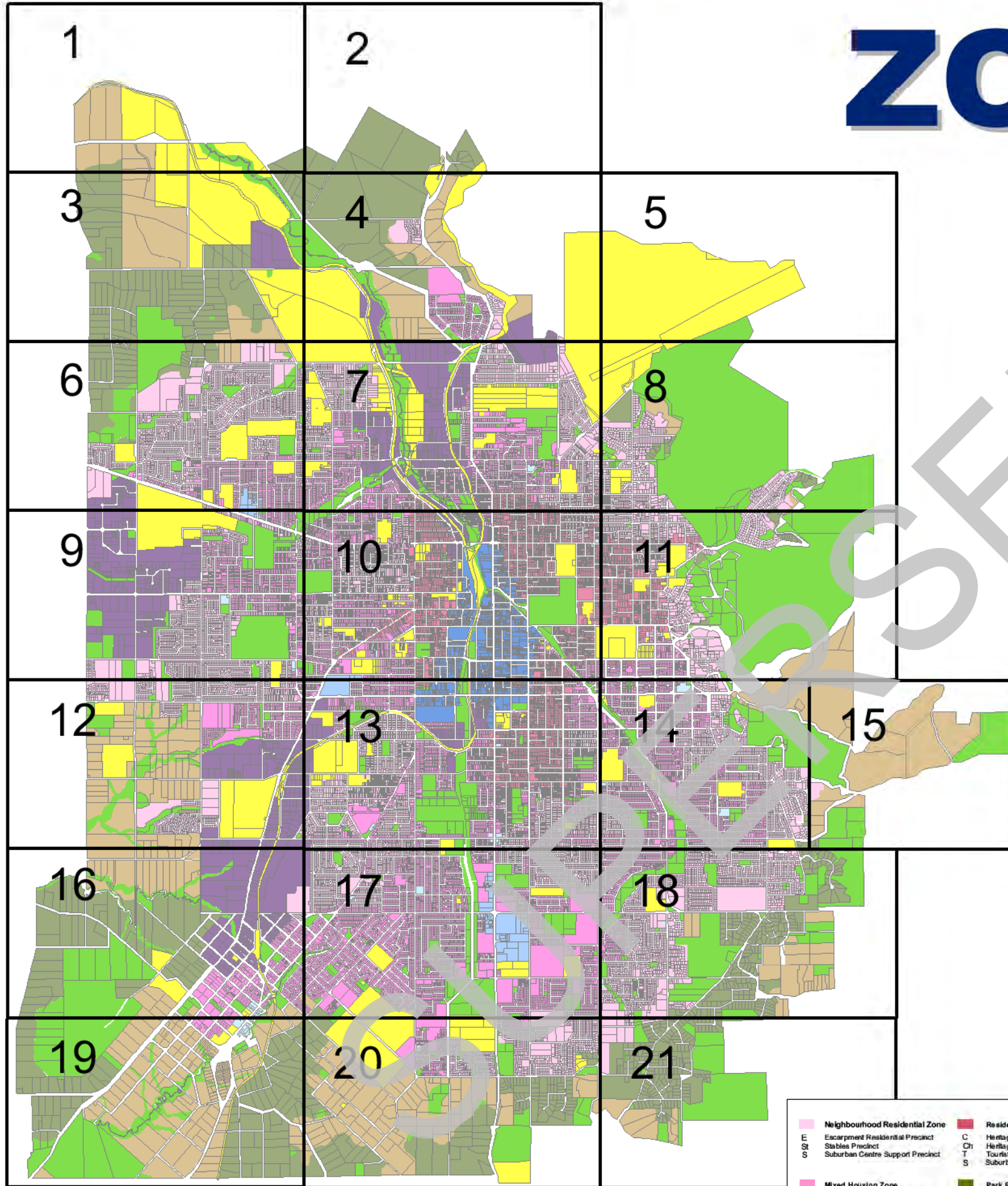
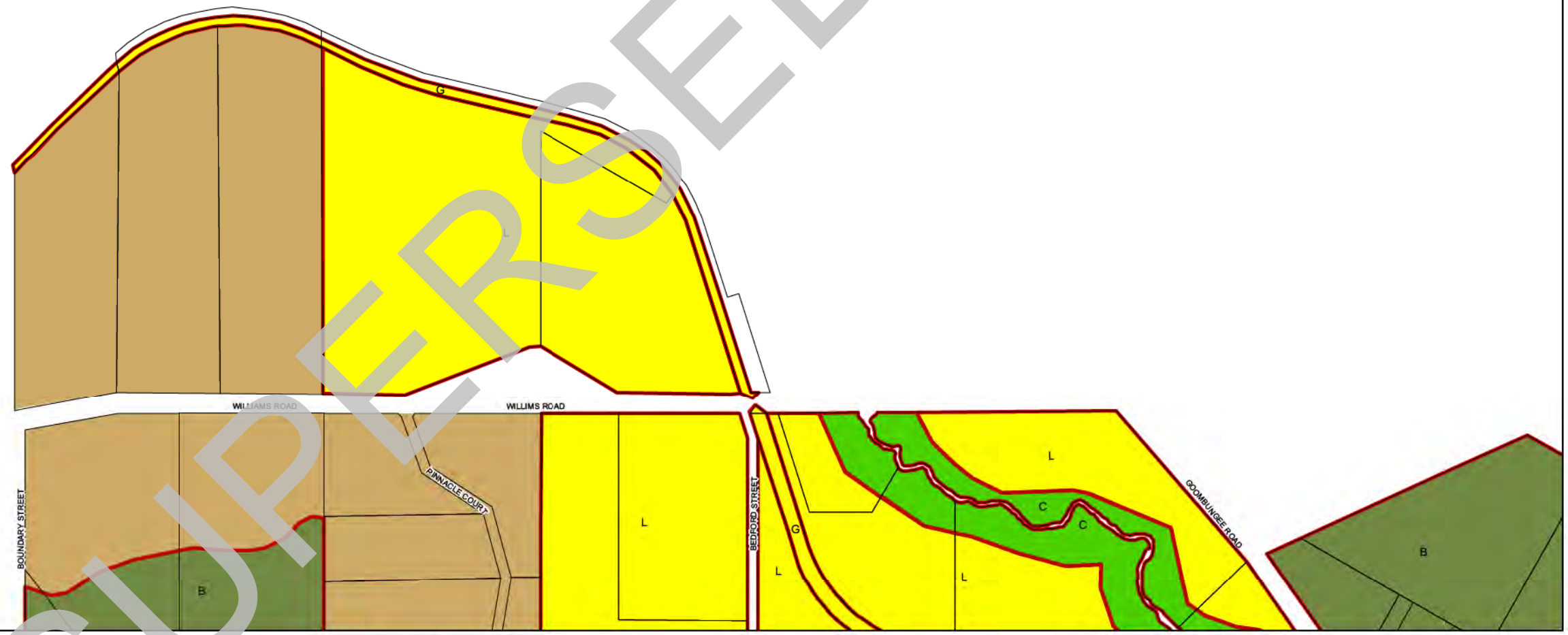


# ZONE MAP

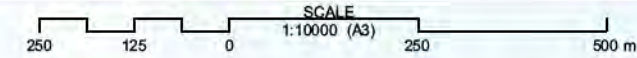


<ul style="list-style-type: none"> <li>Neighbourhood Residential Zone</li> <li>Escarpment Residential Precinct</li> <li>Stables Precinct</li> <li>Suburban Centre Support Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Residential Conservation Zone</li> <li>Heritage Conservation Precinct</li> <li>Heritage Character Precinct</li> <li>Tourist Residential Precinct</li> <li>Suburban Centre Support Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Regional Centre Zone</li> <li>City Core Precinct</li> <li>Business To Business Precinct</li> <li>Commercial Frame Precinct</li> <li>Commercial Frame (Office) Precinct</li> <li>Particular Use Precinct</li> <li>P1 Education</li> <li>P2 Places Of Public Worship</li> <li>P3 Hospital &amp; Support</li> <li>Special Development Precinct</li> <li>S1 Foundry/Mill/Southern Cross</li> <li>S2 Railway Land</li> </ul>	<ul style="list-style-type: none"> <li>Sub-Regional Centres Zone</li> <li>Core Precinct</li> <li>Support Precinct</li> <li>Suburban Centres Zone</li> <li>Neighbourhood Precinct</li> <li>Local Precinct</li> <li>Industry Zone</li> <li>General Industry Precinct</li> <li>Light Industry Precinct</li> <li>Industrial Investigation Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Zone</li> <li>City Parks Precinct</li> <li>Environmental Precinct</li> <li>Private Recreation Precinct</li> <li>Local Parks Precinct</li> <li>Rural Zone</li> <li>Future Urban Land Precinct</li> <li>Special Escarpment Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Special Use Zone</li> <li>Health Precinct</li> <li>Education Precinct</li> <li>Local Govt. Precinct</li> <li>Other Govt. Precinct</li> <li>Enterprise Precinct</li> <li>Miscellaneous Precinct</li> <li>Precinct Boundary</li> </ul>
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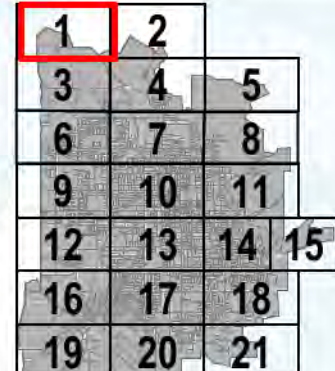
Amendment No: 1, 1a, 4, 5, 7, 9



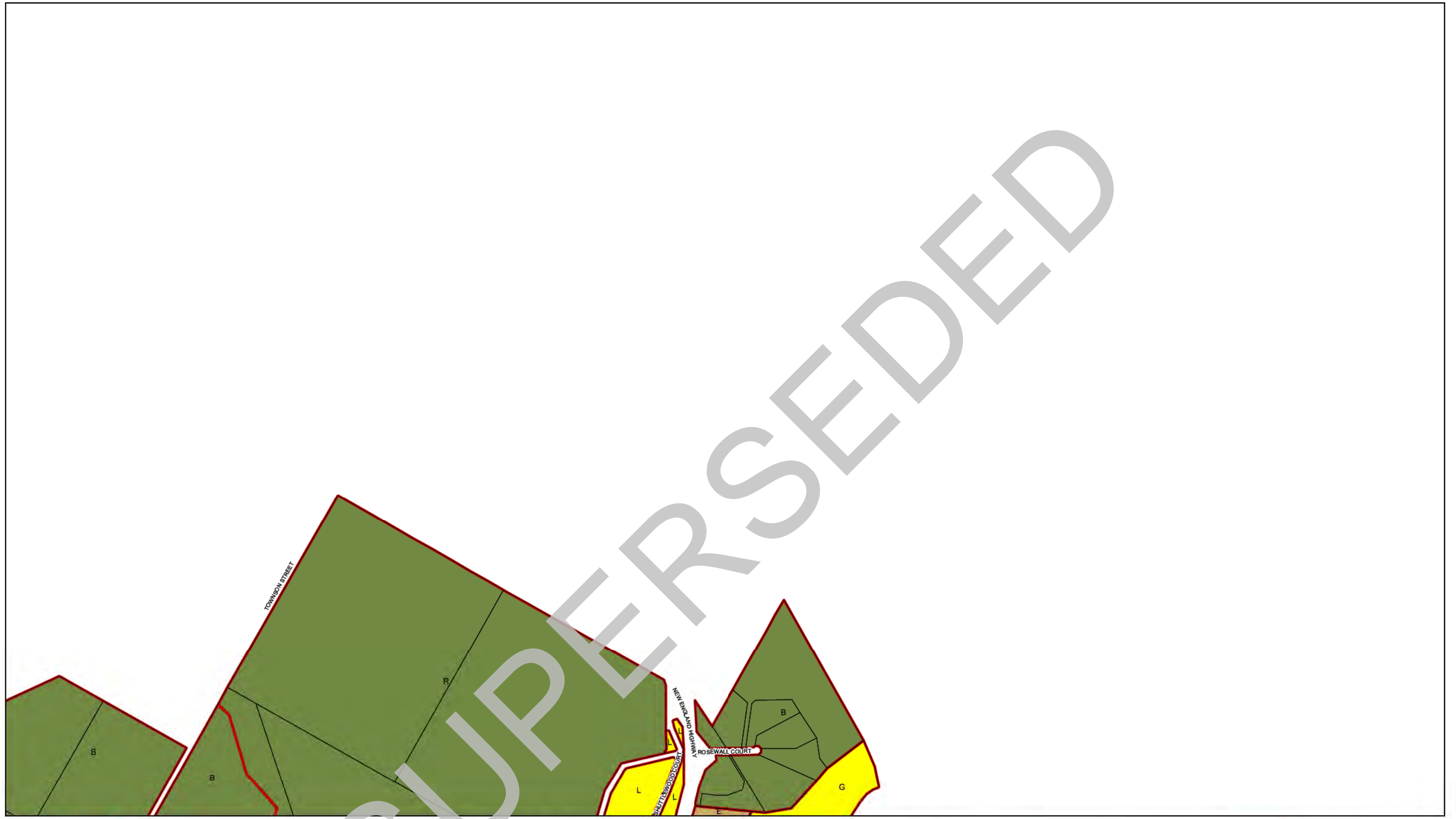
### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP



