inputs:

- Assumed residential density (from the 7th (shaded) column in the table at 2. below – marked “Minimum”);
- Alternative residential density for certain land (from the 8th and 9th columns in the table at 2. below – marked “Maximum”) (i.e. code assessable dual occupancy or medium density development potential).

(b). Output:

- Number of **dwelling**s potentially achievable in each **zone**;
- Number of **dwelling**s potentially achievable in each **zone** using code assessable dual occupancy and medium density development opportunities.

(c). Report results in hectares for each CD, each SLA, Toowoomba Statistical District (TSD) and Toowoomba Regional Council (TRC).

(d). Issues/limitations:

- Vacant land layer does not include former Toowoomba City Council therefore GIS analysis ignores vacant land layer and calculates development capacity of all land in relevant zones. Data on existing dwelling numbers is subtracted from results of GIS analysis to arrive at remaining development capacity;
- This approach incorporates non-vacant sites that are suitable for redevelopment (because it is based on all zoned land not vacant land only).
- Planning scheme overlay layers are not available therefore GIS analysis ignores these development constraints;
- This approach does not involve any ground truthing to identify non-mapped factors affecting the likelihood of particular land parcels being available for or withheld from development.

2. RESIDENTIAL DENSITY ASSUMPTIONS

The following table summarises the assumptions to be used in undertaking a GIS based assessment of the potential residential capacity of the existing 'residential' zoned land in the current planning schemes for the former local governments now making up the Toowoomba Regional Council.

LGA Planning scheme	Zone	Precinct	Minimum Lot Size (m ² unless stated)	Code Assessable Dual Occupancy Development	Code Assessable Multiple Dwelling Development	Assumed Density (dwellings/ha) ("Minimum")	Adjustments ("Maximum")	
Cambooya	Rural Residential		4,000 (2 lots/ha average)			2		
	Township		800			10		
Clifton	Residential		600			12		
	Township		600			12		
Crows Nest	Rural Residential		2 ha			0.5		
	Park Residential		6,000			1.5		
	Residential Low Density		2,750 average			3.5		
	Residential (in Highfields - Map 14)	Residential Premises	1,000 average		If site area >= 1,000m ² ; max 5 units/multiple dwelling	7.5	Adopt 5 dwelling units for each lot where: Lot area >=1,000m ²	
	Residential (in Crows Nest - Map 12)	Residential Premises	800		If site area >= 1,000m ² ; max 5 units/multiple dwelling	10	Adopt 5 dwelling units for each lot where: Lot area >=1,000m ²	
Jondaryan	Rural Residential		4,000			2.25		
	Township		1,000 (assume all land sewerred or sewerable)			7.5		
	Town	Residential	700 – 1,200 (say, 1,000)			7.5		
		Rural Residential	4,000			2.25		
	Rural	Residential Investigation Area	1,000			7.5		
Millmerran	Town Zone	Rural Residential	4,000 (assume all land sewerred or sewerable)			2.25		
		Residential	800			10		
Pittsworth	Residential	Urban Rural Residential	2,500			3.75		
		Urban	800			10		

LGA Planning scheme	Zone	Precinct	Minimum Lot Size (m ² unless stated)	Code Assessable Dual Occupancy Development	Code Assessable Multiple Dwelling Development	Assumed Density (dwellings/ha) ("Minimum")	Adjustments ("Maximum")	
		Residential						
		Medium Density Residential in Town of Pittsworth		Duplex if site area $\geq 1,000\text{m}^2$		Adopt 2 dwelling units for each lot where: 1,000m² $\leq$ lot area $< 1,400\text{m}^2$; or If data insufficient adopt 15 dwelling units/ha		
					Multiple Dwelling if site area $\geq 1,400\text{m}^2$	40 (if site area $\geq 1,400\text{m}^2$); or If data insufficient adopt 15 Dwelling units/ha		
Rosalie	Rural Residential		1 ha			0.8		
	Park Residential		4,000			2.25		
	Residential		800 (assume all land sewerred or sewerable)			10		
	Residential Village		800 (assume all land sewerred or sewerable)			10		
Toowoomba	Neighbourhood Residential		800 (assume for all slopes)	Dual occupancy (duplex) if ≤ 1 dwelling unit/350m ² site area		10	<i>Adopt 2 dwelling units for each lot where: lot area $\geq 700\text{m}^2$</i>	<i>If data insufficient adopt 20 dwelling units/ha</i>
		Escarpment Residential	1,000	Dual occupancy (duplex) if ≤ 1 dwelling unit/650m ² site area		7.5	<i>Adopt 2 dwelling units for each lot where: lot area $\geq 1,300\text{m}^2$</i>	<i>If data insufficient adopt 15 dwelling units/ha</i>
		Stables	1,200	Dual occupancy		5	<i>Adopt 2 dwelling</i>	<i>If data</i>

LGA Planning scheme	Zone	Precinct	Minimum Lot Size (m ² unless stated)	Code Assessable Dual Occupancy Development	Code Assessable Multiple Dwelling Development	Assumed Density (dwellings/ha) ("Minimum")	Adjustments ("Maximum")	
				(duplex) if <= 1 dwelling unit/1,200m ² site area			<i>units for each lot where: lot area >= 1,200m²</i>	<i>insufficient adopt 8 dwelling units/ha</i>
		Suburban Centre Support	House = Impact not preferred	Dual occupancy (duplex) if <= 1 dwelling unit/350m ² site area		Nil	<i>Adopt 2 dwelling units for each lot where: lot area >= 700m²</i>	<i>If data insufficient adopt 20 dwelling units/ha</i>
	Mixed Housing		800 (assume for all slopes)	Dual occupancy (duplex) if <= 1 dwelling unit/250m ² site area	Multiple Dwelling at 1 dwelling unit/250m ² site area (for 2 bedroom unit)	10		<i>Adopt 40 dwelling units/ha</i>
		Suburban Centre Support	Impact	"	"	Nil		"
	Residential Conservation		800 (assume for all slopes)			10		<i>If data insufficient adopt 20 dwelling units/ha</i>
		Suburban Centre Support	Impact			Nil		<i>If data insufficient adopt 20 dwelling units/ha</i>
		Heritage Conservation		Dual occupancy (duplex) if <= 1 dwelling unit/450m ² site area		10	<i>Adopt 2 dwelling units for each lot where: lot area >= 900m²</i>	<i>If data insufficient adopt 20 dwelling units/ha</i>
		Tourist Residential		"		10	"	<i>If data insufficient adopt 20 dwelling units/ha</i>
		Heritage Character		Dual occupancy (duplex) if <= 1 dwelling unit/350m ² site area	Multiple Dwelling at 1 dwelling unit/350m ² site area (for 2 bedroom unit)	10		<i>Adopt 28.5 dwelling units/ha</i>
	Park Residential	Bushland	4,000 (1 lot /ha)			1		

LGA Planning scheme	Zone	Precinct	Minimum Lot Size (m ² unless stated)	Code Assessable Dual Occupancy Development	Code Assessable Multiple Dwelling Development	Assumed Density (dwellings/ha) ("Minimum")	Adjustments ("Maximum")	
		Residential	average)					
		Rural Residential	4,000			2.25		
	Future Urban		N/A			Assume 10		

Notes to assumptions:

Assumptions above simplify the development criterion of the planning schemes and do not account for:

- minimum lot frontage requirements;
- requirements for a minimum distance between new medium density development and existing medium density development;
- effects of lot amalgamation on medium density capacity;
- density variations for different multiple dwelling unit bedroom configurations;
- potential for higher densities through the impact assessment process;
- potential for residential development in Toowoomba City Council centre zones; and
- various other locality- or use-specific development controls.

3. ESTIMATE OF LAND AVAILABILITY

LGA	SLA	CD	Res Zoned Area in CD ³ (ha)	LG Zone/ Precinct	LG Zone/ Precinct Area in CD ³ (ha)	Density (Dw/ha)	Theoretical Dwelling Capacity of Zone/Precinct Area in CD ³	Redevelop ment Potential Density	Maximum Theoretical Dwelling Capacity ⁴	Population June 2006 (Estimated Resident	Population June 2009	Households June 2009	Capacity ³ less June 2009 Households	Maximum ⁴ less June 2009 Households	Detached Dwellings Percentage of Total Dwellings (2009 est)	Population June 2031	Households June 2031	Capacity ³ less June 2031 Households	Maximum ⁴ less June 2031 Households
	Cambooya	Cambooya Part A 320012151			1312.25		4067		-	4,143	4,671	1,532	2,535		100%	9,983	3,454	613	
			3140401	Township	48.36	10	483.6												
			3140406	Township	131.9	10	1319		-										
			3140408	Rural Residential?	229.28	2	458.56		-										
			3140409	Rural Residential	300.47	2	600.94		-										
			3140410	Rural Residential	602.24	2	1204.48		-										
		Cambooya Part B 320012154			101.57		1016		-	2,017	2,120	775	241		99%	3,481	1,376	- 360	
			3140404	Township	30.29	10	302.9												
			3140405	Township	0.00	10	0												
			3140407	Township	71.28	10	712.8												
	Clifton	Clifton 320052400			194.90		194.89		-	2,766	2,953	1,158	1,181		96%	4,639	2,220	119	
			3150304	Township	49.03	12	588.36		-										
			3150305	Residential	66.83	12	801.96		-										
			3150306	Residential	22.90	12	274.8		-										
			3150308	Residential	56.13	12	673.56		-										
	Crows Nest	Crows Nest Part A 320012551			2285.51		2234.19		-	9,205	10,858	3,537	4,746		81%	23,373	8,230	53	
			3142204	Residential Low Density	24.04	3.5	84.14		-										
			3142205	Park Residential	17.04	1.5	25.56		-										
			3142206	Park Residential	586.20	1.5	322.35		-										
			3142206	Residential in Highfields		7.5	1095												
			3142206	Residential Low Density		3.5	788.55												
			3142207	Residential in Highfields	176.86	7.5	495.75		-										
			3142207	Residential Low Density		3.5	366.8												
			3142208	Park Residential	208.58	1.5	186		-										
			3142208	Residential Low Density		3.5	164.5												
			3142209	Park Residential		1.5	53.1		-										
			3142209	Residential Low Density	185.8	3.5	526.4												
			3142210	Residential Low Density		3.5	319.9		-										
			3142211	Park Residential		1.5	282.87		-										
			3142213	Residential Low Density	188.58	3.5	581.245		-										
			3142214	Residential Low Density	166.07	3.5	196.07		-										
			3142215	Residential Low Density	56.0219	3.5	142.8		-										
			3142216	Residential in Highfields	40.8	7.5	1809		-										
			3142216	Residential Low Density	280.68	3.5	110.95												
			3142217	Residential Low Density		3.5	590.1		-										
			3142218	Park Residential	168.6	1.5	142.26		-										
					94.84														
	Crows Nest	Crows Nest Part B 320052554			810.41		819.68		-	4,140	4,390	1,793	395		95%	8,587	3,816	- 1,628	
			3142104	Residential Low Density?		3.5	38.43												
			3142105	Park Residential	10.98	1.5	90		-										
			3142106	Park Residential	60.00	1.5	78.45		-										
			3142106	Residential in Crow's Nest	154.90	10	1006												
			3142107	Park Residential		1.5	46.5		-										
			3142107	Residential Low Density?	86.80	3.5	14.7												
			3142107	Residential in Crow's Nest		10	516												
			3142202	Park Residential		1.5	137.55		-										
			3142202	Residential in Crow's Nest	231.83	10	54												
			3142202	Rural Residential		0.5	73												
			3142203	Rural Residential		0.5	37.05		-										
			3142212	Rural Residential	74.10	0.5	95.9		-										
					191.80														
	Jondaryan	Jondaryan Part A 320014201			2018.33		5745		-	7,560	7,880	2,519	3,226		99%	19,401	6,489	- 744	
			3141702	Township		7.5	152.025		-										
			3141703	Rural Residential	20.27	2.25	623.475		-										
			3141705	Rural Residential?	277.10	2.25	202.8825		-										
			3141707	Rural Residential	90.17	2.25	968.31		-										
			3141708	Rural Residential	430.36	2.25	868.6575		-										
			3141710	Rural Residential	386.07	2.25	379.7775		-										
			3141711	Township	168.79	7.5	41.325		-										
			3141713	Rural Residential	5.51	2.25	357.705		-										
			3141714	Township	158.98	7.5	880.875		-										
			3141715	Township	117.45	7.5	1.425		-										
			3141716	Rural Residential	0.19	2.25	624.5325		-										
			3141717	Township	277.57	7.5	644.025		-										
	Jondaryan	Jondaryan Part B 320054204			561.39		561.40		-	7,398	7,514	2,804	47		94%	7,996	3,173	- 322	
			3141704	Rural Residential		2.25	225.225		-										
			3141712	Township	85.87	7.5	28.35		-										
			3141803	Township	100.10	7.5	503.475		-										
			3141805	Township	3.78	7.5	319.275		-										
			3141806	Township	67.13	7.5	0		-										
			3141808	Residential	42.57	7.5	262.8		-										
			3141809	Residential	0.00	7.5	261		-										
			3141809	Rural Residential	35.04	2.25	192.375												
			3141810	Residential	120.30	7.5	261.75		-										
			3141810	Rural Residential		2.25	165.15												
			3141811	Residential	108.30	7.5	226.125		-										
			3141812	Residential	73.4	7.5	149.25		-										
			3141813	Residential	30.15	7.5	255.975		-										
					19.90														
					34.13														
	Millmerran	Millmerran 320055000			486.26		486.26		-	3,276	3,318	1,338	263		93%	3,760	1,709	- 108	
			3150101	NA			0.00		-										
			3150102	Millmerran Town Residential & Rural Residential	0.00	2.25	147.29		-										
			3150103	Millmerran Town Residential	65.46	10.00	203.00		-										
			3150105	Millmerran Town Residential	20.30	10.00	451.50		-										
			3150106	NA	45.15		0.00		-										
			3150107	NA	0.00		0.00		-										
					0.00														

LGA	SLA	CD	Res Zoned Area in Cd ¹ (ha)	LG Zone/ Precinct	LG Zone/ Precinct Area in Cd ² (ha)	Density (Dw/ha)	Theoretical Dwelling Capacity of Zone/Precinct Area in Cd ³	Redevelop ment Potential Density	Maximum Theoretical Dwelling Capacity ¹	Population June 2006 (Estimated Resident	Population June 2009	Households June 2009	Capacity ³ less June 2009 Households	Maximum ⁴ less June 2009 Households	Detached Dwellings Percentage of Total Dwellings (2009 est)	Population June 2031	Households June 2031	Capacity ³ less June 2031 Households	Maximum ⁴ less June 2031 Households	
		3150108	188.57	Milmerran Town Residential & Rural Residential	188.57	2.25	424.28		-											
		3150109	166.78	Milmerran Town Rural Residential	166.78	2.25	375.26		-											
									-											
	Pittsworth	Pittsworth 320056050	249.95	0.00	259.60		2440		-	5,082	5,301	1,942	498		95%	6,915	2,712	-	272	
		3150202	13.46	Urban Residential	13.46	10	134.6		-											
		3150203	37.00	Urban Residential	24.3	10	243		-											
		3150203		Urban Rural Residential	12.7	3.75	47.625		-											
		3150204	5.67	Urban Residential	5.67	10	56.7		-											
		3150205	55.83	Medium Density Residential	2	15	30		-											
		3150205		Urban Residential	38.5	10	385		-											
		3150205		Urban Rural Residential	15.2	3.75	57		-											
		3150206	52.20	Medium Density Residential	10.1	15	151.5		-											
		3150206		Urban Residential	42.1	10	421		-											
		3150207	4.67	Urban Residential	4.67	10	46.7		-											
		3150208	10.60	Urban Residential	9.2	10	92		-											
		3150208		Urban Rural Residential	1.4	3.75	5.25		-											
		3150209	70.51	Medium Density Residential	10	15	150		-											
		3150209		Urban Residential	57	10	570		-											
		3150209		Urban Rural Residential	13.3	3.75	49.875		-											
									-											
	Rosalie	Rosalie Part A 320016451	1259.35	0.00	1257.40		4880		-	4,794	5,313	1,819	3,061		100%	9,476	3,659	1,221		
		3141904	316.60	Park Residential	70	2.25	157.5		-											
		3141904		Residential	19.2	10	192		-											
		3141904		Rural Residential	227.4	0.8	181.92		-											
		3141908	54.58	Park Residential	0.9	2.25	2.025		-											
		3141908		Rural Residential	53.7	0.8	42.96		-											
		3141909	162.74	Park Residential	81.6	2.25	183.6		-											
		3141909		Residential	62.6	10	626		-											
		3141909		Rural Residential	18.5	0.8	14.8		-											
		3141911	265.73	Park Residential	136.3	2.25	306.675		-											
		3141911		Residential	84.4	10	844		-											
		3141911		Rural Residential	43.1	0.8	34.48		-											
		3141913	313.20	Park Residential	245.7	2.25	552.825		-											
		3141913		Residential	34.3	10	343		-											
		3141913		Rural Residential	33.2	0.8	26.56		-											
		3141914	104.10	Park Residential	12.1	2.25	27.225		-											
		3141914		Residential	92	10	920		-											
		3141915	42.40	Residential	42.4	10	424		-											
			991.78		993.92		2626		-	4,757	4,882	1,922	704		94%	6,019	2,594	32		
		3141901	11.24	Residential Village	0.7	10	7		-											
		3141901		Rural Residential	10.5	0.8	8.4		-											
		3141902	15.83	Residential Village	15.83	10	158.3		-											
		3141903	0.89	Residential Village	0.4	10	4		-											
		3141903		Rural Residential	0.5	0.8	0.4		-											
		3141905	17.27	Residential	2.4	10	24		-											
		3141905		Rural Residential	42.8	0.8	34.24		-											
		3141906	156.32	Residential	70.1	10	701		-											
		3141906		Rural Residential	60.5	0.8	48.4		-											
		3141910	48.78	Rural Residential	48.78	0.8	39,024		-											
		3142001	33.38	Residential	19.3	10	193		-											
		3142001		Rural Residential	14.1	0.8	11.28		-											
		3142002	210.74	Rural Residential	210.74	0.8	168,592		-											
		3142003	324.03	Residential Village	14.6	10	146		-											
		3142003		Rural Residential	309.4	0.8	247.52		-											
		3142004	5.50	Residential Village	4.3	10	43		-											
		3142004		Rural Residential	1.2	0.8	0.96		-											
		3142005	13.84	Residential Village	13.84	10	138.4		-											
		3142006	21.33	Residential Village	21.33	10	213.3		-											
		3142007	14.72	Residential Village	7.3	10	73		-											
		3142007		Rural Residential	7.4	0.8	5.92		-											
		3142009	117.90	Residential	28.9	10	289		-											
		3142009		Rural Residential	89	0.8	71.2		-											
									-											
	Toowoomba	Toowoomba Central 320016901	429.19		436.18		4339		13,161	14,487	14,651	6,512	-2,173	6,649	75%	14,757	6,994	-	2,655	6,167
		3140506	19.30	Mixed Housing	4.1	10	41	40	164											
		3140506		Neighbourhood Residential	15.2	10	152	20	304											
		3140507	26.60	Mixed Housing	16.1	10	161	40	644											
		3140507		Neighbourhood Residential	10.5	10	105	20	210											
		3140508	16.80	Mixed Housing	14.8	10	148	40	592											
		3140508		Neighbourhood Residential	2	10	20	20	40											
		3140509	9.28	Mixed Housing	9.28	10	92.8	40	371.2											
		3140514	11.20	Mixed Housing	0.9	10	9	40	36											
		3140514		Neighbourhood Residential	10.3	10	103	20	206											
		3140515	20.40	Mixed Housing	9.8	10	98	40	392											
		3140515		Neighbourhood Residential	10.6	10	106	20	212											
		3140601	19.10	Mixed Housing	18.1	10	181	40	724											
		3140601		Neighbourhood Residential	1	10	10	20	20											
		3140602	21.40	Mixed Housing	9.5	10	95	40	380											
		3140602		Neighbourhood Residential	9.9	10	99	20	198											
		3140602		Residential Conservation - Heritage Character	0.2	10	2	28.5	5.7											
		3140602		Residential Conservation - Heritage Conservation	1.8	10	18	20	36											
		3140603	24.50	Mixed Housing	5.2	10	52	40	208											
		3140603		Neighbourhood Residential	16.6	10	166	20	332											
		3140603		Residential Conservation - Heritage Character	0.1	10	1	28.5	2.85											
		3140603		Residential Conservation - Heritage Conservation	2.6	10	26	20	52											
		3140604	20.60	Mixed Housing	13.1	10	131	40	524											
		3140604		Neighbourhood Residential	6.1	10	61	20	122											
		3140604		Residential Conservation - Heritage Character	1.4	10	14	28.5	39.9											
		3140605	19.40	Mixed Housing	18.1	10	181	40	724											