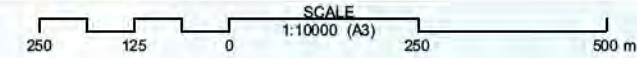
<p><b>Neighbourhood Residential Zone</b></p> <ul style="list-style-type: none"> <li>E Escarpment Residential Precinct</li> <li>St Stables Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> <p><b>Mixed Housing Zone</b></p> <ul style="list-style-type: none"> <li>R Major Road Residential Precinct</li> <li>H Hospital Support Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul>	<p><b>Residential Conservation Zone</b></p> <ul style="list-style-type: none"> <li>C Heritage Conservation Precinct</li> <li>Ch Heritage Character Precinct</li> <li>T Tourist Residential Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> <p><b>Park Residential Zone</b></p> <ul style="list-style-type: none"> <li>R Rural Residential Precinct</li> <li>B Bushland Residential Precinct</li> </ul>	<p><b>Regional Centre Zone</b></p> <ul style="list-style-type: none"> <li>C City Core Precinct</li> <li>B Business To Business Precinct</li> <li>F Commercial Frame Precinct</li> <li>O Commercial Frame (Office) Precinct</li> <li>P Particular Use Precinct</li> <li>P1 Education</li> <li>P2 Places Of Public Worship</li> <li>P3 Hospital &amp; Support</li> <li>S Special Development Precinct</li> <li>S1 Foundry/Mill/Southern Cross</li> <li>S2 Railway Land</li> </ul>	<p><b>Sub-Regional Centres Zone</b></p> <ul style="list-style-type: none"> <li>C Core Precinct</li> <li>S Support Precinct</li> </ul> <p><b>Suburban Centres Zone</b></p> <ul style="list-style-type: none"> <li>N Neighbourhood Precinct</li> <li>L Local Precinct</li> </ul> <p><b>Industry Zone</b></p> <ul style="list-style-type: none"> <li>G General Industry Precinct</li> <li>L Light Industry Precinct</li> <li>I Industrial Investigation Precinct</li> </ul>	<p><b>Open Space Zone</b></p> <ul style="list-style-type: none"> <li>C City Parks Precinct</li> <li>E Environmental Precinct</li> <li>P Private Recreation Precinct</li> <li>L Local Parks Precinct</li> </ul> <p><b>Rural Zone</b></p> <ul style="list-style-type: none"> <li>F Future Urban Land Precinct</li> <li>E Special Escarpment Precinct</li> </ul>	<p><b>Special Use Zone</b></p> <ul style="list-style-type: none"> <li>H Health Precinct</li> <li>E Education Precinct</li> <li>L Local Govt. Precinct</li> <li>G Other Govt. Precinct</li> <li>En Enterprise Precinct</li> <li>M Miscellaneous Precinct</li> </ul> <p><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Precinct Boundary</p>
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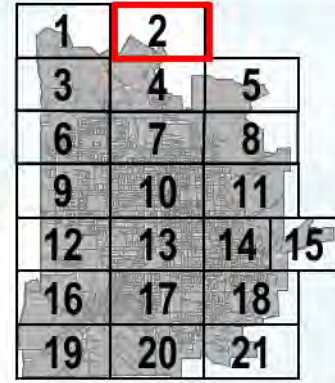
Amendment:



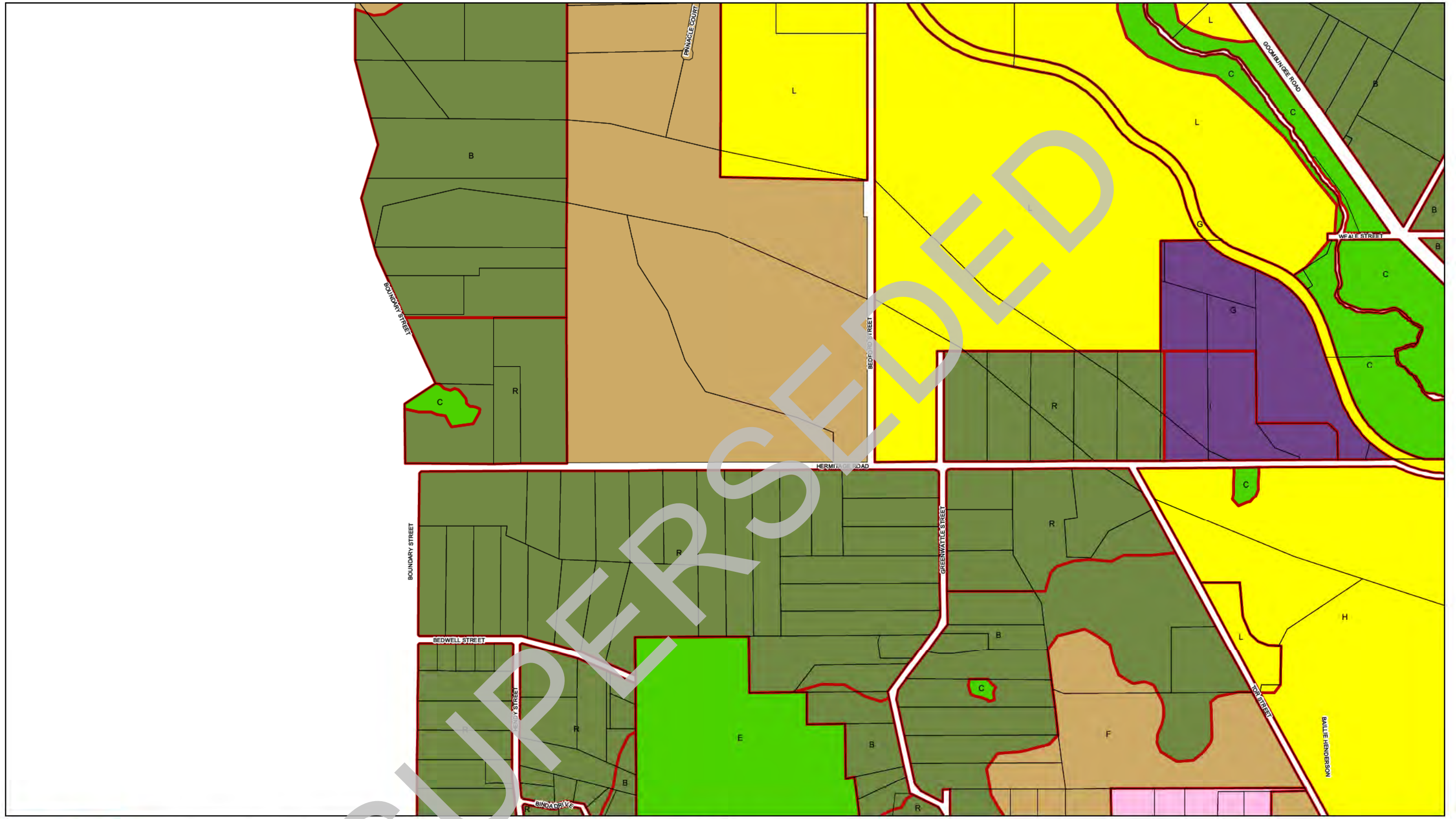
### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP



<b>Neighbourhood Residential Zone</b>	<b>Residential Conservation Zone</b>	<b>Regional Centre Zone</b>	<b>Sub-Regional Centres Zone</b>	<b>Open Space Zone</b>	<b>Special Use Zone</b>
E Escarpment Residential Precinct St Stables Precinct S Suburban Centre Support Precinct	C Heritage Conservation Precinct Ch Heritage Character Precinct T Tourist Residential Precinct S Suburban Centre Support Precinct	C City Core Precinct B Business To Business Precinct F Commercial Frame Precinct O Commercial Frame (Office) Precinct P Particular Use Precinct P1 Education P2 Places Of Public Worship P3 Hospital & Support	C Core Precinct S Support Precinct	C City Parks Precinct E Environmental Precinct P Private Recreation Precinct L Local Parks Precinct	H Health Precinct E Education Precinct L Local Govt. Precinct G Other Govt. Precinct En Enterprise Precinct M Miscellaneous Precinct
<b>Mixed Housing Zone</b>	<b>Park Residential Zone</b>	<b>Special Development Precinct</b>	<b>Industry Zone</b>	<b>Rural Zone</b>	<b>Precinct Boundary</b>
R Major Road Residential Precinct H Hospital Support Precinct S Suburban Centre Support Precinct	R Rural Residential Precinct B Bushland Residential Precinct	S Special Development Precinct S1 Foundry/Mill/Southern Cross S2 Railway Land	G General Industry Precinct L Light Industry Precinct I Industrial Investigation Precinct	F Future Urban Land Precinct E Special Escarpment Precinct	Precinct Boundary

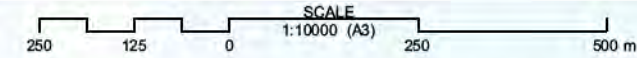


Amendment:



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- |  |  |   |   |  |   |
|--|--|---|---|--|---|
| <b>Neighbourhood Residential Zone</b>  | <b>Residential Conservation Zone</b>   | <b>Regional Centre Zone</b>   | <b>Sub-Regional Centres Zone</b>  | <b>Open Space Zone</b>   | <b>Special Use Zone</b>   |
| E Escarpment Residential Precinct<br>St Stables Precinct<br>S Suburban Centre Support Precinct         | C Heritage Conservation Precinct<br>Ch Heritage Character Precinct<br>T Tourist Residential Precinct<br>S Suburban Centre Support Precinct | C City Core Precinct<br>B Business To Business Precinct<br>F Commercial Frame Precinct<br>O Commercial Frame (Office) Precinct<br>P Particular Use Precinct<br>P1 Education<br>P2 Places Of Public Worship<br>P3 Hospital & Support | C Core Precinct<br>S Support Precinct   | C City Parks Precinct<br>E Environmental Precinct<br>P Private Recreation Precinct<br>L Local Parks Precinct | H Health Precinct<br>E Education Precinct<br>L Local Govt. Precinct<br>G Other Govt. Precinct<br>En Enterprise Precinct<br>M Miscellaneous Precinct |
| <b>Mixed Housing Zone</b>  | <b>Park Residential Zone</b>   | <b>Special Development Precinct</b>   | <b>Industry Zone</b>  | <b>Rural Zone</b>  | <b>Precinct Boundary</b>  |
| R Major Road Residential Precinct<br>H Hospital Support Precinct<br>S Suburban Centre Support Precinct | R Rural Residential Precinct<br>B Bushland Residential Precinct  | S1 Foundry/Mill/Southern Cross<br>S2 Railway Land   | G General Industry Precinct<br>L Light Industry Precinct<br>I Industrial Investigation Precinct | F Future Urban Land Precinct<br>E Special Escarpment Precinct  | Precinct Boundary   |

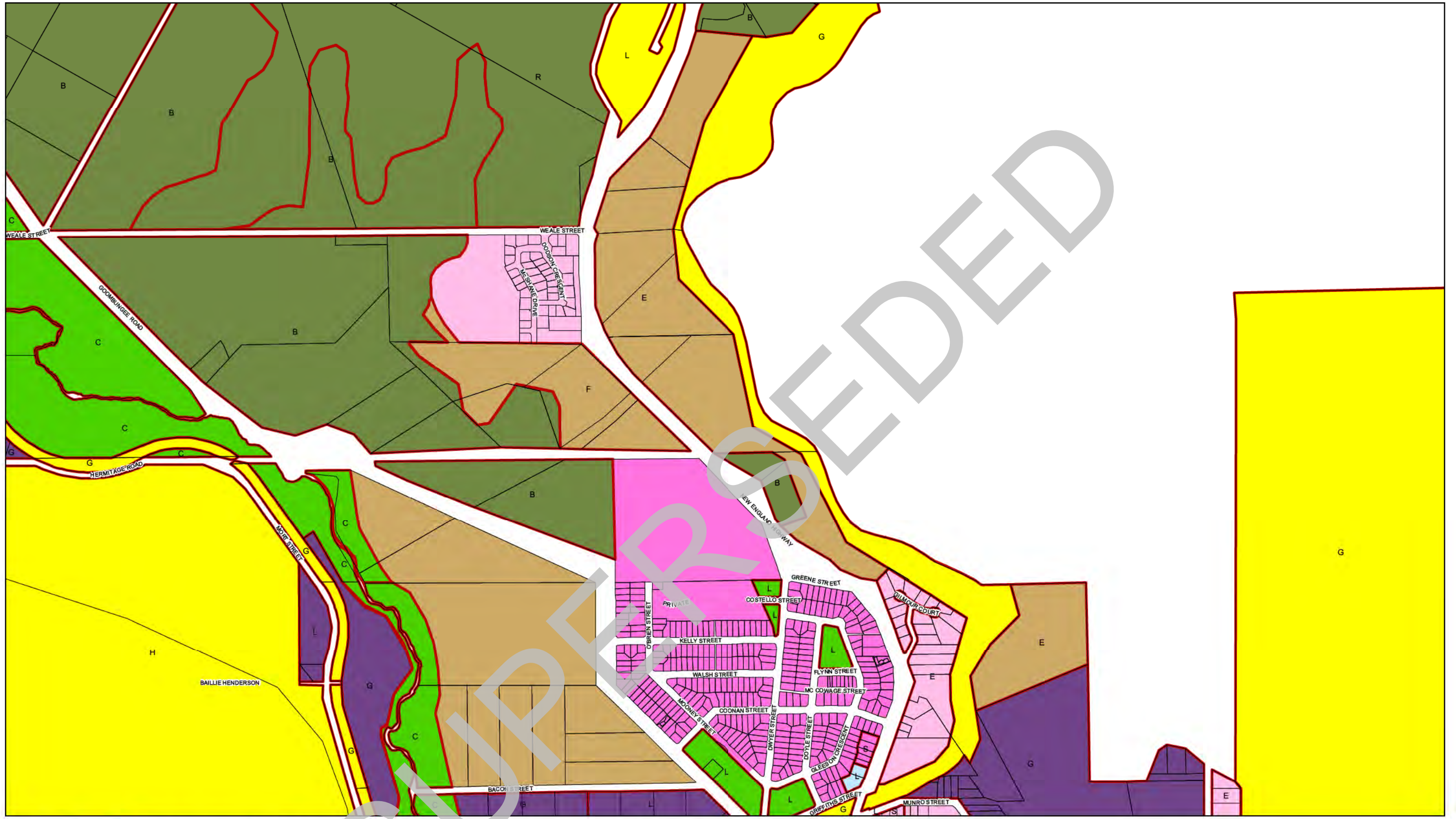


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MAP  
**3**

Amendment: 1,1a, 4



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- Neighbourhood Residential Zone**
- E Escarpment Residential Precinct
- St Stables Precinct
- S Suburban Centre Support Precinct
- Mixed Housing Zone**
- R Major Road Residential Precinct
- H Hospital Support Precinct
- S Suburban Centre Support Precinct

- Residential Conservation Zone**
- C Heritage Conservation Precinct
- Ch Heritage Character Precinct
- T Tourist Residential Precinct
- S Suburban Centre Support Precinct
- Park Residential Zone**
- R Rural Residential Precinct
- B Bushland Residential Precinct

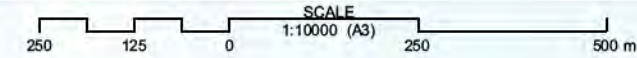
- Regional Centre Zone**
- C City Core Precinct
- B Business To Business Precinct
- F Commercial Frame Precinct
- O Commercial Frame (Office) Precinct
- P Particular Use Precinct
- P1 Education
- P2 Places Of Public Worship
- P3 Hospital & Support
- S Special Development Precinct
- S1 Foundry/Mill/Southern Cross
- S2 Railway Land

- Sub-Regional Centres Zone**
- C Core Precinct
- S Support Precinct
- Suburban Centres Zone**
- N Neighbourhood Precinct
- L Local Precinct
- Industry Zone**
- G General Industry Precinct
- L Light Industry Precinct
- I Industrial Investigation Precinct

- Open Space Zone**
- C City Parks Precinct
- E Environmental Precinct
- P Private Recreation Precinct
- L Local Parks Precinct

- Rural Zone**
- F Future Urban Land Precinct
- E Special Escarpment Precinct

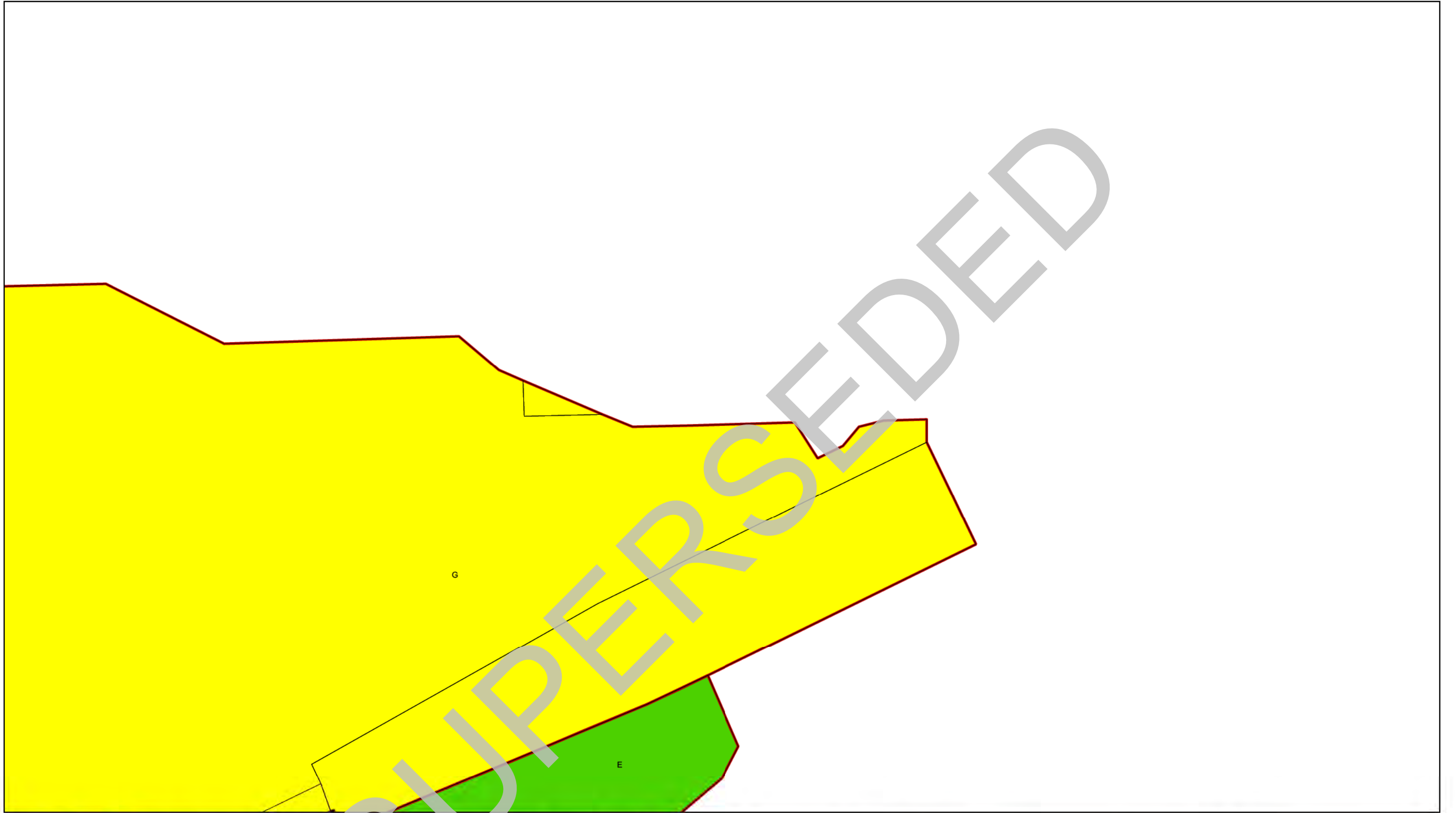
- Special Use Zone**
- H Health Precinct
- E Education Precinct
- L Local Govt. Precinct
- G Other Govt. Precinct
- En Enterprise Precinct
- M Miscellaneous Precinct
- Precinct Boundary**



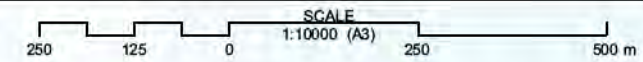
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Amendment: 1,1a, 4



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP



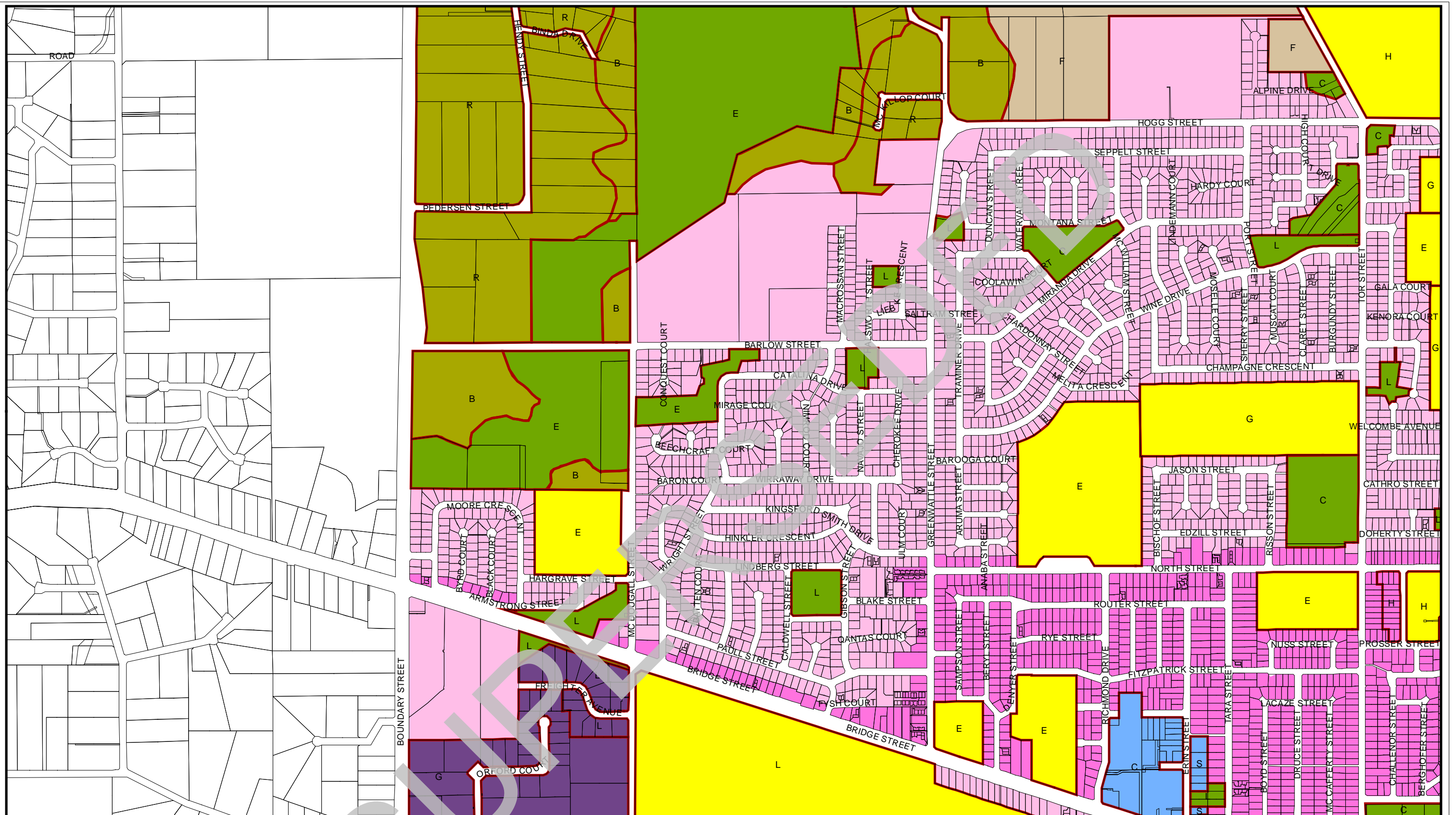
<b>Neighbourhood Residential Zone</b>	<b>Residential Conservation Zone</b>	<b>Regional Centre Zone</b>	<b>Sub-Regional Centres Zone</b>	<b>Open Space Zone</b>	<b>Special Use Zone</b>
E Escarpment Residential Precinct St Stables Precinct S Suburban Centre Support Precinct	C Heritage Conservation Precinct Ch Heritage Character Precinct T Tourist Residential Precinct S Suburban Centre Support Precinct	C City Core Precinct B Business To Business Precinct F Commercial Frame Precinct O Commercial Frame (Office) Precinct P Particular Use Precinct P1 Education P2 Places Of Public Worship P3 Hospital & Support	C Core Precinct S Support Precinct	C City Parks Precinct E Environmental Precinct P Private Recreation Precinct L Local Parks Precinct	H Health Precinct E Education Precinct L Local Govt. Precinct G Other Govt. Precinct En Enterprise Precinct M Miscellaneous Precinct
<b>Mixed Housing Zone</b>	<b>Park Residential Zone</b>	<b>Special Development Precinct</b>	<b>Industry Zone</b>	<b>Rural Zone</b>	<b>Precinct Boundary</b>
R Major Road Residential Precinct H Hospital Support Precinct S Suburban Centre Support Precinct	R Rural Residential Precinct B Bushland Residential Precinct	S Special Development Precinct S1 Foundry/Mill/Southern Cross S2 Railway Land	G General Industry Precinct L Light Industry Precinct I Industrial Investigation Precinct	F Future Urban Land Precinct E Special Escarpment Precinct	Precinct Boundary