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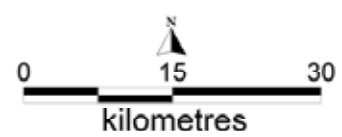
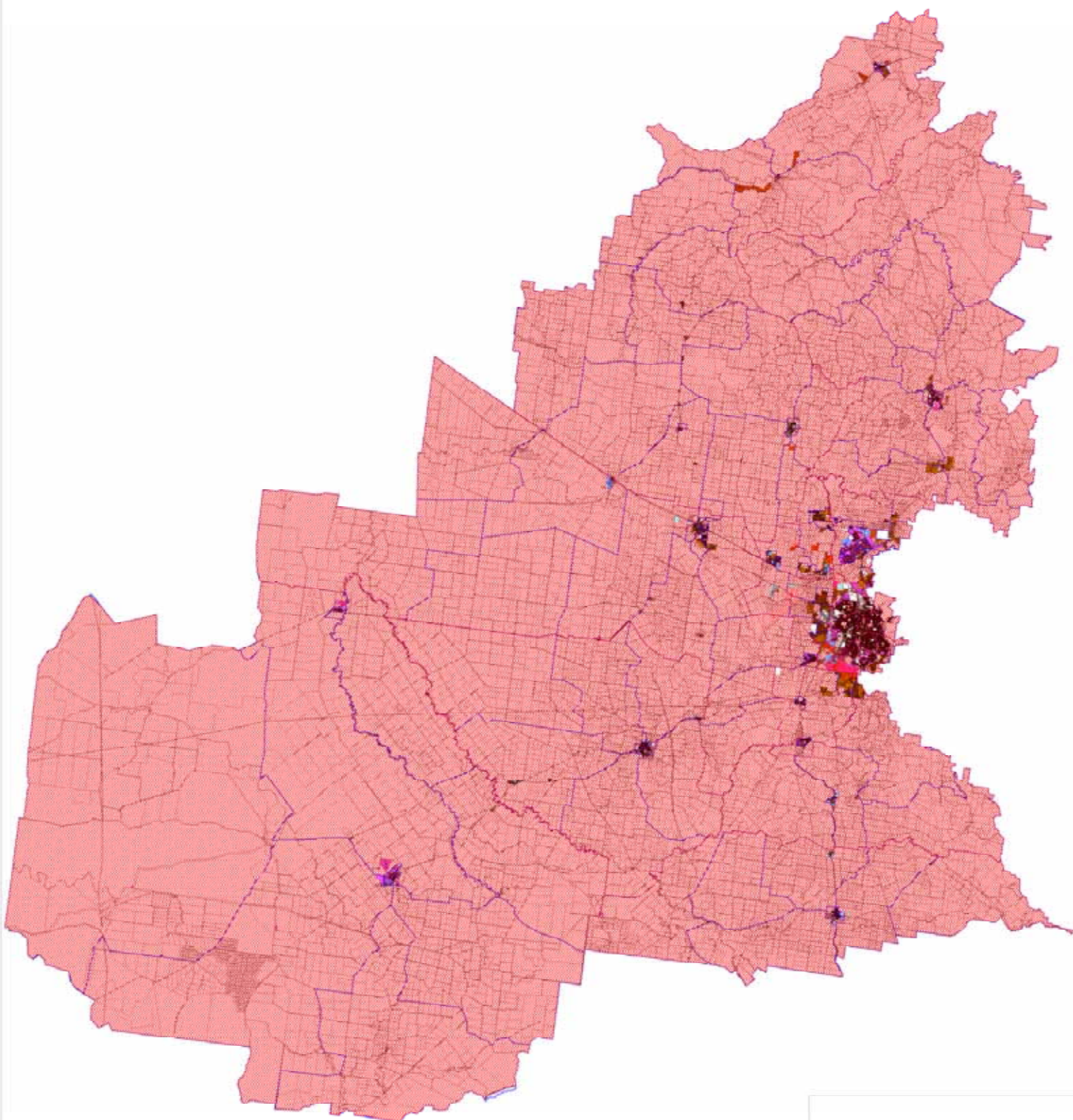
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LGA	SLA	CD	Res Zoned Area in CD ³ (ha)	LG Zone/ Precinct	LG Zone/ Precinct Area in CD ³ (ha)	Density (Dw/ha)	Theoretical Dwelling Capacity of Zone/Precinct Area in CD ³	Redevelop ment Potential Density	Maximum Theoretical Dwelling Capacity ⁴	Population June 2006 (Estimated Resident)	Population June 2009	Households June 2009	Capacity ³ less June 2009 Households	Maximum ⁴ less June 2009 Households	Detached Dwellings Percentage of Total Dwellings (2009 est)	Population June 2031	Households June 2031	Capacity ³ less June 2031 Households	Maximum ⁴ less June 2031 Households
		3141516	23.00	Neighbourhood Residential	23	10	230	20	460										
		3141601	267.31	Neighbourhood Residential	10.2	10	102	20	204										
		3141601		Park Residential - Bushland residential	138.2	1	138.2		0										
		3141601		Park Residential - Rural Residential	110.2	2.25	247.95		0										
		3141601		Rural Future Urban	15.6	10	156		0										
		3141602	57.30	Mixed Housing	37.9	10	379	40	1516										
		3141602		Mixed Housing - Suburban Centre Support	0.4	0	0	40	16										
		3141602		Neighbourhood Residential - Escarpment Residential	7.4	7.5	55.5	15	111										
		3141602		Park Residential - Bushland residential	11.6	1	11.6		0										
		3141603	27.70	Mixed Housing	1.3	10	13	40	52										
		3141603		Neighbourhood Residential	15.1	10	151	20	302										
		3141603		Neighbourhood Residential - Escarpment Residential	10.9	7.5	81.75	15	163.5										
		3141603		Neighbourhood Residential - Suburban Centre Support	0.4	0	0	20	8										
		3141604	36.10	Mixed Housing	35.1	10	351	40	1404										
		3141604		Neighbourhood Residential	1	10	10		0										
		3141605	7.30	Mixed Housing	4.2	10	42	40	168										
		3141605		Neighbourhood Residential	3.1	10	31		0										
		3141606	30.60	Neighbourhood residential	30.6	10	306		0										
		3141607	17.10	Mixed Housing	17.1	10	171	40	684										
		3141608	15.70	Mixed Housing	14.8	10	148	40	592										
		3141608		Residential Conservation - Heritage Character	0.9	10	9		0										
		3141609	19.80	Mixed Housing	17.3	10	173	40	692										
		3141609		Mixed Housing - Suburban Centre Support	0.8	0	0	40	32										
		3141609		Residential Conservation - Heritage Character	1.7	10	17		0										
		3141610	8.10	Mixed Housing	8.1	10	81	40	324										
		3141611	11.00	Mixed Housing	11	10	110	40	440										
	Toowoomba South East 320016906		1591.83		1602.90		11494		26,997	27,765	28,730	11,266	228	15,731	81%	38,014	15,972	- 4,478	11,025
		3140501	21.10	Mixed Housing	21.1	10	211	40	844										
		3140502	40.30	Mixed Housing	36.5	10	365	40	1460										
		3140502		Mixed Housing - Suburban Centre Support	3.8	0	0	40	152										
		3140503	153.73	Park Residential - Bushland residential	67.5	1	67.5		0										
		3140503		Park Residential - Rural Residential	12	2.25	27		0										
		3140503		Rural Future Urban	85.4	10	854		0										
		3140504	28.40	Mixed Housing	14.1	10	141	40	564										
		3140504		Neighbourhood Residential	14.3	10	143	20	286										
		3140505	22.70	Mixed Housing	12.8	10	128	40	512										
		3140505		Neighbourhood Residential	9.9	10	99	20	198										
		3140510	13.80	Mixed housing	13.8	10	138	40	552										
		3140511	85.50	Neighbourhood Residential	51.9	10	519	20	1038										
		3140511		Toowoomba Park Residential - Bushland Residential	17	1	17		0										
		3140511		Toowoomba Park Residential - Rural Residential	16.6	2.25	37.35		0										
		3140512	15.30	Mixed Housing	12	10	120	40	480										
		3140512		Neighbourhood Residential	3.3	10	33	20	66										
		3140513	19.40	Mixed Housing	19.4	10	194	40	776										
		3140516	16.60	Mixed Housing	16.6	10	166	40	664										
		3140517	194.60	Neighbourhood Residential	56.3	10	563	20	1126										
		3140517		Neighbourhood Residential - Suburban Centre Support	0.4	0	0	20	8										
		3140517		Park Residential - Rural Residential	137.9	2.25	310.275		0										
		3140518	32.40	Mixed Housing	19.4	10	194	40	776										
		3140518		Neighbourhood Residential	13	10	130	20	260										
		3140519	21.20	Mixed Housing	11.8	10	118	40	472										
		3140519		Neighbourhood Residential	7.5	10	75	20	150										
		3140519		Neighbourhood Residential - Suburban Centre Support	1.9	0	0	20	38										
		3140520	28.00	Neighbourhood Residential	28	10	280	20	560										
		3140521	47.20	Mixed Housing	47.2	10	472	40	1888										
		3140522	23.40	Mixed Housing	23.4	10	234	40	936										
		3140607	29.00	Mixed Housing	29	10	290	40	1160										
		3140608	25.30	Mixed Housing	25.3	10	253	40	1012										
		3140609	34.20	Neighbourhood Residential	10.9	10	109	20	218										
		3140609		Neighbourhood Residential - Escarpment Residential	22	7.5	165	15	330										
		3140609		Park Residential - Bushland residential	1.3	1	1.3		0										
		3140610	29.80	Mixed Housing	1.7	10	17	40	68										
		3140610		Neighbourhood Residential	28.1	10	281	20	562										
		3140611	115.80	Neighbourhood Residential	31.8	10	318	20	636										
		3140611		Neighbourhood Residential - Escarpment Residential	3.7	7.5	27.75	15	55.5										
		3140611		Park Residential - Bushland residential	34.6	1	34.6		0										
		3140611		Park Residential - Rural Residential	45.7	2.25	102.825		0										
		3140612	13.40	Mixed Housing	3.4	10	34	40	136										
		3140612		Neighbourhood Residential	10	10	100	20	200										
		3140613	37.40	Neighbourhood Residential	37.4	10	374	20	748										
		3140705	327.50	Mixed Housing	17.3	10	173	40	692										
		3140705		Park Residential - Bushland residential	111.9	1	111.9		0										
		3140705		Park Residential - Rural Residential	79.2	2.25	178.2		0										
		3140705		Rural Future Urban	119	10	1190		0										
		3140706	16.20	Mixed Housing	16.2	10	162	40	648										
		3140707	25.10	Mixed Housing	25.1	10	251	40	1004										
		3140710	20.70	Mixed Housing	20.7	10	207	40	828										
		3140714	19.10	Mixed Housing	19.1	10	191	40	764										
		3140716	16.60	Mixed Housing	16.6	10	166	40	664										
		3141301	27.60	Mixed Housing	4.4	10	44	40	176										
		3141301		Neighbourhood Residential	17.9	10	179	20	358										
		3141301		Neighbourhood Residential - Escarpment Residential	5.3	7.5	39.75	15	79.5										
		3141302	21.20	Mixed Housing	13	10	130	40	520										
		3141302		Neighbourhood Residential	8.2	10	82	20	164										

LGA	SLA	CD	Res Zoned Area in CD ³ (ha)	LG Zone/ Precinct	LG Zone/ Precinct Area in CD ² (ha)	Density (Dw/ha)	Theoretical Dwelling Capacity of Zone/Precinct Area in CD ³	Redevelop- ment Potential Density	Maximum Theoretical Dwelling Capacity ⁴	Population June 2006 (Estimated Resident)	Population June 2009	Households June 2009	Capacity ³ less June 2009 Households	Maximum ⁴ less June 2009 Households	Detached Dwellings Percentage of Total Dwellings (2009 est)	Population June 2031	Households June 2031	Capacity ³ less June 2031 Households	Maximum ⁴ less June 2031 Households
		3141303	15.80	Mixed Housing	15.8	10	158	40	632										
		3141304	14.60	Mixed Housing	9.6	10	96	40	384										
		3141304		Mixed Housing - Suburban Centre Support	0.7	0	0	40	28										
		3141304		Neighbourhood Residential - Escarpment Residential	4.3	7.5	32.25	15	64.5										
		3141309	27.20	Mixed Housing	17	10	170	40	680										
		3141309		Neighbourhood Residential	10.2	10	102	20	204										
		3141311	11.70	Neighbourhood Residential - Escarpment Residential	11.7	7.5	87.75	15	175.5										
	Toowoomba West 320016908		1491.26		1481.86		12546		22,076	23,507	24,534	10,308	2,238	11,768	79%	36,706	16,609	4,063	5,467
		3140701	273.50	Park Residential - Bushland residential	54.4	1	54.4		0										
		3140701		Park Residential - Rural Residential	176.9	2.25	398.025		0										
		3140701		Rural Future Urban	42.3	10	423		0										
		3140702	210.80	Park Residential - Rural Residential	26.9	2.25	60.525		0										
		3140702		Rural Future Urban	183.9	10	1839		0										
		3140703	51.90	Mixed Housing	33.7	10	337	40	1348										
		3140703		Park Residential - Rural Residential	0	2.25	0		0										
		3140703		Rural Future Urban	18.2	10	182		0										
		3140704	22.80	Mixed Housing	21.9	10	219	40	876										
		3140704		Neighbourhood Residential	0.9	10	9	20	18										
		3140708	20.00	Mixed Housing	15.8	10	158	40	632										
		3140708		Neighbourhood Residential	4.2	10	42	20	84										
		3140709	15.90	Mixed Housing	0.06	10	0.6	40	2.4										
		3140709		Neighbourhood Residential	14.7	10	147	20	294										
		3140709		Park Residential - Rural Residential	1.2	2.25	2.7		0										
		3140711	8.90	Mixed Housing	3.2	10	32	40	128										
		3140711		Neighbourhood Residential	5.7	10	57	20	114										
		3140712	21.30	Mixed Housing	9.2	10	92	40	368										
		3140712		Neighbourhood Residential	12.1	10	121	20	242										
		3140713	19.80	Mixed Housing	2.6	10	26	40	104										
		3140713		Neighbourhood Residential		10	0	20	0										
		3140715	15.10	Mixed Housing	2.4	10	24	40	96										
		3140715		Neighbourhood Residential	12.7	10	127	20	254										
		3140801	263.96	Neighbourhood Residential	49.2	10	492	20	984										
		3140801		Park Residential - Rural Residential	2.6	2.25	5.85		0										
		3140801		Rural Future Urban	219.8	10	2198		0										
		3140802	47.80	Mixed Housing	47.8	10	478	40	1912										
		3140803	15.70	Mixed Housing	15.7	10	157	40	628										
		3140804	16.20	Mixed Housing	0.7	10	7	40	28										
		3140804		Neighbourhood Residential	15.5	10	155	20	310										
		3140805	17.60	Mixed Housing	2.2	10	22	40	88										
		3140805		Neighbourhood Residential	15.4	10	154	20	308										
		3140806	22.00	Mixed Housing	1.6	10	16	40	64										
		3140806		Neighbourhood Residential	20.4	10	204	20	408										
		3140807	32.00	Mixed Housing	3.1	10	31	40	124										
		3140807		Neighbourhood Residential	28.9	10	289	20	578										
		3140808	15.20	Mixed Housing	11	10	110	40	440										
		3140808		Neighbourhood Residential	4.2	10	42	20	84										
		3140809	21.50	Mixed Housing	8.2	10	82	40	328										
		3140809		Neighbourhood Residential - Escarpment Residential	13.3	7.5	99.75	15	199.5										
		3140810	16.30	Mixed Housing	15.7	10	157	40	628										
		3140810		Residential Conservation - Heritage Character	0.6	10	6	28.5	17.1										
		3140811	15.50	Mixed Housing	0.7	10	7	40	28										
		3140811		Neighbourhood Residential	14.8	10	148	20	296										
		3140812	32.30	Mixed Housing	1.3	10	13	40	52										
		3140812		Neighbourhood Residential	30.7	10	307	20	614										
		3140812		Neighbourhood Residential - Suburban Centre Support	0.3	0	0	20	6										
		3140813	14.90	Mixed Housing	1.5	10	15	40	60										
		3140813		Neighbourhood Residential	13.4	10	134	20	268										
		3140901	16.60	Mixed Housing	14.6	10	146	40	584										
		3140901		Residential Conservation - Heritage Character	2	10	20	28.5	57										
		3140902	13.80	Mixed Housing	7.3	10	73	40	292										
		3140902		Residential Conservation - Heritage Character	6.5	10	65	28.5	185.25										
		3140903	22.50	Mixed Housing	15.6	10	156	40	624										
		3140903		Mixed Housing - Suburban Centre Support	3.2	0	0	40	128										
		3140903		Residential Conservation - Heritage Character	3.7	10	37	28.5	105.45										
		3140904	17.40	Mixed Housing	1.4	10	14	40	56										
		3140904		Neighbourhood Residential	1.8	10	18	20	36										
		3140904		Neighbourhood Residential - stables precinct	14.2	5	71	8	113.6										
		3140905	19.50	Mixed Housing	4.5	10	45	40	180										
		3140905		Mixed Housing - Suburban Centre Support	0.2	0	0	40	8										
		3140905		Neighbourhood Residential	14.8	10	148	20	296										
		3140906	19.60	Mixed Housing	16	10	160	40	640										
		3140906		Neighbourhood Residential	3.6	10	36	20	72										
		3140908	19.70	Mixed Housing	12.1	10	121	40	484										
		3140908		Neighbourhood Residential	1.3	10	13	20	26										
		3140908		Neighbourhood Residential - stables precinct	6.3	5	31.5	8	50.4										
		3140910	17.00	Mixed Housing	17	10	170	40	680										
		3140911	22.80	Mixed Housing	4.5	10	45	40	180										
		3140911		Neighbourhood Residential	18.3	10	183	20	366										
		3140913	25.10	Neighbourhood Residential	25.1	10	251	20	502										
		3141005	18.70	Mixed Housing	18	10	180	40	720										
		3141005		Mixed Housing - Suburban Centre Support	0.1	0	0	40	4										
		3141005		Neighbourhood Residential	0.3	10	3	20	6										
		3141005		Residential Conservation - Heritage Character	0.3	10	3	28.5	8.55										
		3141006	24.90	Mixed Housing	5.9	10	59	40	236										
		3141006		Neighbourhood Residential	19	10	190	20	380										
		3141007	22.80	Mixed Housing	22.8	10	228	40	912										
		3141008	22.70	Mixed Housing	15	10	150	40	600										



Appendix H – Constraint Maps



Water and Sewerage Constraints

Category 1 - Low/Unconstrained. Lots with water and sewer and within 200m.

Category 2 - Medium. Water or sewer within 200m

Category 3 - High. Greater than 200m from infrastructure

Toowoomba Regional Council Areas

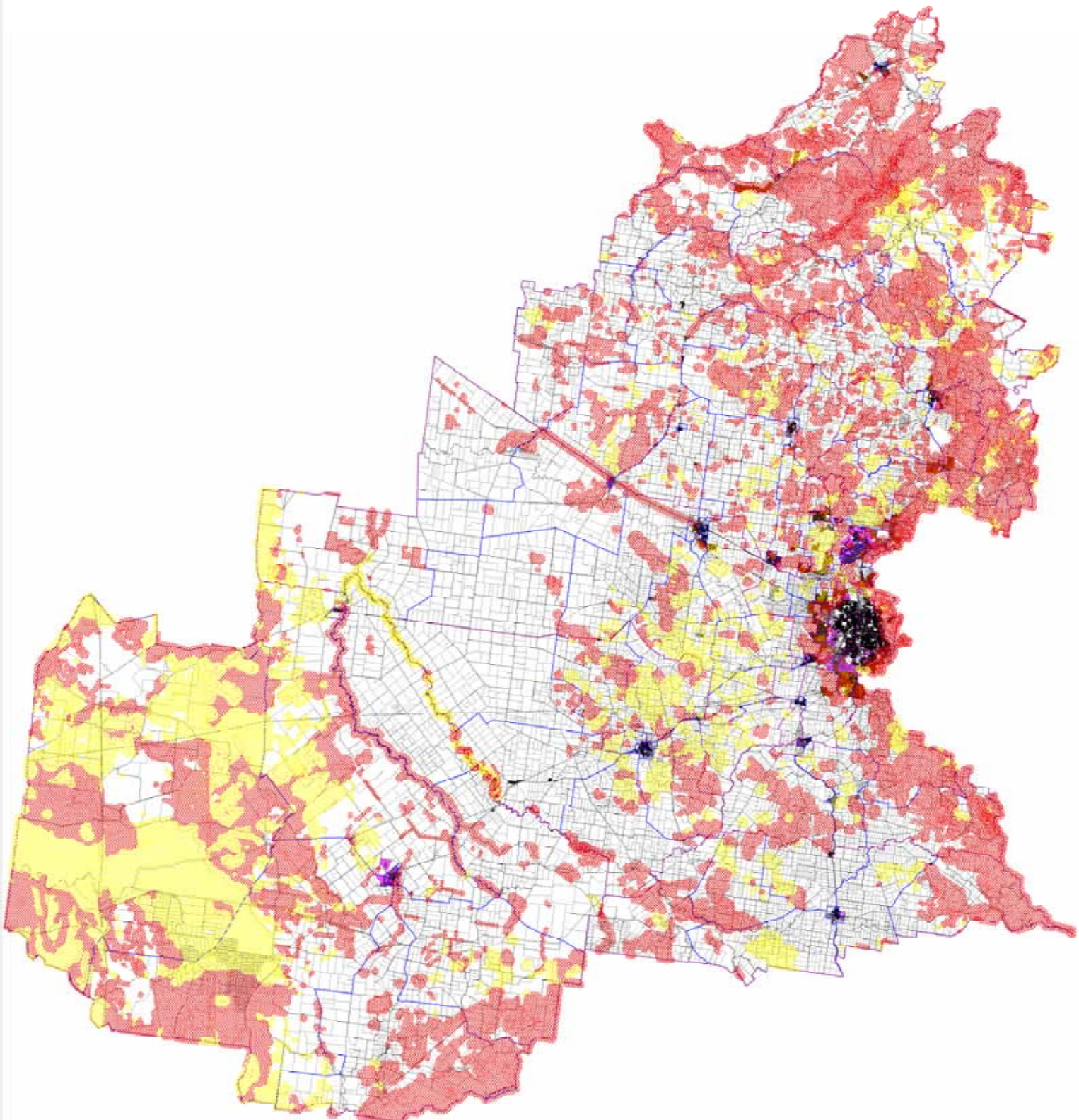
Urban Residential SLA Boundaries Cadastre

Rural Residential CD Boundaries

Toowoomba Regional Council

Water and Sewerage Constraints Map

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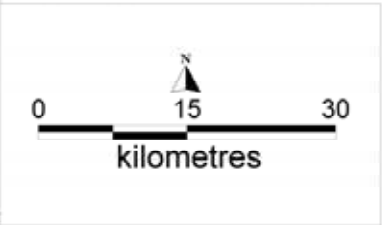
Vegetation Constraints

- 1 - Low/Unconstrained
- 2 - Medium.
- 3 - High

Toowoomba Regional Council Areas

- Urban Residential
- Rural Residential
- CD Boundaries
- SLA Boundaries
- Cadastre

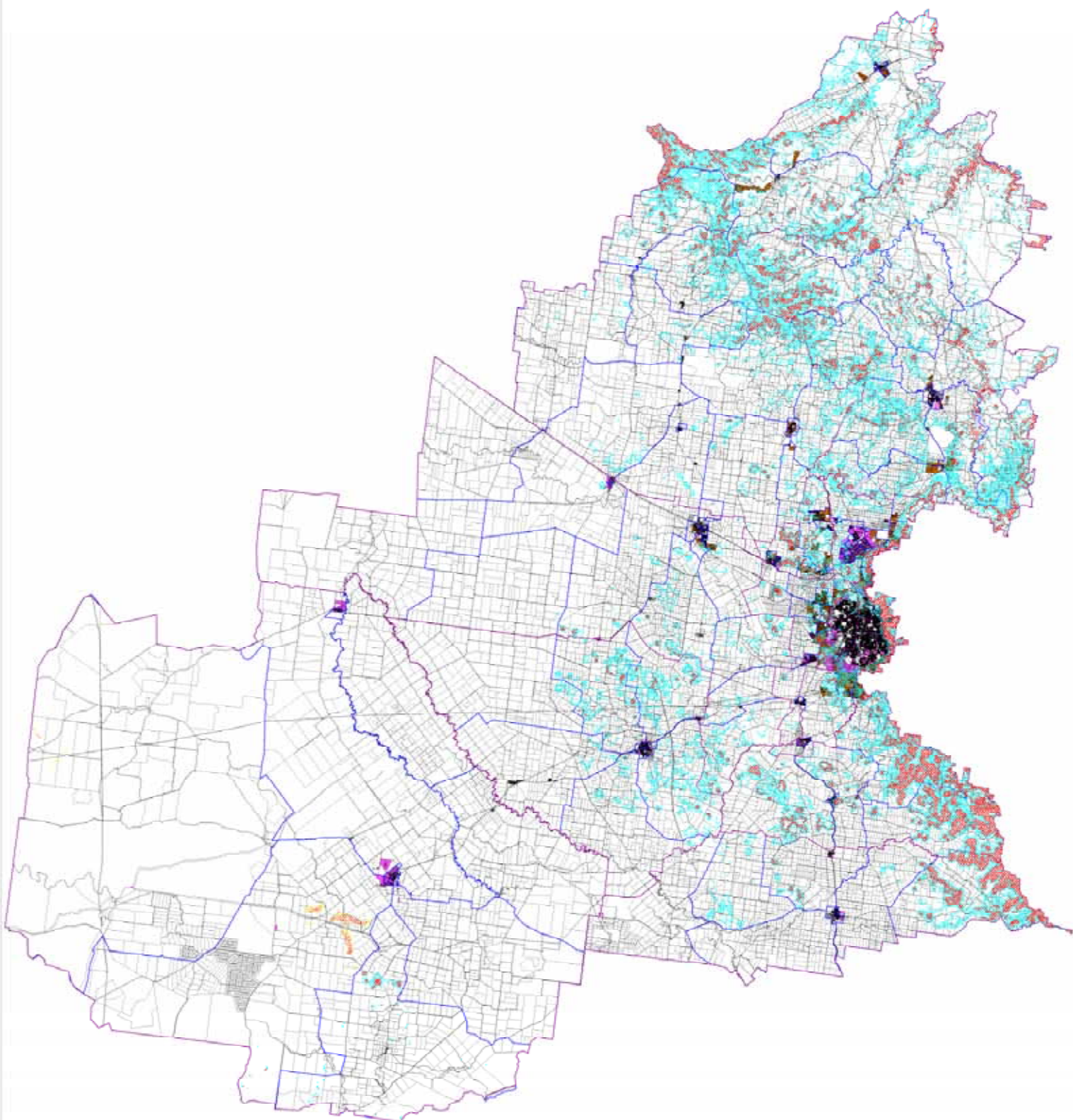
Note: Vegetation polygons were buffered as recommended by Conics.
Vegetation outside of LOG and BPA corridors was buffered to 200m and vegetation within these corridors was buffered to 500m.