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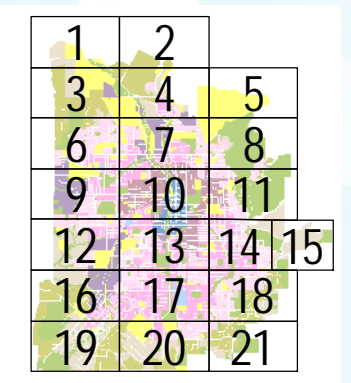
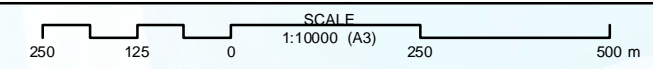
MAP  
**5**

Amendment:



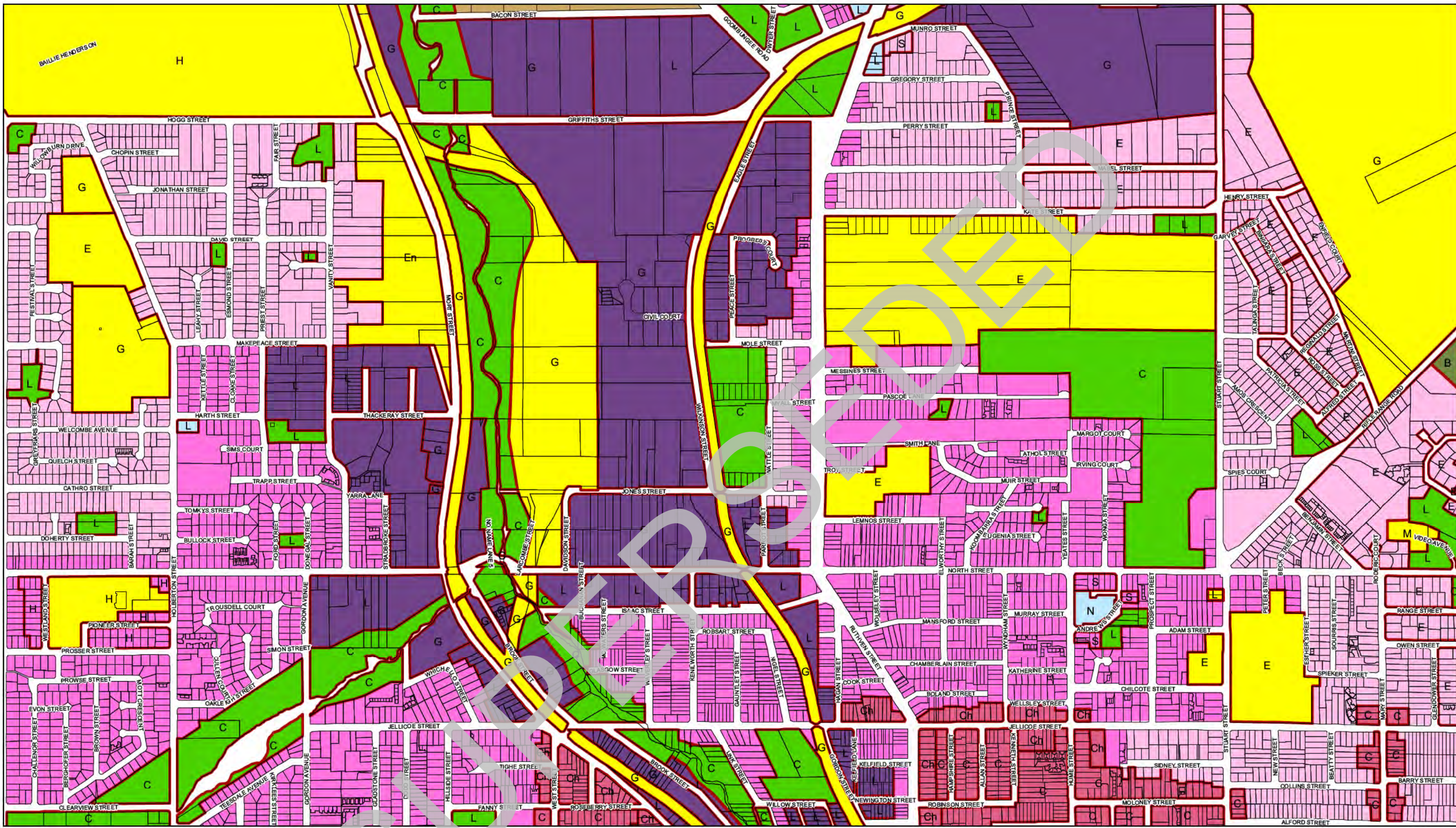
## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

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E Escarpment Residential Precinct	C Heritage Conservation Precinct	C City Core Precinct	C Core Precinct	C City Parks Precinct	H Health Precinct
St Stables Precinct	Ch Heritage Character Precinct	B Business To Business Precinct	S Support Precinct	E Environmental Precinct	E Education Precinct
S Suburban Centre Support Precinct	T Tourist Residential Precinct	F Commercial Frame Precinct		P Private Recreation Precinct	L Local Govt. Precinct
	S Suburban Centre Support Precinct	O Commercial Frame (Office) Precinct	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> <b>Suburban Centres Zone</b>	L Local Parks Precinct	G Other Govt. Precinct
		P Particular Use Precinct	N Neighbourhood Precinct		En Enterprise Precinct
<span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> <b>Mixed Housing Zone</b>	<span style="background-color: #808000; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> <b>Park Residential Zone</b>	P1 Education	L Local Precinct	<span style="background-color: #D2B48C; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> <b>Rural Zone</b>	M Miscellaneous Precinct
R Major Road Residential Precinct	R Rural Residential Precinct	P2 Places Of Public Worship		F Future Urban Land Precinct	
H Hospital Support Precinct	B Bushland Residential Precinct	P3 Hospital & Support	<span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> <b>Industry Zone</b>	E Special Escarpment Precinct	<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> <i>Precinct Boundary</i>
S Suburban Centre Support Precinct		S Special Development Precinct	G General Industry Precinct		
		S1 Foundry/Mill/Southern Cross	L Light Industry Precinct		
		S2 Railway Land	I Industrial Investigation Precinct		



MAP  
**6**

Amendment: 1, 1a, 4, 16



## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- |                                    |                                    |                                       |                                     |                               |                          |
|------------------------------------|------------------------------------|---------------------------------------|-------------------------------------|-------------------------------|--------------------------|
| Neighbourhood Residential Zone     | Residential Conservation Zone      | Regional Centre Zone                  | Sub-Regional Centres Zone           | Open Space Zone               | Special Use Zone         |
| E Escarpment Residential Precinct  | C Heritage Conservation Precinct   | C City Core Precinct                  | C Core Precinct                     | C City Parks Precinct         | H Health Precinct        |
| St Stables Precinct                | Ch Heritage Character Precinct     | B Business To Business Precinct       | S Support Precinct                  | EP Environmental Precinct     | E Education Precinct     |
| S Suburban Centre Support Precinct | T Tourist Residential Precinct     | C Commercial Frame Precinct           |                                     | L Private Recreation Precinct | L Local Govt. Precinct   |
|                                    | S Suburban Centre Support Precinct | OP Commercial Frame (Office) Precinct |                                     |                               | G Other Govt. Precinct   |
|                                    |                                    | P Particular Use Precinct             |                                     |                               | En Enterprise Precinct   |
| Mixed Housing Zone                 | Park Residential Zone              | P1 Education                          | N Neighbourhood Precinct            |                               | M Miscellaneous Precinct |
| R Major Road Residential Precinct  | R Rural Residential Precinct       | P2 Places Of Public Worship           | L Local Precinct                    |                               |                          |
| H Hospital Support Precinct        | B Bushland Residential Precinct    | P3 Hospital & Support                 |                                     | Rural Zone                    |                          |
| S Suburban Centre Support Precinct |                                    | S Special Development Precinct        |                                     | F Future Urban Land Precinct  | Precinct Boundary        |
|                                    |                                    | S1 Foundry/Mill/Southern Cross        | Industry Zone                       | E Special Escarpment Precinct |                          |
|                                    |                                    | S2 Railway Land                       | G General Industry Precinct         |                               |                          |
|                                    |                                    |                                       | L Light Industry Precinct           |                               |                          |
|                                    |                                    |                                       | I Industrial Investigation Precinct |                               |                          |

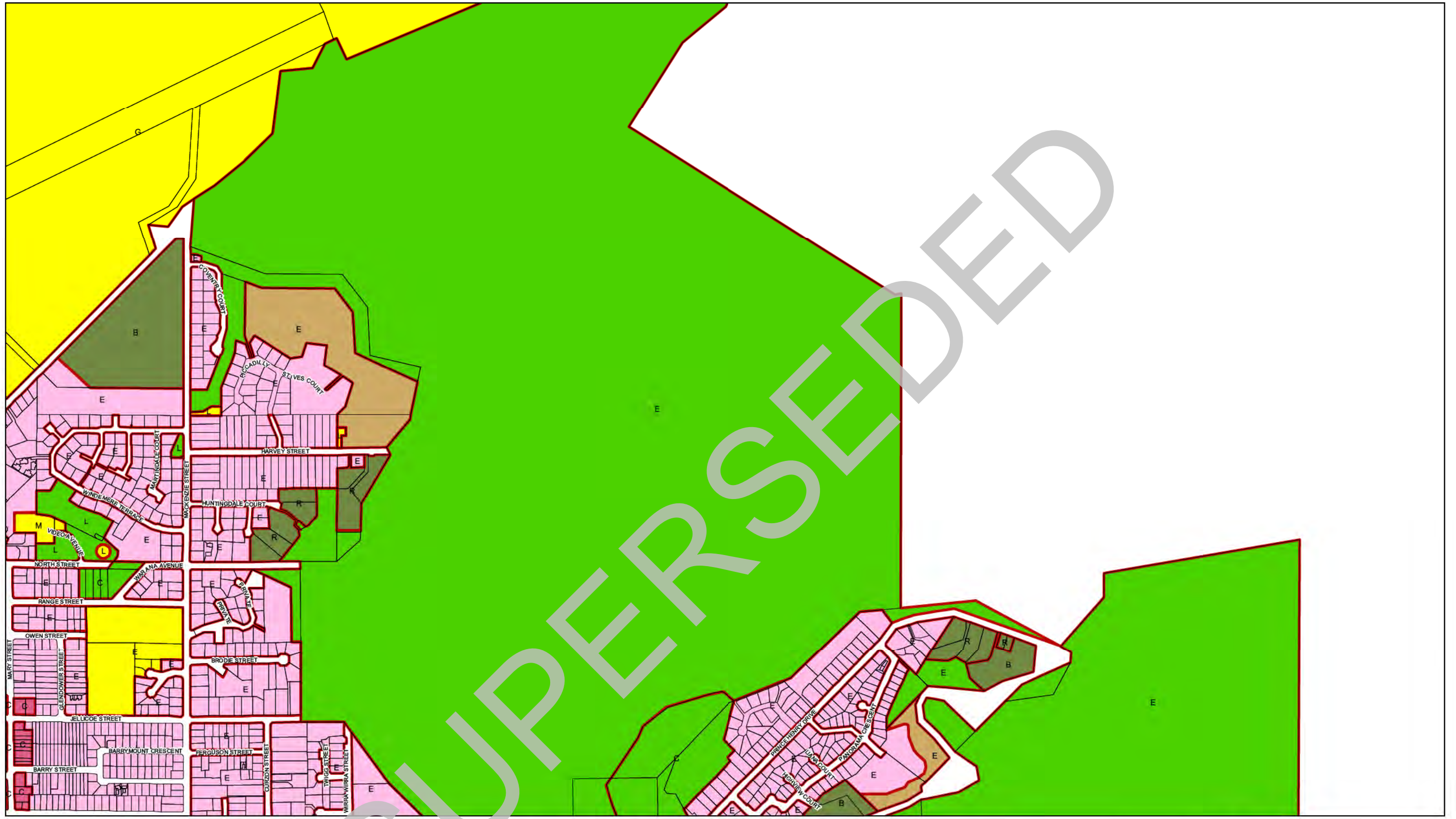
SCALE  
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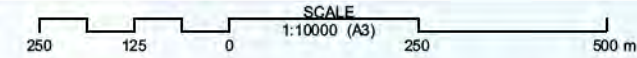
MAP  
**7**