Toowoomba Regional Council

Vegetation Constraints Map

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BY: JTB Dm: JTB

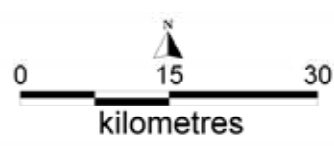


Slope Stability

- 1 - Low/Unconstrained
- 2 - Medium
- 3 - High
- Water

Toowoomba Regional Council Areas

- Urban Residential
- Rural Residential
- SLA Boundaries
- CD Boundaries
- Cadastre

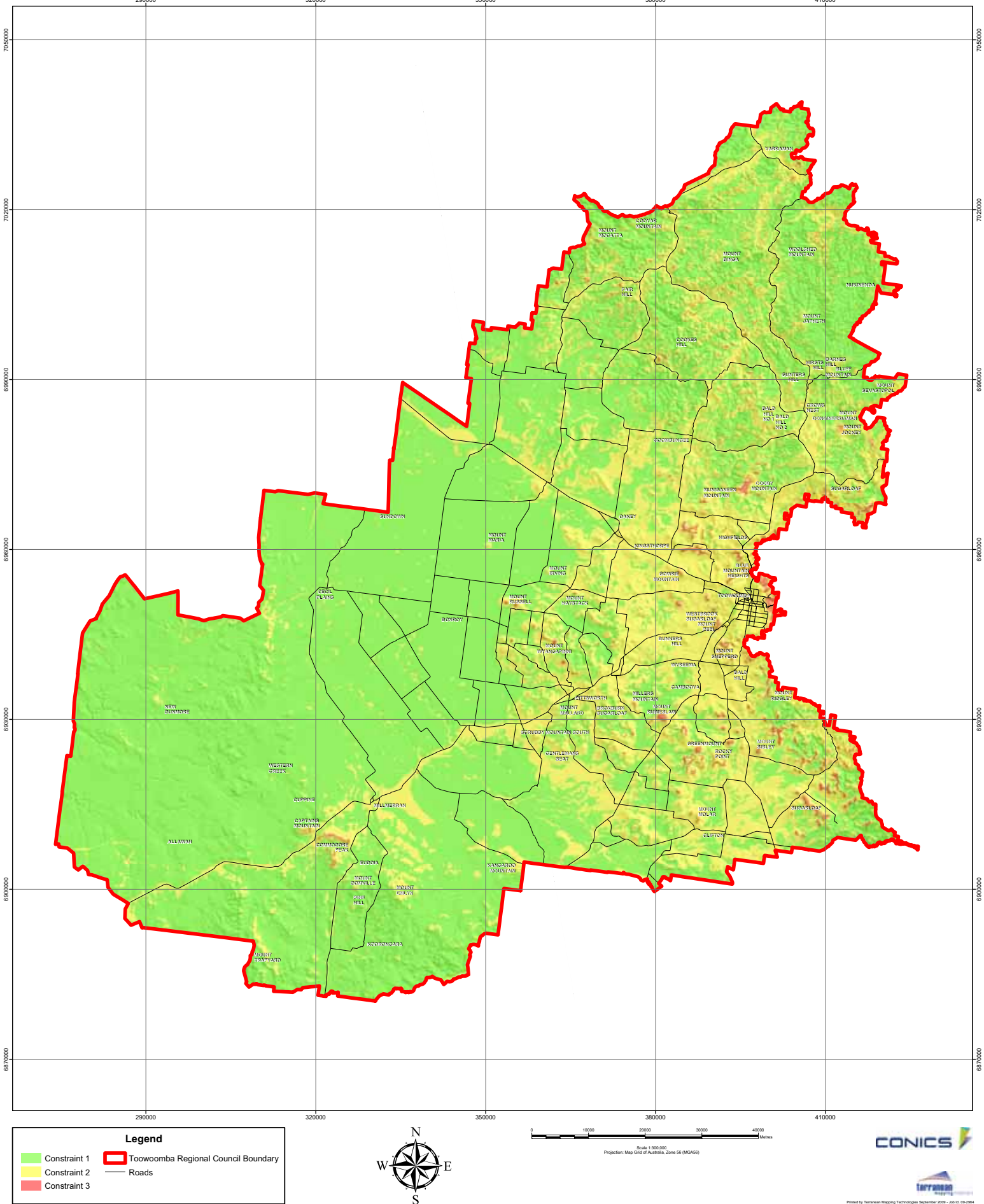


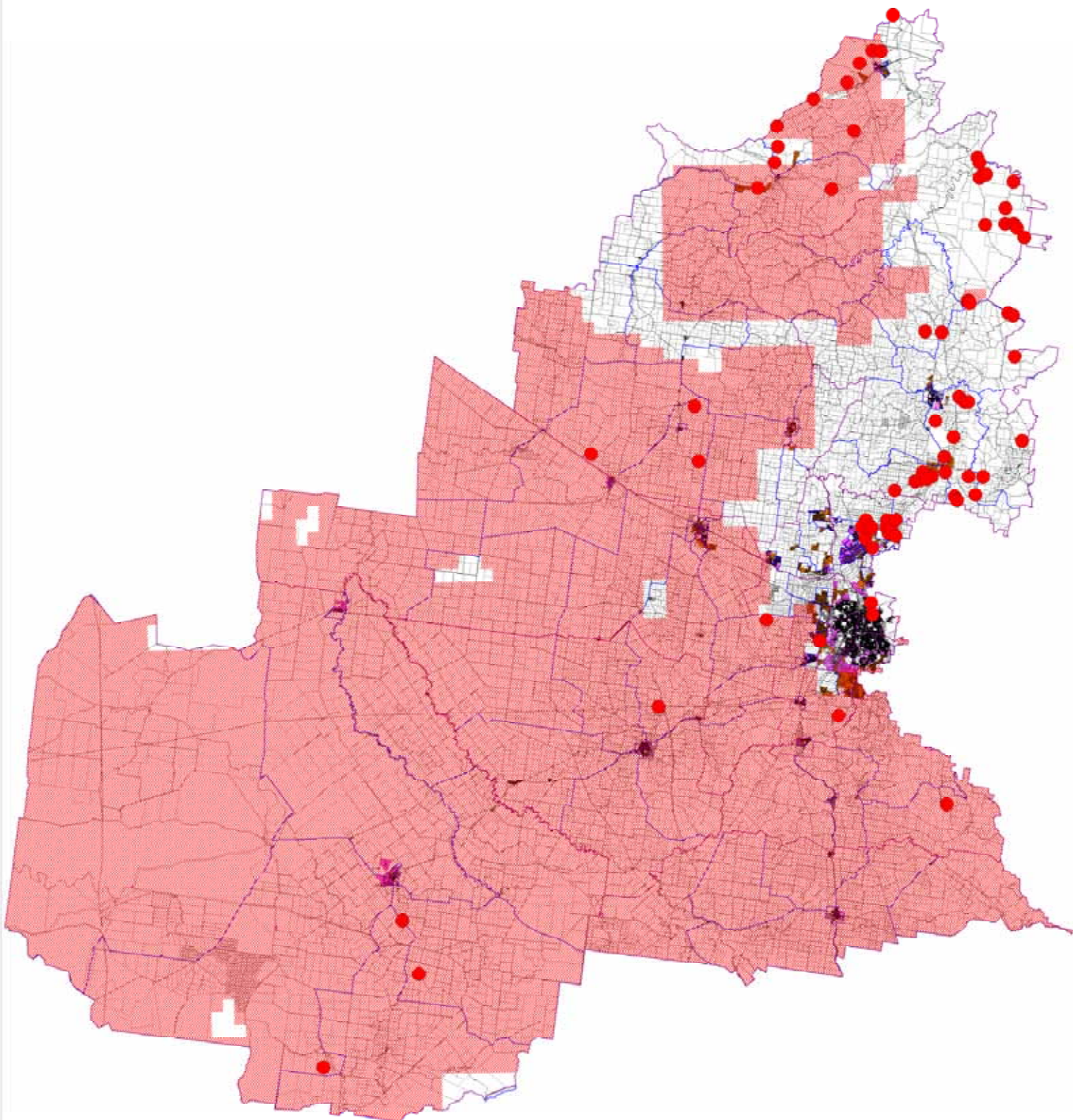
Toowoomba Regional Council

**Slope Stability
Constraints Map**

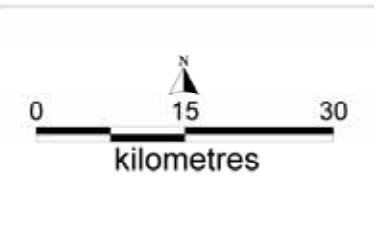
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09:10:18 Don AF

Toowoomba Council Scenic Amenity - Scenic Amenity Constraints





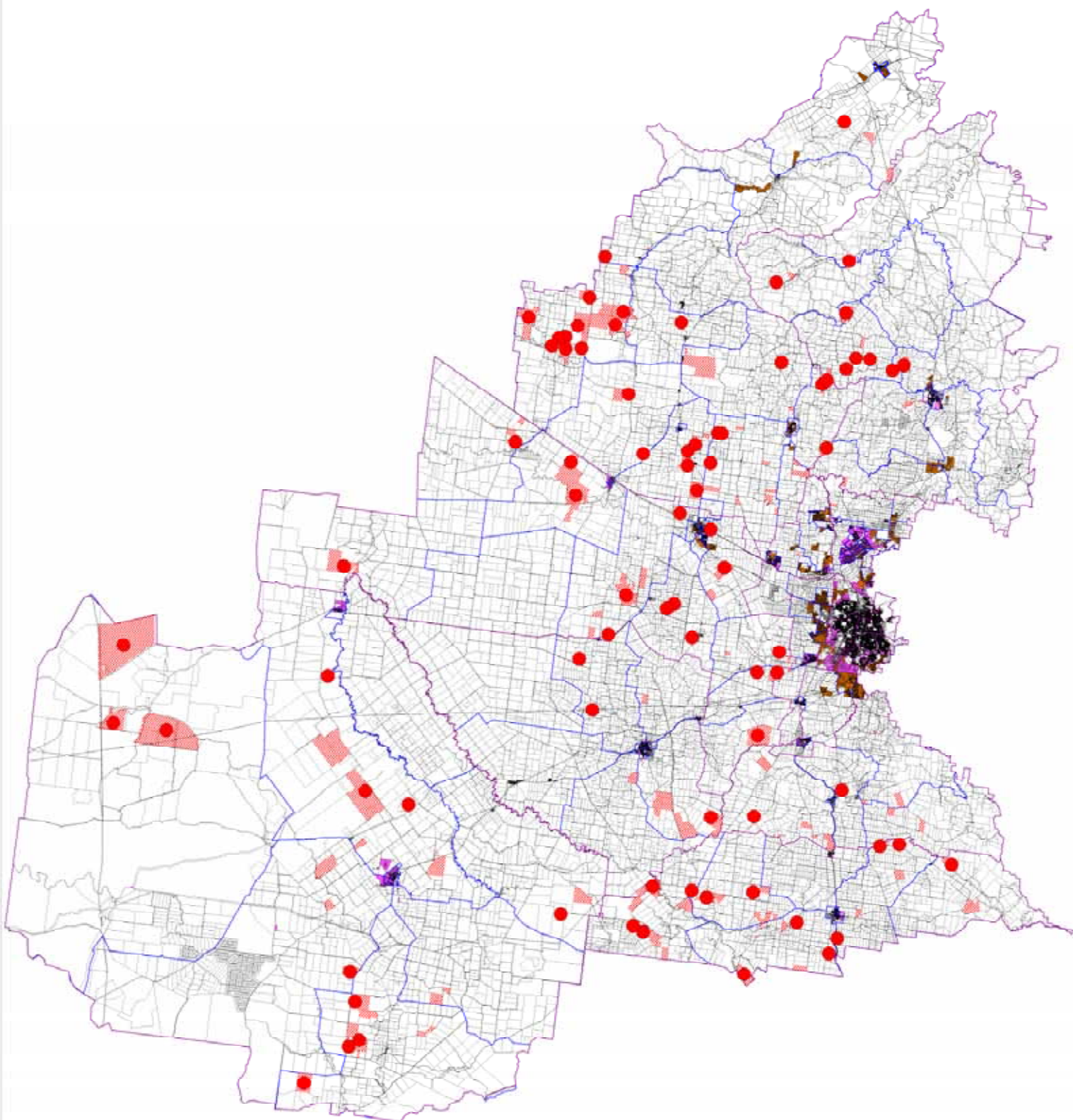
- Category 3 - High. Mine locations
- Category 3 - High. Mining leases, claims and Exploration regions
- Toowoomba Regional Council Areas
- Urban Residential
- Rural Residential
- CD Boundaries
- Cadastre
- SLA Boundaries



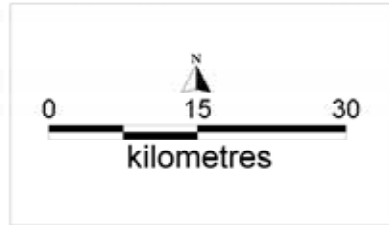
Toowoomba Regional Council

Mining Tenures Constraints Map

File: Mining Tenures 2023
Date: 14/03/23
09/01/23 Doc: 1P



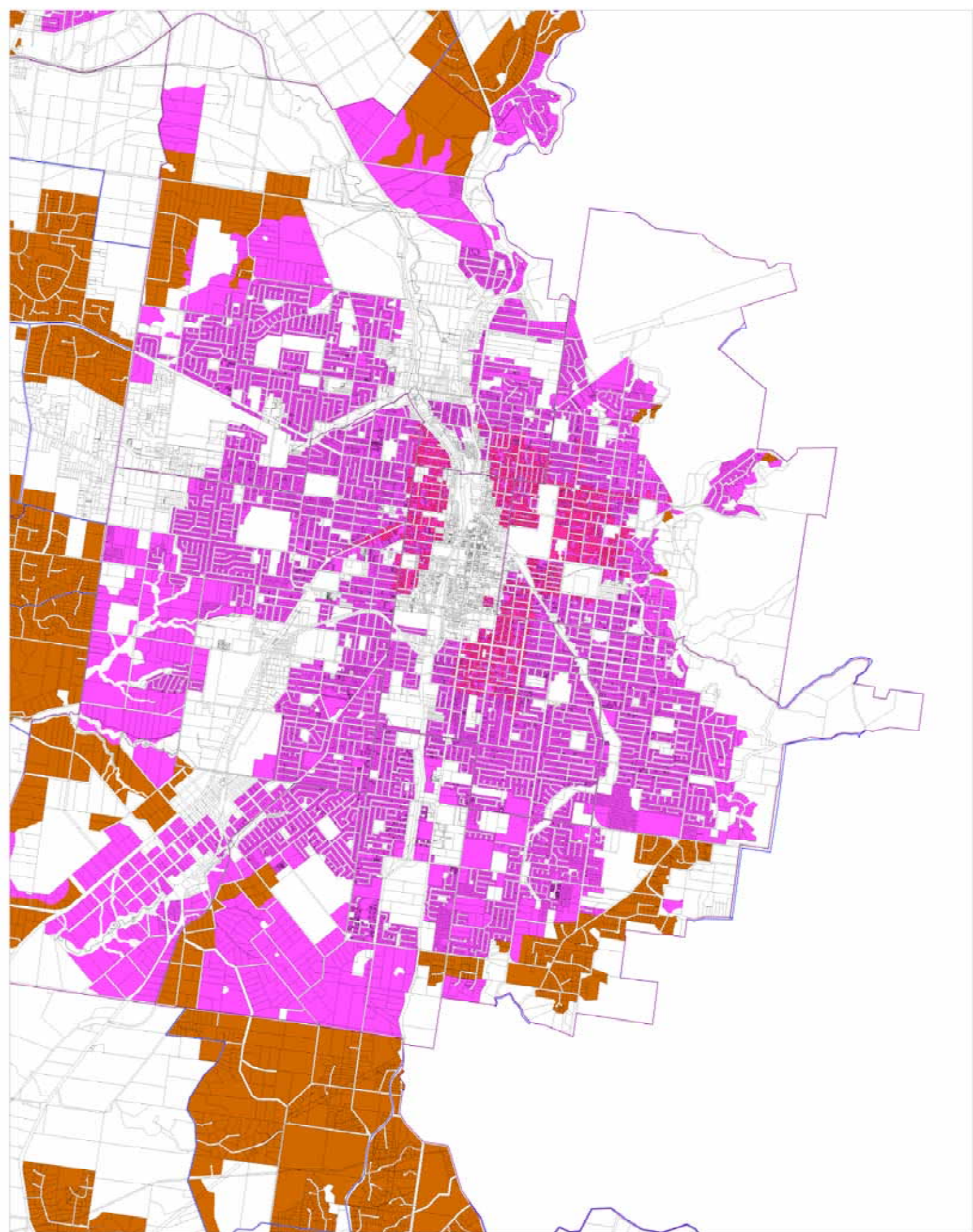
- Category 3 - High. Beef Feedlots
- Category 3 - Poultry, Piggery & Feedlots
- Toowoomba Regional Council Areas
- Urban Residential ■ SLA Boundaries ■ Cadastre
- Rural Residential ■ CD Boundaries



Toowoomba Regional Council

Intensive Primary Industries Constraints Map

File: Intensive Industries 10708
Date: 1/10/2009
09/02/09 Doc: 10



Category 3 - High. Heritage Lots

Toowoomba Regional Council Areas

Urban Residential CD Boundaries Cadastre

Rural Residential SLA Boundaries

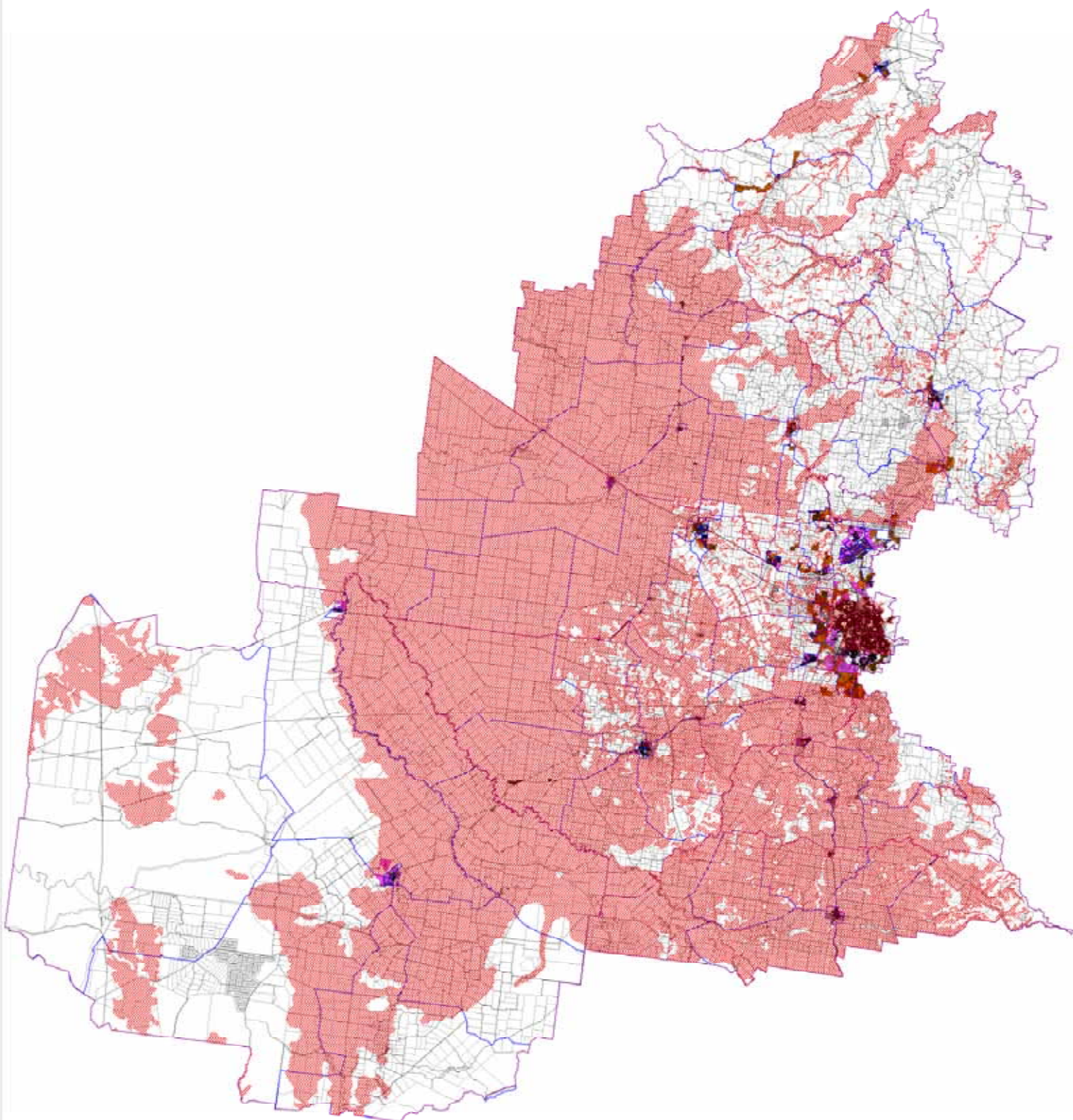
0 1 2

kilometers

Toowoomba Regional Council

**Cultural Heritage
Toowoomba City
Constraint Map**

File: Heritage 0008
Date: 1/6/2008
09/10/08 Don AF

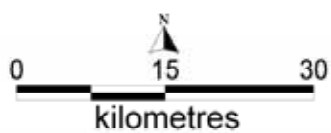


GQAL Constraints

- 1 - Low/unconstrained
- 2 - Medium. No Constraint 2 present
- 3 - High

Toowoomba Regional Council

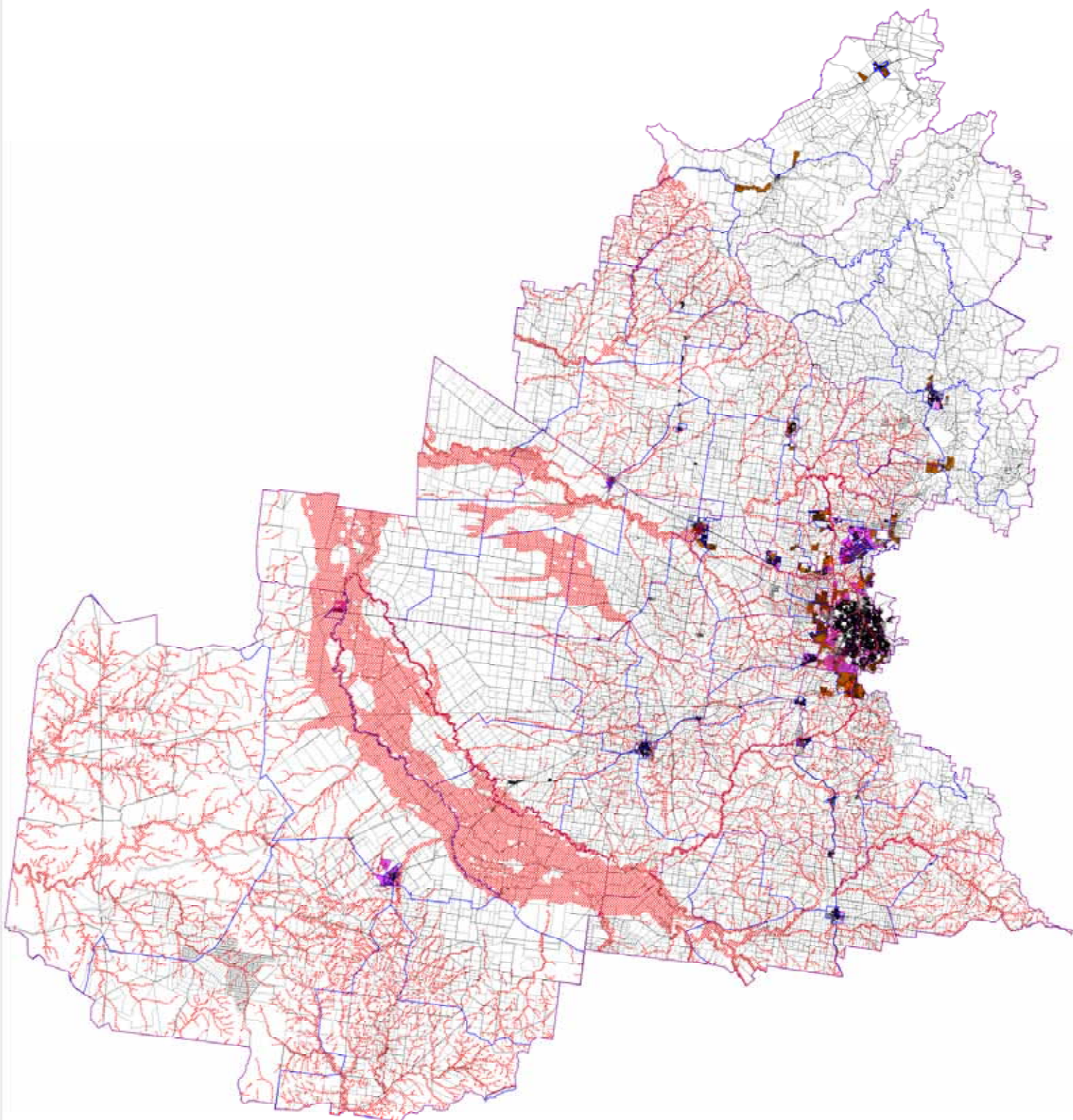
- Urban Residential
- Rural Residential
- CD Boundaries
- SLA Boundaries
- Cadastre