Amendment: 1,1a, 4, 14



### TOowoomba PLANNING SCHEME 2003 - ZONE MAP

- |   |  |   |   |  |   |  |  |  |   |
|---|--|---|---|--|---|--|--|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #f8d7da; border: 1px solid #c0392b; margin-right: 5px;"></span> Neighbourhood Residential Zone</li> <li>E Escarpment Residential Precinct</li> <li>St Stables Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #f8d7da; border: 1px solid #c0392b; margin-right: 5px;"></span> Residential Conservation Zone</li> <li>C Heritage Conservation Precinct</li> <li>Ch Heritage Character Precinct</li> <li>T Tourist Residential Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4a90e2; border: 1px solid #34495e; margin-right: 5px;"></span> Regional Centre Zone</li> <li>C City Core Precinct</li> <li>B Business To Business Precinct</li> <li>F Commercial Frame Precinct</li> <li>O Commercial Frame (Office) Precinct</li> <li>P Particular Use Precinct</li> <li>P1 Education</li> <li>P2 Places Of Public Worship</li> <li>P3 Hospital &amp; Support</li> <li>S Special Development Precinct</li> <li>S1 Foundry/Mill/Southern Cross</li> <li>S2 Railway Land</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4a90e2; border: 1px solid #34495e; margin-right: 5px;"></span> Sub-Regional Centres Zone</li> <li>C Core Precinct</li> <li>S Support Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4a90e2; border: 1px solid #34495e; margin-right: 5px;"></span> Suburban Centres Zone</li> <li>N Neighbourhood Precinct</li> <li>L Local Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8e44ad; border: 1px solid #34495e; margin-right: 5px;"></span> Industry Zone</li> <li>G General Industry Precinct</li> <li>L Light Industry Precinct</li> <li>I Industrial Investigation Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #27ae60; border: 1px solid #2e8b57; margin-right: 5px;"></span> Open Space Zone</li> <li>C City Parks Precinct</li> <li>E Environmental Precinct</li> <li>P Private Recreation Precinct</li> <li>L Local Parks Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #27ae60; border: 1px solid #2e8b57; margin-right: 5px;"></span> Rural Zone</li> <li>F Future Urban Land Precinct</li> <li>E Special Escarpment Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #fff9c4; border: 1px solid #ffc107; margin-right: 5px;"></span> Special Use Zone</li> <li>H Health Precinct</li> <li>E Education Precinct</li> <li>L Local Govt. Precinct</li> <li>G Other Govt. Precinct</li> <li>En Enterprise Precinct</li> <li>M Miscellaneous Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid #c0392b; margin-right: 5px;"></span> Precinct Boundary</li> </ul> |
|---|--|---|---|--|---|--|--|--|---|

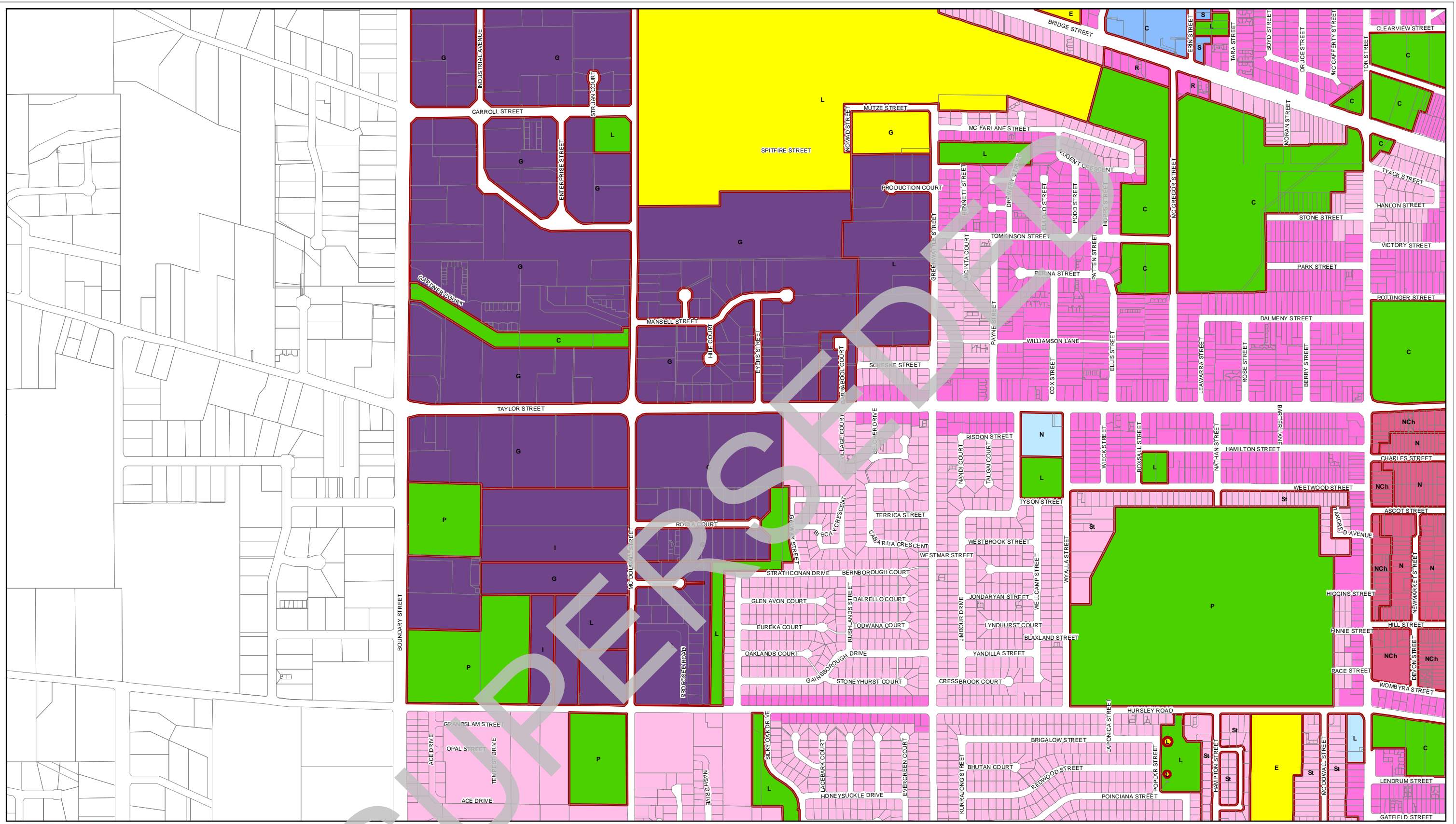


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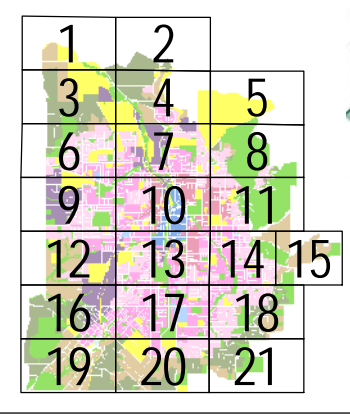
MAP  
**8**

Amendment: 4,5

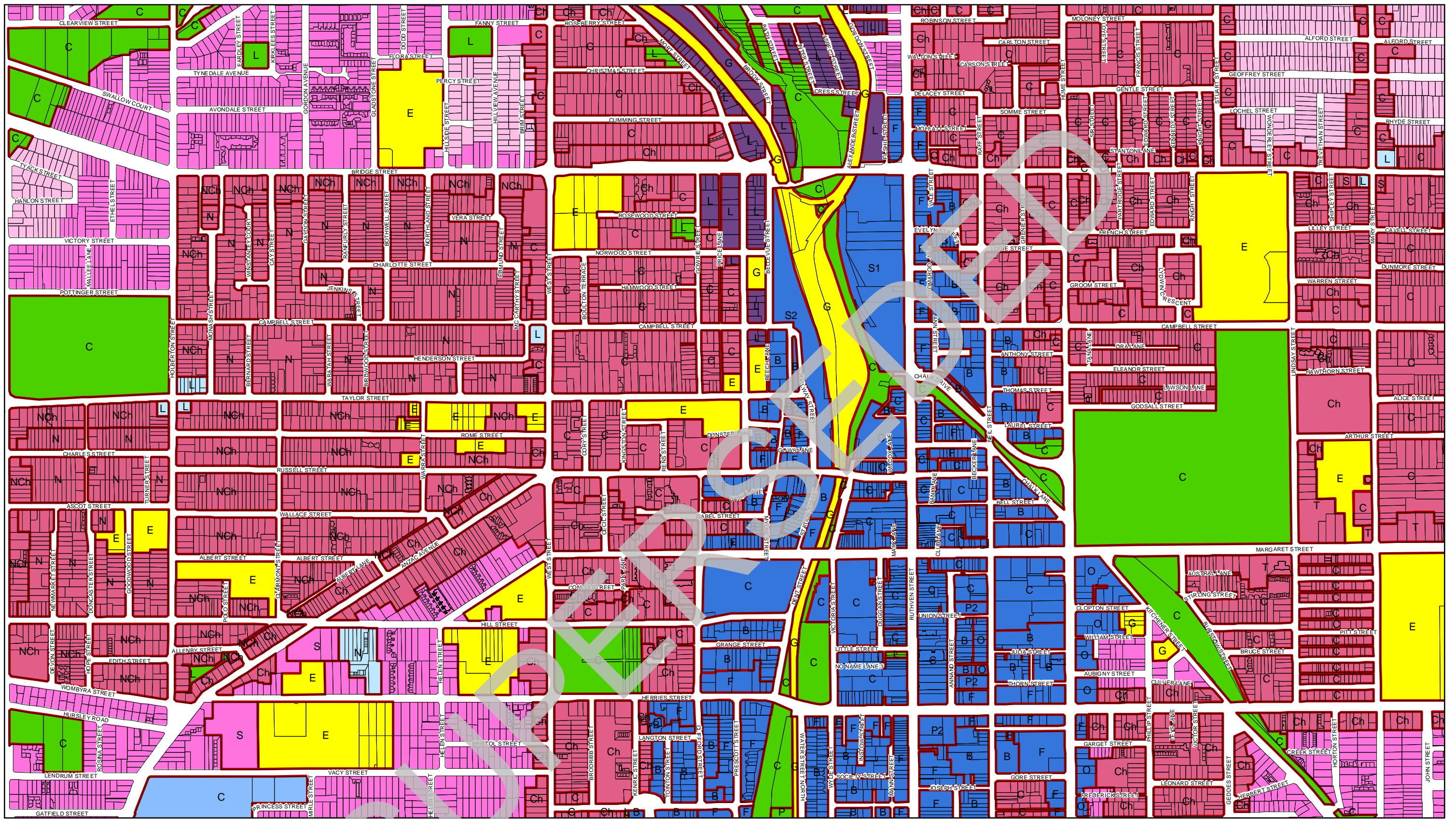


**TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP** ( - Indicates Precinct Boundary )

- |   |  |   |  |   |  |
|---|--|---|--|---|--|
| <p><b>Neighbourhood Residential Zone</b></p> <ul style="list-style-type: none"> <li>E Escarpment Residential Precinct</li> <li>St Stables Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> <p><b>Mixed Housing Zone</b></p> <ul style="list-style-type: none"> <li>R Major Road Residential Precinct</li> <li>H Hospital Support Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> | <p><b>Residential Conservation Zone</b></p> <ul style="list-style-type: none"> <li>C Heritage Conservation Precinct</li> <li>Ch Heritage Character Precinct</li> <li>T Tourist Residential Precinct</li> <li>S Suburban Centre Support Precinct</li> <li>N Newtown Precinct</li> <li>NCh Newtown Character Precinct</li> </ul> <p><b>Park Residential Zone</b></p> <ul style="list-style-type: none"> <li>R Rural Residential Precinct</li> <li>B Bushland Residential Precinct</li> </ul> | <p><b>Regional Centre Zone</b></p> <ul style="list-style-type: none"> <li>C City Core Precinct</li> <li>B Business To Business Precinct</li> <li>F Commercial Frame Precinct</li> <li>O Commercial Frame (Office) Precinct</li> <li>P Particular Use Precinct</li> <li>P1 Education</li> <li>P2 Places Of Public Worship</li> <li>P3 Hospital &amp; Support</li> <li>S Special Development Precinct</li> <li>S1 Foundry/Mill/Southern Cross</li> <li>S2 Railway Land</li> </ul> | <p><b>Sub-Regional Centres Zone</b></p> <ul style="list-style-type: none"> <li>C Core Precinct</li> <li>S Support Precinct</li> </ul> <p><b>Suburban Centres Zone</b></p> <ul style="list-style-type: none"> <li>N Neighbourhood Precinct</li> <li>L Local Precinct</li> </ul> <p><b>Industry Zone</b></p> <ul style="list-style-type: none"> <li>G General Industry Precinct</li> <li>L Light Industry Precinct</li> <li>I Industrial Investigation Precinct</li> </ul> | <p><b>Open Space Zone</b></p> <ul style="list-style-type: none"> <li>C City Parks Precinct</li> <li>E Environmental Precinct</li> <li>P Private Recreation Precinct</li> <li>L Local Parks Precinct</li> </ul> <p><b>Rural Zone</b></p> <ul style="list-style-type: none"> <li>F Future Urban Land Precinct</li> <li>E Special Escarpment Precinct</li> </ul> | <p><b>Special Use Zone</b></p> <ul style="list-style-type: none"> <li>H Health Precinct</li> <li>E Education Precinct</li> <li>L Local Govt. Precinct</li> <li>G Other Govt. Precinct</li> <li>En Enterprise Precinct</li> <li>M Miscellaneous Precinct</li> </ul> |
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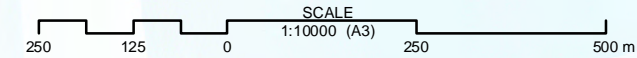