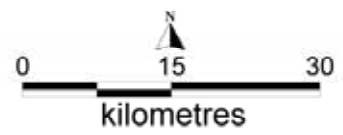
Toowoomba Regional Council

GQAL Constraints

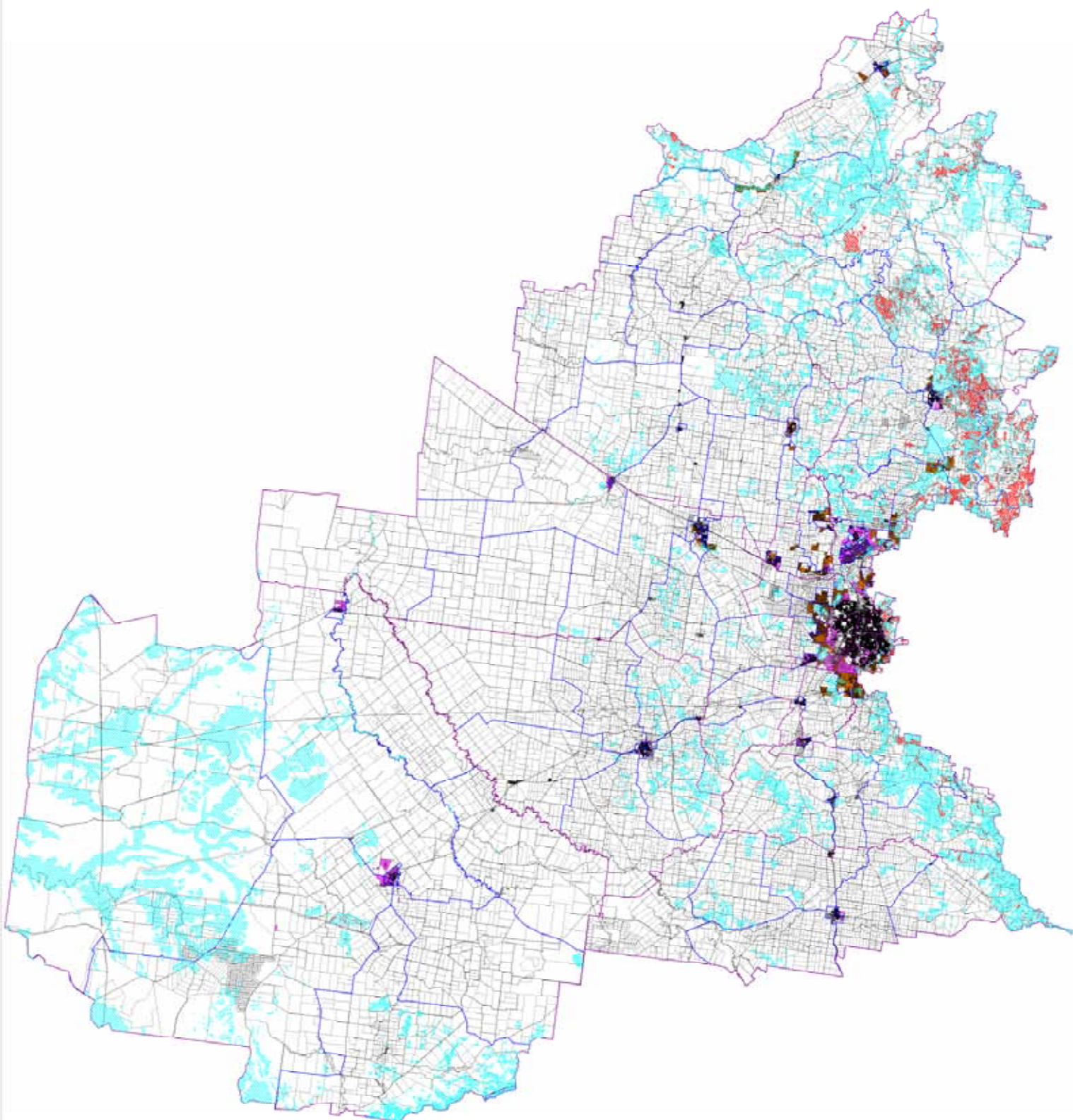
File: 0000_0000
Date: 1/1/2008
000000 Don AP



Category 3 - High. Flood Affected Areas. ARI 100 years
Toowoomba Regional Council Areas
 Urban Residential CD Boundaries Cadastre
 Rural Residential SLA Boundaries



Toowoomba Regional Council
Flooding Constraints Map
File: Flooding 0008
 Date: 1/6/2008
 09/10/08 Don AF

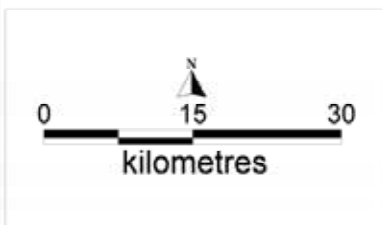


Bushfire Hazard

- 1 - Low/Unconstrained
- 2 - Medium
- 3 - High

Toowoomba Regional Council Areas

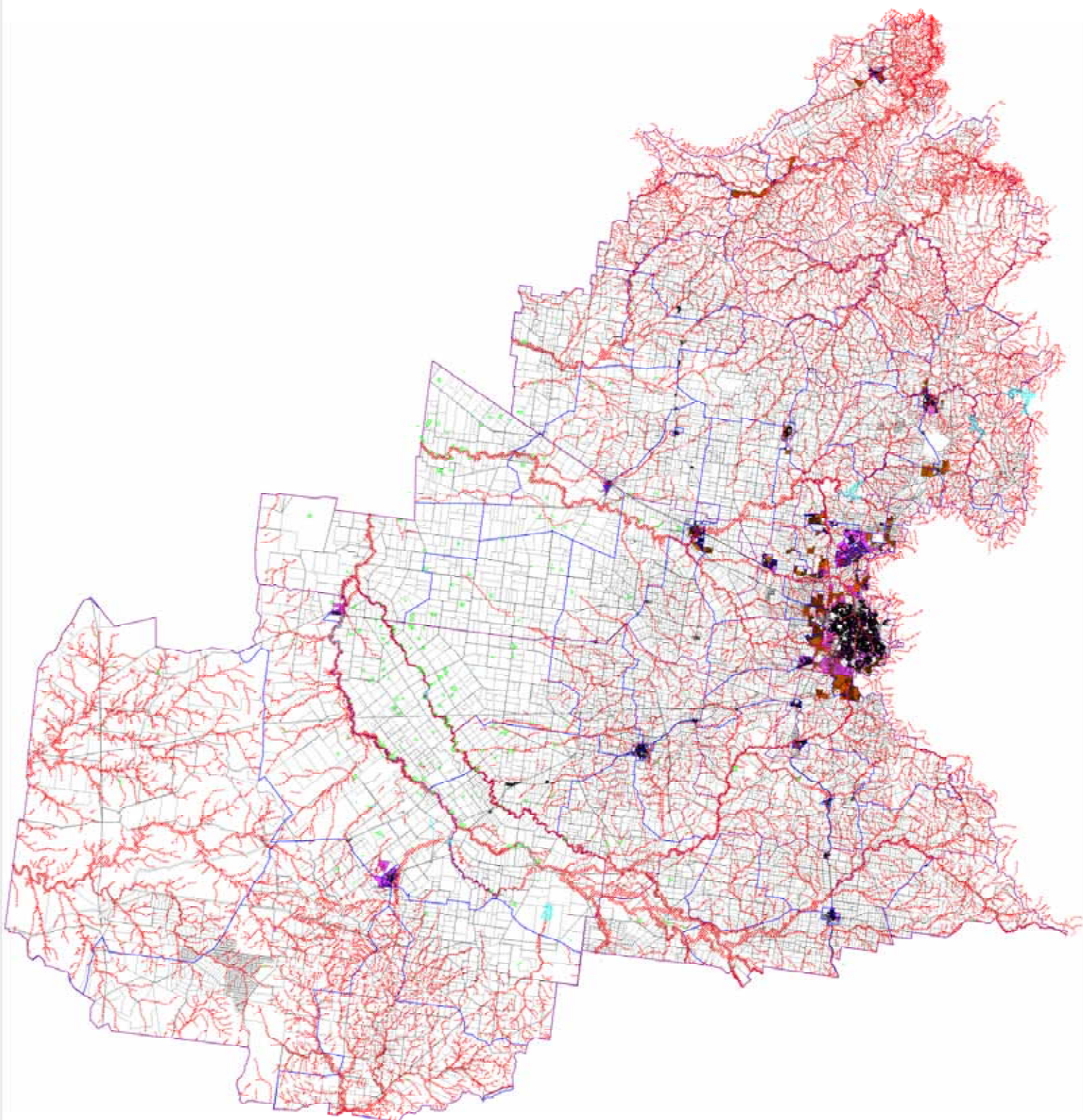
- Urban Residential
- Rural Residential
- CD Boundaries
- SLA Boundaries
- Cadastre



Toowoomba Regional Council

Bushfire Constraints Map

File: 1401161018
Date: 1/6/2018
10:05:19 (Sun, 17)

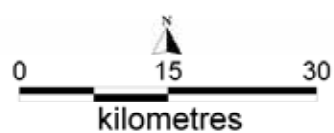


Wetlands Constraints

- Category 1 - Low/Unconstrained. Wetland Category 6
- Category 2 - Medium. Wetland Category 5
- Category 3 - High. Wetland Category 1 plus 200m buffer
- Wetland Category 2 plus 100m buffer
- Wetland Category 3 plus buffer 1 and
- Wetland Category 4 plus buffer 1.

Toowoomba Regional Council Areas

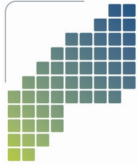
- Urban Residential
- Rural Residential
- CD Boundaries
- SLA Boundaries
- Cadastre



Toowoomba Regional Council

Wetland and Waterways Constraints Map

File: WWSM018
Date: 18/03/08
DPO/STB Don AF



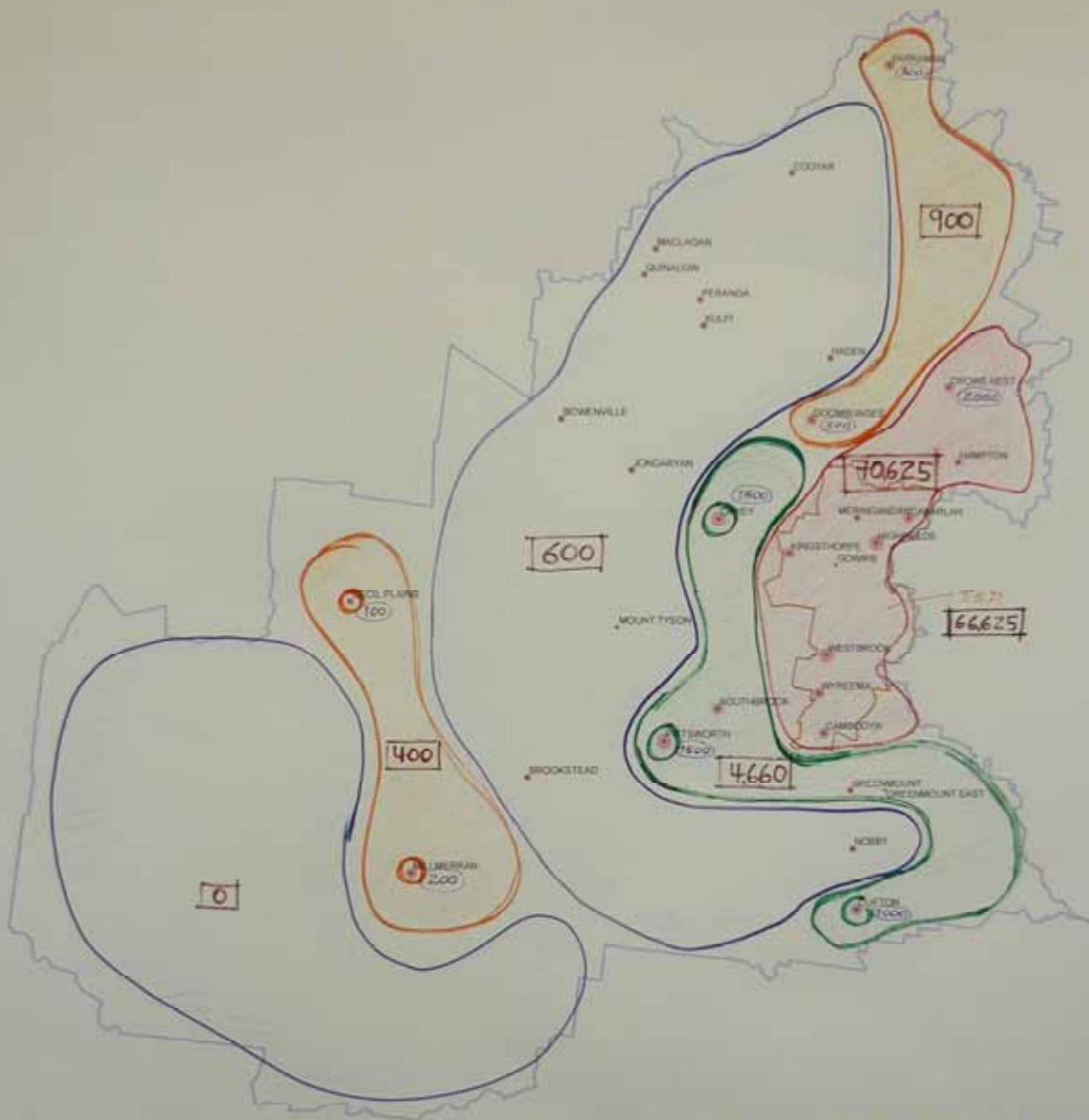
Appendix I – Place-based Concept Planning Population Distribution

TOOWOOMBA REGIONAL COUNCIL

PROJECTED POPULATION GROWTH

- ANTICIPATED SPATIAL DISTRIBUTION -

2006 - 2031



LEGEND:

SPATIAL POPULATION GROWTH SCENARIO

NEGLIGIBLE GROWTH

LOW GROWTH

MEDIUM GROWTH

HIGH GROWTH

ANTICIPATED POPULATION GROWTH 2006 - 2031

ANTICIPATED TOWN-BASED SUBTOTALS

FACTS & FIGURES

TOOWOOMBA REGIONAL COUNCIL

2006 CENSUS | 2031 P.L.F.U. PROJECTION

151,276

228,461

2006 - 2031 CHANGE
77,185



Appendix J – TRC Place-based Anticipated Population Growth 2006-2031

TOOWOOMBA PLACE-BASED 'ANTICIPATED' POPULATION GROWTH 2006-2031 - ASSESSMENT OF LAND AVAILABILITY

Place Based Concept Planning Locality	TRC Growth Category	Anticipated Popn Growth (No.)	Additional Households 2006-2031 (No.)	SLA Name	CD No.	Vacant Town/Res Zoned Lots (No.)	Vacant Town/Res Zoned Land (Ha)	Additional Housing Capacity (10 Dw/Ha)	Surplus or Shortfall of Zoned Land (Ha)	Estimated Resident Popn 2006 (by CD)	Estimated Resident Popn 2006 (by town /locality)	Anticipated Popn 2031	Anticipated House holds 2031
CECIL PLAINS - MILLMERRAN	Low Growth												
Cecil Plains		100	41	Millmerran	3150103	27	5.20	52	1.05	255	255	355	147.302905
Millmerran		200	83		3150105	43	10.30	103	99.20	641	1290	1,490	618.257261
					3150108	74	97.20	972		649			
Rural balance		100	41		3150102	N/A	N/A	0	-4.15	290	816	916	380.082988
					3150104	N/A	N/A	0		210			
					3150106	N/A	N/A	0		179			
					3150107	N/A	N/A	0		137			
WEST OF MILLMERRAN	Negligible Growth												
		0	0	Millmerran	3150101	N/A	N/A	N/A	N/A	146	922	922	382.572614
					3150109	N/A	N/A	N/A	N/A	589			
					3150110	N/A	N/A	N/A	N/A	187			
COOYAR - NOBBY	Negligible Growth												
		600	249	Rosalie Pt B	3142003	88	115.80	1,158	194.70	302	5745	6,345	2632.78008
					3142004	3	0.20	2		145			
					3142005	64	12.00	120		198			
					3142006	12	2.10	21		321			
					3142007	43	7.00	70		243			
					3142008	N/A	N/A	0		294			
					3141901	15	6.10	61		229			
					3141902	N/A	N/A	0		62			
					3141903	N/A	N/A	0		108			
				Crows Nest Pt B	3142103	N/A	N/A	0		121			
				Jondaryan Pt B	3141801	N/A	N/A	0		192			
					3141802	N/A	N/A	0		173			
					3141803	7	33.70	337		190			
					3141804	N/A	N/A	0		152			
					3141805	N/A	N/A	0		123			
					3141806	3	1.70	17		480			
				Pittsworth	3150201	N/A	N/A	0		253			
					3150202	23	8.60	86		555			
					3150207	N/A	N/A	0		263			

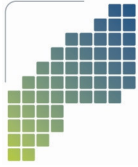
Place Based Concept Planning Locality	TRC Growth Category	Anticipated Popn Growth (No.)	Additional Households 2006-2031 (No.)	SLA Name	CD No.	Vacant Town/Res Zoned Lots (No.)	Vacant Town/Res Zoned Land (Ha)	Additional Housing Capacity (10 Dw/Ha)	Surplus or Shortfall of Zoned Land (Ha)	Estimated Resident Popn 2006 (by CD)	Estimated Resident Popn 2006 (by town /locality)	Anticipated Popn 2031	Anticipated House holds 2031
					3150208	62	5.10	51		300			
				Clifton	3150301	N/A	N/A	0		163			
					3150302	N/A	N/A	0		228			
					3150303	N/A	N/A	0		233			
					3150304	103	27.30	273		417			
Oakey - PITTSWORTH - CLIFTON	Medium Growth												
Oakey		1,500	622	Jondaryan PtB	3141812			0	6.26	361	3924	5,424	2250.62241
					3141813	25	2.60	26		682			
					3141814	N/A	N/A	0		57			
					3141808	100	7.10	71		909			
					3141809	54	22.60	226		568			
					3141810	69	34.20	342		863			
					3141811	17	2.00	20		484			
				Rosalie PtB	3141912	N/A	N/A	0		0			
Pittsworth		1,500	622	Pittsworth	3150205	16	5.50	55	-47.44	840	2718	4,218	1750.20747
					3150206	18	2.10	21		846			
					3150209	40	7.20	72		1032			
Clifton		1,000	415	Clifton	3150305	136	38.00	380	12.51	505	1119	2,119	879.253112
					3150308	72	16.00	160		614			
Rural balance		660	274	Jondaryan PtB	3141701	N/A	N/A	0	60.41	648	4132	4,792	1988.38174
					3141704	34	52.50	525		516			
				Pittsworth	3150203	38	23.20	232		621			
					3150204	16	2.00	20		383			
				Cambooya PtB	3140403	N/A	N/A	0		310			
					3140404	N/A	N/A	0		396			
					3140405	N/A	N/A	0		296			
					3140407	N/A	N/A	0		356			
				Clifton	3150306	17	10.10	101		386			
					3150307	N/A	N/A	0		220			
YARRAMAN - GOOMBUNGEE	Low Growth												
Yarraman		300	124	Rosalie PtB	3142001	22	7.20	72	13.75	491	1000	1,300	539.419087
					3142009	45	19.00	190		509			

[illegible]

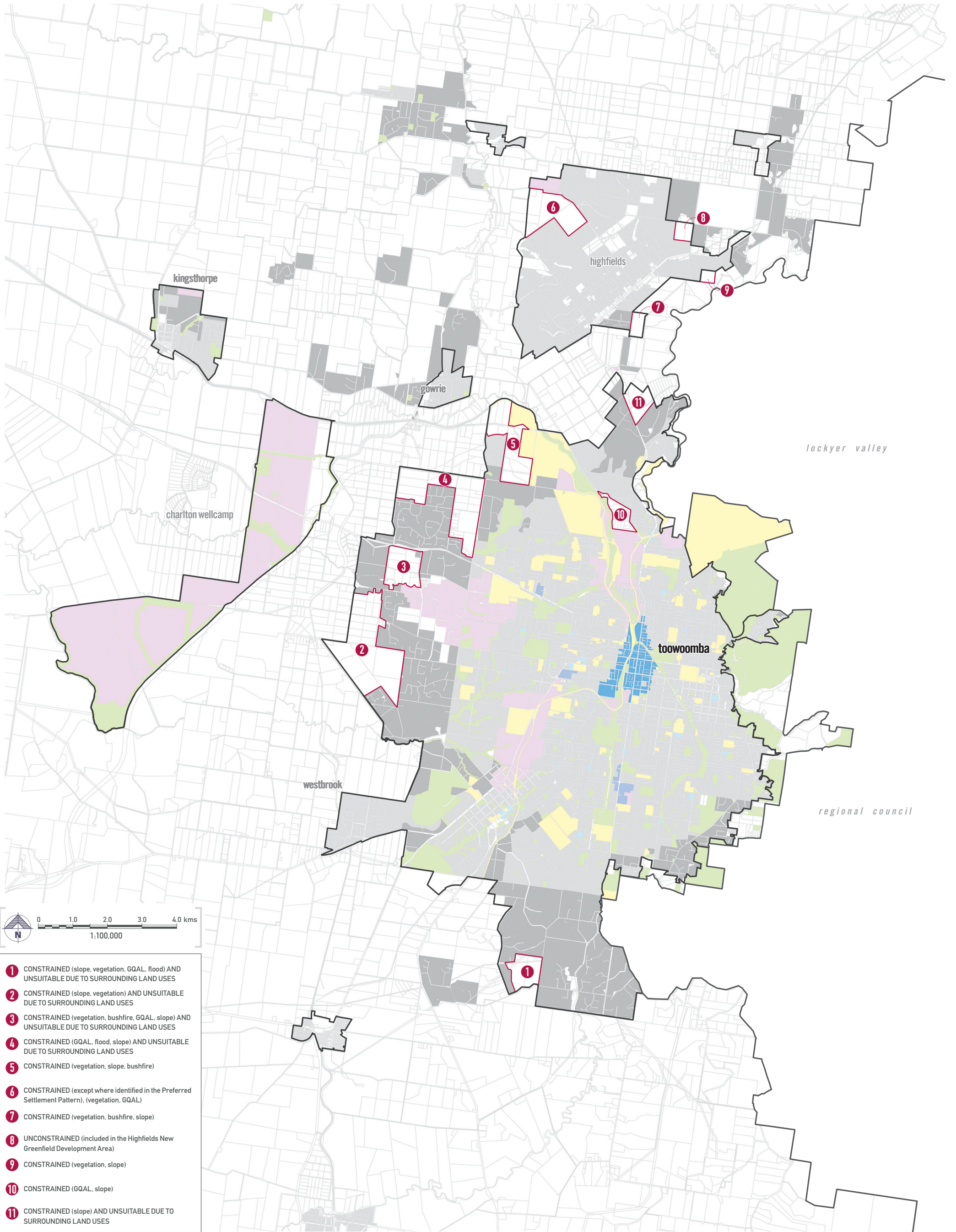
Place Based Concept Planning Locality	TRC Growth Category	Anticipated Popn Growth (No.)	Additional Households 2006-2031 (No.)	SLA Name	CD No.	Vacant Town/Res Zoned Lots (No.)	Vacant Town/Res Zoned Land (Ha)	Additional Housing Capacity (10 Dw/Ha)	Surplus or Shortfall of Zoned Land (Ha)	<i>Estimated Resident Popn 2006 (by CD)</i>	<i>Estimated Resident Popn 2006 (by town /locality)</i>	<i>Anticipated Popn 2031</i>	<i>Anticipated House holds 2031</i>
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Notes:

1. Assumed 'rule of thumb' yield of 10 dwellings/ha overstates yields of rural residential type zones.
2. Shortfall of available zoned land in Cecil Plains-Millmerran 'Rural balance' may be accommodated on rural land.



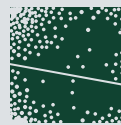
Appendix K – SEQRP Toowoomba Urban Footprint Analysis



- 1 CONSTRAINED (slope, vegetation, GQAL, flood) AND UNSUITABLE DUE TO SURROUNDING LAND USES
- 2 CONSTRAINED (slope, vegetation) AND UNSUITABLE DUE TO SURROUNDING LAND USES
- 3 CONSTRAINED (vegetation, bushfire, GQAL, slope) AND UNSUITABLE DUE TO SURROUNDING LAND USES
- 4 CONSTRAINED (GQAL, flood, slope) AND UNSUITABLE DUE TO SURROUNDING LAND USES
- 5 CONSTRAINED (vegetation, slope, bushfire)
- 6 CONSTRAINED (except where identified in the Preferred Settlement Pattern), (vegetation, GQAL)
- 7 CONSTRAINED (vegetation, bushfire, slope)
- 8 UNCONSTRAINED (included in the Highfields New Greenfield Development Area)
- 9 CONSTRAINED (vegetation, slope)
- 10 CONSTRAINED (GQAL, slope)
- 11 CONSTRAINED (slope) AND UNSUITABLE DUE TO SURROUNDING LAND USES

LEGEND

- SEQR TOOWOOMBA URBAN FOOTPRINT
- URBAN FOOTPRINT UNCOMMITTED AREAS
- URBAN RESIDENTIAL
- RURAL RESIDENTIAL
- REGIONAL CENTRE
- SUB-REGIONAL CENTRE
- SUBURBAN CENTRE
- INDUSTRY
- OPEN SPACE
- SPECIAL USE



TOOWOOMBA REGIONAL PLANNING PROJECT RESIDENTIAL LAND USE STUDY

SEQR Toowoomba Urban Footprint

HUMPHREYS REYNOLDS PERKINS PLANNING CONSULTANTS