**Amendment No: 4, 12**



## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

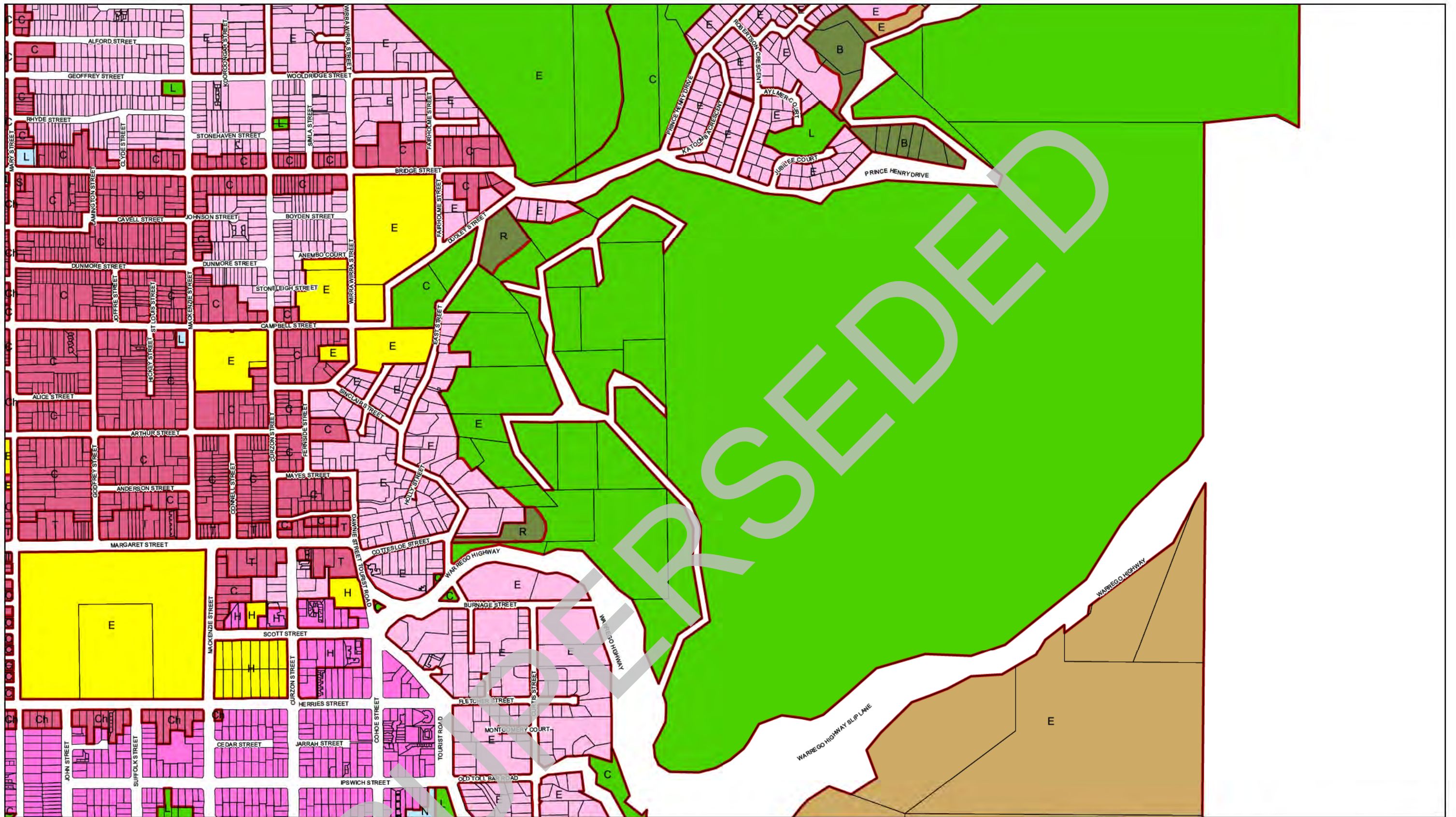
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|------------------------------------|------------------------------------|--------------------------------------|-------------------------------------|-------------------------------|--------------------------|
| Neighbourhood Residential Zone     | Residential Conservation Zone      | Regional Centre Zone                 | Sub-Regional Centres Zone           | Open Space Zone               | Special Use Zone         |
| E Escarpment Residential Precinct  | C Heritage Conservation Precinct   | C City Core Precinct                 | C Core Precinct                     | C City Parks Precinct         | H Health Precinct        |
| St Stables Precinct                | Ch Heritage Character Precinct     | B Business To Business Precinct      | S Support Precinct                  | PM Environmental Precinct     | E Education Precinct     |
| S Suburban Centre Support Precinct | T Tourist Residential Precinct     | F Commercial Frame Precinct          |                                     | L Private Recreation Precinct | L Local Govt. Precinct   |
|                                    | S Suburban Centre Support Precinct | O Commercial Frame (Office) Precinct |                                     | L Local Parks Precinct        | G Other Govt. Precinct   |
|                                    |                                    | P Particular Use Precinct            |                                     |                               | En Enterprise Precinct   |
| Mixed Housing Zone                 | Park Residential Zone              | P1 Education                         | Suburban Centres Zone               |                               | M Miscellaneous Precinct |
| R Major Road Residential Precinct  | R Rural Residential Precinct       | P2 Places Of Public Worship          | N Neighbourhood Precinct            | Rural Zone                    |                          |
| H Hospital Support Precinct        | B Bushland Residential Precinct    | P3 Hospital & Support                | L Local Precinct                    | F Future Urban Land Precinct  |                          |
| S Suburban Centre Support Precinct |                                    | S Special Development Precinct       |                                     | E Special Escarpment Precinct |                          |
|                                    |                                    | S1 Foundry/Mill/Southern Cross       | Industry Zone                       | Precinct Boundary             |                          |
|                                    |                                    | S2 Railway Land                      | G General Industry Precinct         |                               |                          |
|                                    |                                    |                                      | L Light Industry Precinct           |                               |                          |
|                                    |                                    |                                      | I Industrial Investigation Precinct |                               |                          |



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Amendment: 4, 5, 7, 11, 12



## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

SCALE  
250 125 0 1:10000 (A3) 250 500 m

Neighbourhood Residential Zone	Residential Conservation Zone	Regional Centre Zone	Sub-Regional Centres Zone	Open Space Zone	Special Use Zone
E Escarpment Residential Precinct	C Heritage Conservation Precinct	C City Core Precinct	C Core Precinct	C City Parks Precinct	H Health Precinct
St Stables Precinct	Ch Heritage Character Precinct	B Business To Business Precinct	S Support Precinct	E Environmental Precinct	E Education Precinct
S Suburban Centre Support Precinct	T Tourist Residential Precinct	C Commercial Frame Precinct		P Private Recreation Precinct	L Local Govt. Precinct
	S Suburban Centre Support Precinct	O Commercial Frame (Office) Precinct		L Local Parks Precinct	G Other Govt. Precinct
Mixed Housing Zone	Park Residential Zone	P Particular Use Precinct	Suburban Centres Zone		En Enterprise Precinct
R Major Road Residential Precinct	R Rural Residential Precinct	P1 Education	N Neighbourhood Precinct	Rural Zone	M Miscellaneous Precinct
H Hospital Support Precinct	B Bushland Residential Precinct	P2 Places Of Public Worship	L Local Precinct	F Future Urban Land Precinct	
S Suburban Centre Support Precinct		P3 Hospital & Support		E Special Escarpment Precinct	
		S Special Development Precinct	Industry Zone		Precinct Boundary
		S1 Foundry/Mill/Southern Cross	G General Industry Precinct		
		S2 Railway Land	L Light Industry Precinct		
			I Industrial Investigation Precinct		

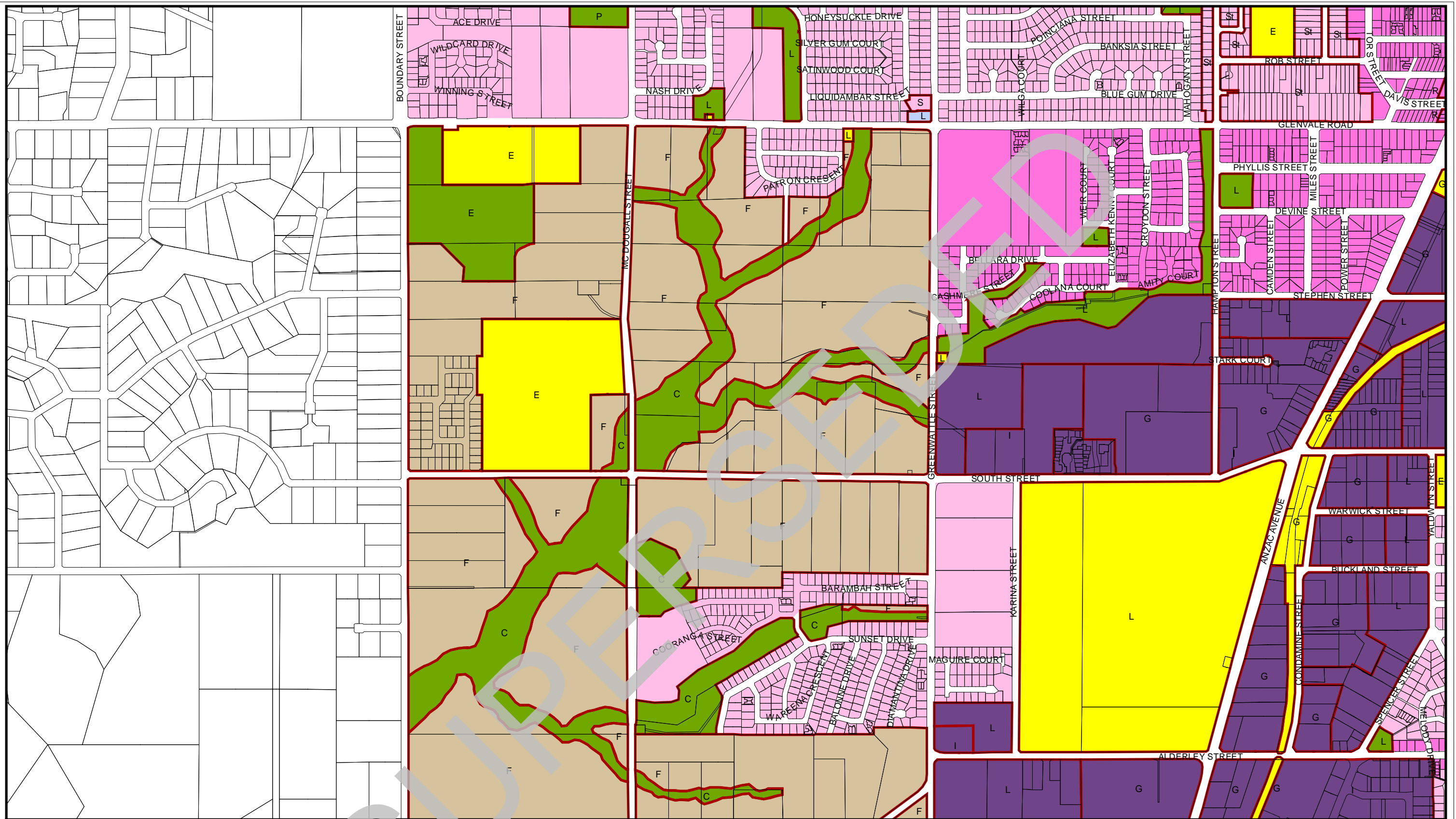
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MAP  
11



Amendment: 1, 4, 7, 14



## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- **Neighbourhood Residential Zone**
- E Escarpment Residential Precinct
- St Stables Precinct
- S Suburban Centre Support Precinct
- **Mixed Housing Zone**
- R Major Road Residential Precinct
- H Hospital Support Precinct
- S Suburban Centre Support Precinct

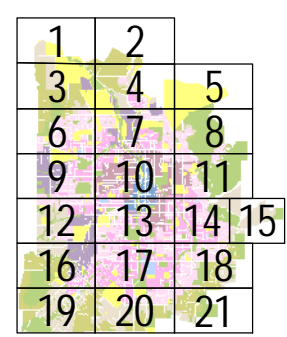
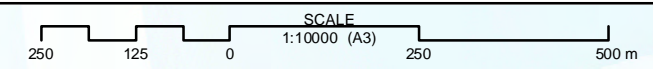
- **Residential Conservation Zone**
- C Heritage Conservation Precinct
- Ch Heritage Character Precinct
- T Tourist Residential Precinct
- S Suburban Centre Support Precinct
- **Park Residential Zone**
- R Rural Residential Precinct
- B Bushland Residential Precinct

- **Regional Centre Zone**
- C City Core Precinct
- B Business To Business Precinct
- O Commercial Frame Precinct
- P Commercial Frame (Office) Precinct
- P1 Particular Use Precinct
- P1 Education
- P2 Places Of Public Worship
- P3 Hospital & Support
- S Special Development Precinct
- S1 Foundry/Mill/Southern Cross
- S2 Railway Land

- **Sub-Regional Centres Zone**
- C Core Precinct
- S Support Precinct
- **Suburban Centres Zone**
- N Neighbourhood Precinct
- L Local Precinct
- **Industry Zone**
- G General Industry Precinct
- L Light Industry Precinct
- I Industrial Investigation Precinct

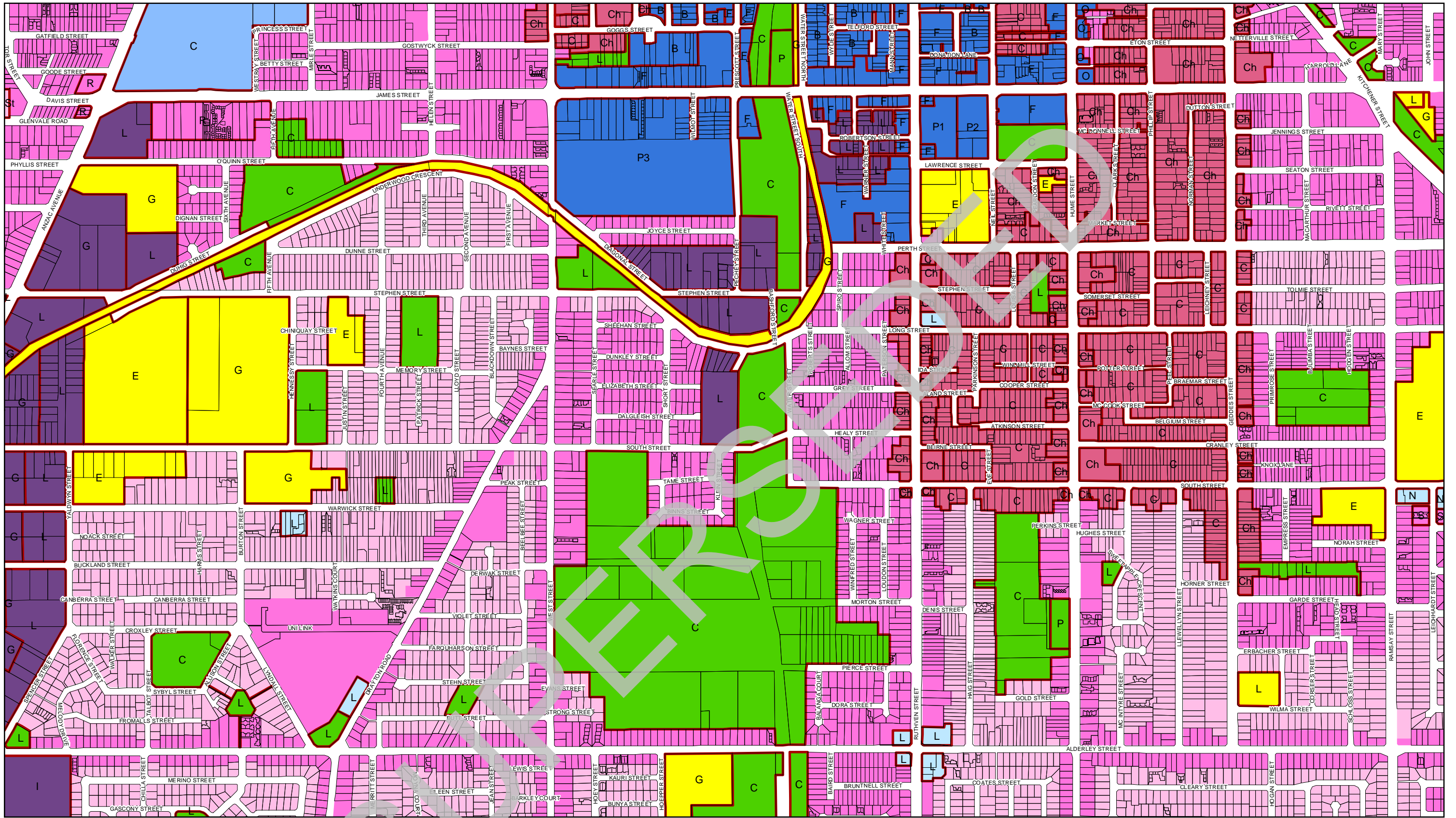
- **Open Space Zone**
- C City Parks Precinct
- E Environmental Precinct
- P Private Recreation Precinct
- L Local Parks Precinct
- **Rural Zone**
- F Future Urban Land Precinct
- E Special Escarpment Precinct

- **Special Use Zone**
- H Health Precinct
- E Education Precinct
- L Local Govt. Precinct
- G Other Govt. Precinct
- En Enterprise Precinct
- M Miscellaneous Precinct
- Precinct Boundary*



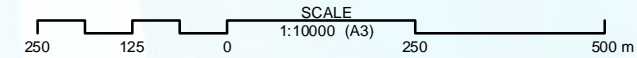
MAP  
**12**

**Amendment: 4, 5, 7, 9, 11, 16**



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

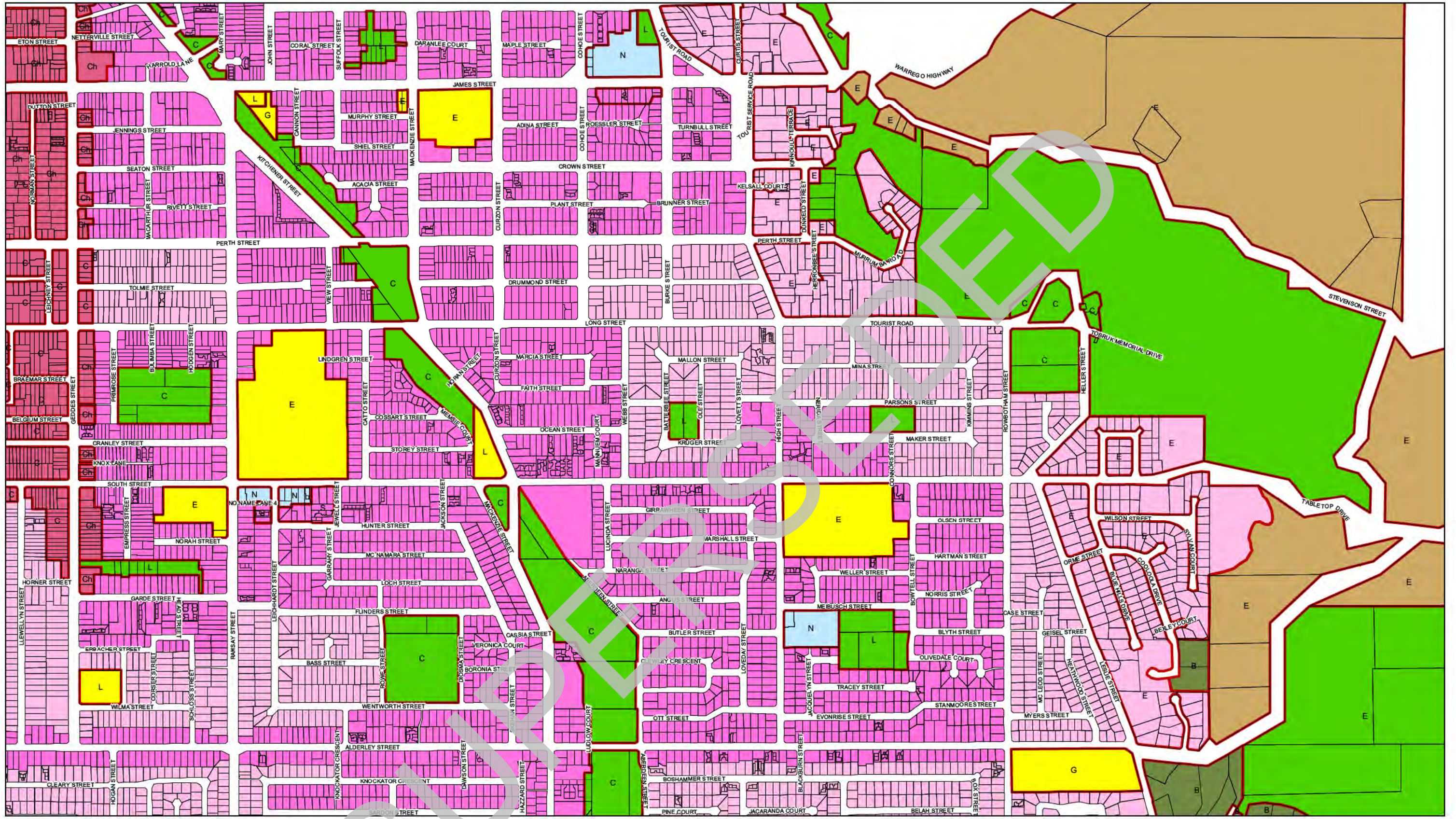
<b>Neighbourhood Residential Zone</b>	<b>Residential Conservation Zone</b>	<b>Regional Centre Zone</b>	<b>Sub-Regional Centres Zone</b>	<b>Open Space Zone</b>	<b>Special Use Zone</b>
E Escarpment Residential Precinct	C Heritage Conservation Precinct	C City Core Precinct	C Core Precinct	C City Parks Precinct	H Health Precinct
St Stables Precinct	Ch Heritage Character Precinct	B Business To Business Precinct	S Support Precinct	EP Environmental Precinct	E Education Precinct
S Suburban Centre Support Precinct	T Tourist Residential Precinct	F Commercial Frame (Office) Precinct		P Private Recreation Precinct	L Local Govt. Precinct
	S Suburban Centre Support Precinct	O Commercial Use Precinct	<b>Suburban Centres Zone</b>	L Local Parks Precinct	G Other Govt. Precinct
<b>Mixed Housing Zone</b>	<b>Park Residential Zone</b>	P Particular Use Precinct	N Neighbourhood Precinct		En Enterprise Precinct
R Major Road Residential Precinct	R Rural Residential Precinct	P1 Education	L Local Precinct	<b>Rural Zone</b>	M Miscellaneous Precinct
H Hospital Support Precinct	B Bushland Residential Precinct	P2 Places Of Public Worship		F Future Urban Land Precinct	
S Suburban Centre Support Precinct		P3 Hospital & Support	<b>Industry Zone</b>	E Special Escarpment Precinct	
		S Special Development Precinct	G General Industry Precinct		
		S1 Foundry/Mill/Southern Cross	L Light Industry Precinct		
		S2 Railway Land	I Industrial Investigation Precinct		



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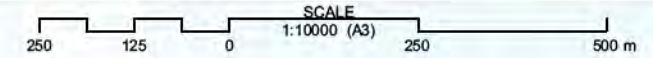


Amendment: 4, 5, 7, 11



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

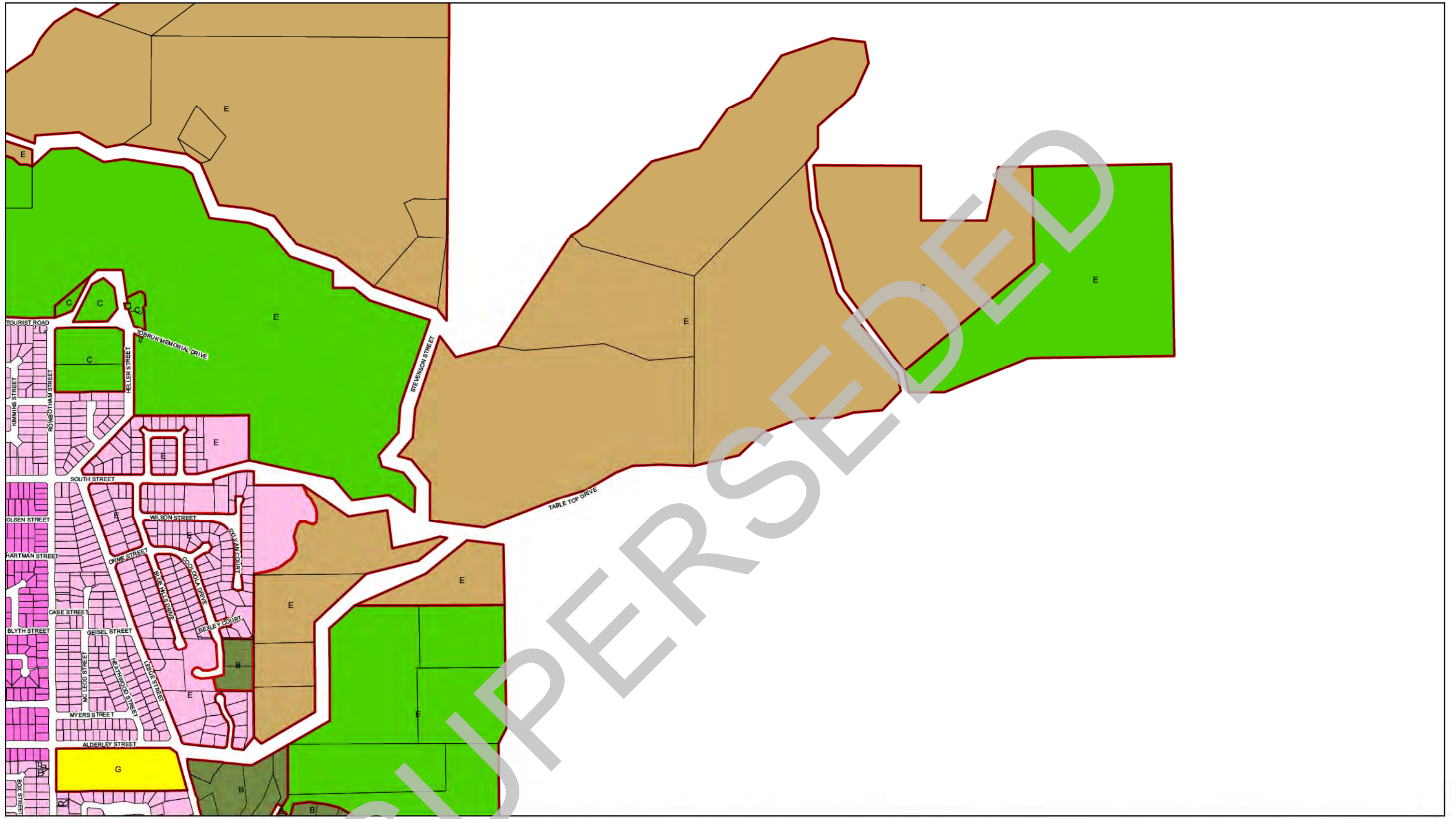
- |                                       |                                      |                                       |                                     |                               |                          |
|---------------------------------------|--------------------------------------|---------------------------------------|-------------------------------------|-------------------------------|--------------------------|
| <b>Neighbourhood Residential Zone</b> | <b>Residential Conservation Zone</b> | <b>Regional Centre Zone</b>           | <b>Sub-Regional Centres Zone</b>    | <b>Open Space Zone</b>        | <b>Special Use Zone</b>  |
| E Escarpment Residential Precinct     | C Heritage Conservation Precinct     | C City Core Precinct                  | C Core Precinct                     | C City Parks Precinct         | H Health Precinct        |
| St Stables Precinct                   | Ch Heritage Character Precinct       | B Business To Business Precinct       | S Support Precinct                  | EP Environmental Precinct     | E Education Precinct     |
| S Suburban Centre Support Precinct    | T Tourist Residential Precinct       | CO Commercial Frame (Office) Precinct | <b>Suburban Centres Zone</b>        | L Local Parks Precinct        | L Local Govt. Precinct   |
|                                       | S Suburban Centre Support Precinct   | P Particular Use Precinct             | N Neighbourhood Precinct            |                               | En Other Govt. Precinct  |
| <b>Mixed Housing Zone</b>             | <b>Park Residential Zone</b>         | P1 Education                          | L Local Precinct                    | <b>Rural Zone</b>             | M Enterprise Precinct    |
| R Major Road Residential Precinct     | R Rural Residential Precinct         | P2 Places Of Public Worship           |                                     | F Future Urban Land Precinct  | M Miscellaneous Precinct |
| H Hospital Support Precinct           | B Bushland Residential Precinct      | P3 Hospital & Support                 | <b>Industry Zone</b>                | E Special Escarpment Precinct |                          |
| S Suburban Centre Support Precinct    |                                      | S Special Development Precinct        | G General Industry Precinct         |                               |                          |
|                                       |                                      | S1 Foundry/Mill/Southern Cross        | L Light Industry Precinct           |                               |                          |
|                                       |                                      | S2 Railway Land                       | I Industrial Investigation Precinct |                               |                          |



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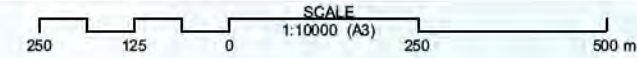


Amendment: 1, 4, 9



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- |   |  |   |  |  |  |
|---|--|---|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #fce4ec; border: 1px solid #c0392b; margin-right: 5px;"></span> Neighbourhood Residential Zone</li> <li>E Escarpment Residential Precinct</li> <li>St Stables Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e91e63; border: 1px solid #c0392b; margin-right: 5px;"></span> Residential Conservation Zone</li> <li>C Heritage Conservation Precinct</li> <li>Ch Heritage Character Precinct</li> <li>T Tourist Residential Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #2196f3; border: 1px solid #c0392b; margin-right: 5px;"></span> Regional Centre Zone</li> <li>C City Core Precinct</li> <li>B Business To Business Precinct</li> <li>F Commercial Frame Precinct</li> <li>O Commercial Frame (Office) Precinct</li> <li>P Particular Use Precinct</li> <li>P1 Education</li> <li>P2 Places Of Public Worship</li> <li>P3 Hospital &amp; Support</li> <li>S Special Development Precinct</li> <li>S1 Foundry/Mill/Southern Cross</li> <li>S2 Railway Land</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #42a5f5; border: 1px solid #c0392b; margin-right: 5px;"></span> Sub-Regional Centres Zone</li> <li>C Core Precinct</li> <li>S Support Precinct</li> </ul>          | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #81c784; border: 1px solid #c0392b; margin-right: 5px;"></span> Open Space Zone</li> <li>C City Parks Precinct</li> <li>E Environmental Precinct</li> <li>P Private Recreation Precinct</li> <li>L Local Parks Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #fff9c4; border: 1px solid #c0392b; margin-right: 5px;"></span> Special Use Zone</li> <li>H Health Precinct</li> <li>E Education Precinct</li> <li>L Local Govt. Precinct</li> <li>G Other Govt. Precinct</li> <li>En Enterprise Precinct</li> <li>M Miscellaneous Precinct</li> </ul> |
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #fce4ec; border: 1px solid #c0392b; margin-right: 5px;"></span> Mixed Housing Zone</li> <li>R Major Road Residential Precinct</li> <li>H Hospital Support Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul>     | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8bc34a; border: 1px solid #c0392b; margin-right: 5px;"></span> Park Residential Zone</li> <li>R Rural Residential Precinct</li> <li>B Bushland Residential Precinct</li> </ul>  | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #9c27b0; border: 1px solid #c0392b; margin-right: 5px;"></span> Industry Zone</li> <li>G General Industry Precinct</li> <li>L Light Industry Precinct</li> <li>I Industrial Investigation Precinct</li> </ul>   | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #d7ccc8; border: 1px solid #c0392b; margin-right: 5px;"></span> Rural Zone</li> <li>F Future Urban Land Precinct</li> <li>E Special Escarpment Precinct</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid #c0392b; margin-right: 5px;"></span> Precinct Boundary</li> </ul>  |  |

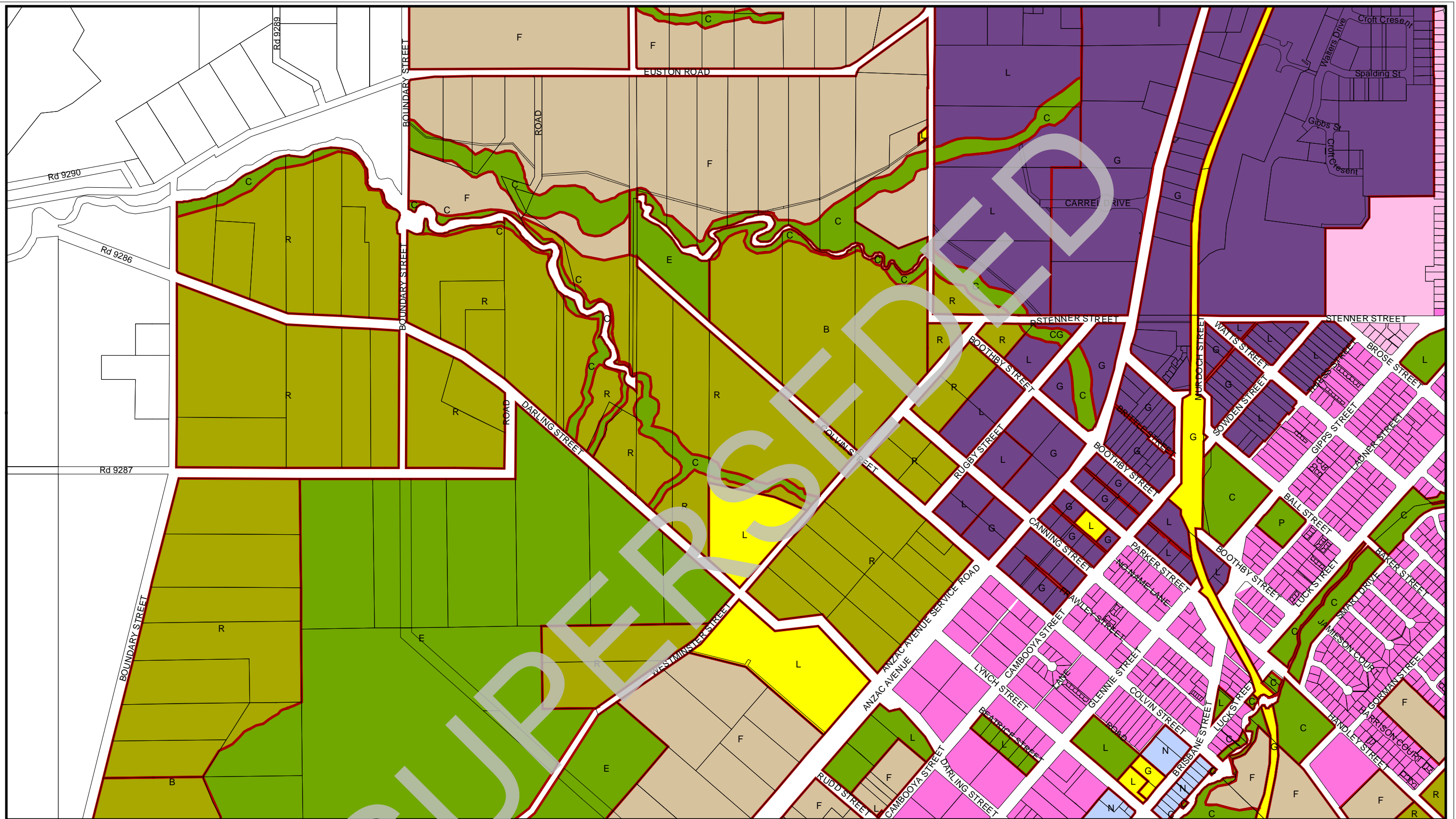


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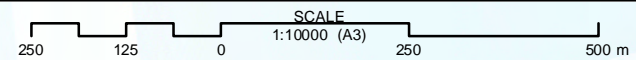


MAP  
**15**

Amendment:



# TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP



- **Neighbourhood Residential Zone**
- E Escarpment Residential Precinct
- St Stables Precinct
- S Suburban Centre Support Precinct
- **Mixed Housing Zone**
- R Major Road Residential Precinct
- H Hospital Support Precinct
- S Suburban Centre Support Precinct

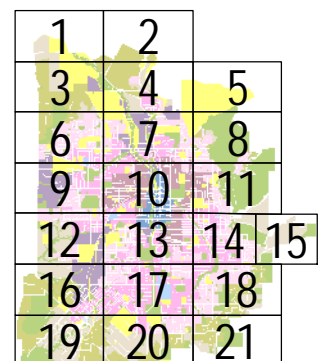
- **Residential Conservation Zone**
- C Heritage Conservation Precinct
- Ch Heritage Character Precinct
- T Tourist Residential Precinct
- S Suburban Centre Support Precinct
- **Park Residential Zone**
- R Rural Residential Precinct
- B Bushland Residential Precinct

- **Regional Centre Zone**
- C City Core Precinct
- B Business To Business Precinct
- F Commercial Frame Precinct
- O Commercial Frame (Office) Precinct
- P Particular Use Precinct
- P1 Education
- P2 Places Of Public Worship
- P3 Hospital & Support
- **Sub-Regional Centres Zone**
- C Core Precinct
- S Support Precinct
- **Suburban Centres Zone**
- N Neighbourhood Precinct
- L Local Precinct
- **Industry Zone**
- G General Industry Precinct
- L Light Industry Precinct
- I Industrial Investigation Precinct
- **Special Development Precinct**
- S1 Foundry/Mill/Southern Cross
- S2 Railway Land

- **Open Space Zone**
- C City Parks Precinct
- E Environmental Precinct
- P Private Recreation Precinct
- L Local Parks Precinct
- **Rural Zone**
- F Future Urban Land Precinct
- E Special Escarpment Precinct

- **Special Use Zone**
- H Health Precinct
- E Education Precinct
- L Local Govt. Precinct
- G Other Govt. Precinct
- En Enterprise Precinct
- M Miscellaneous Precinct

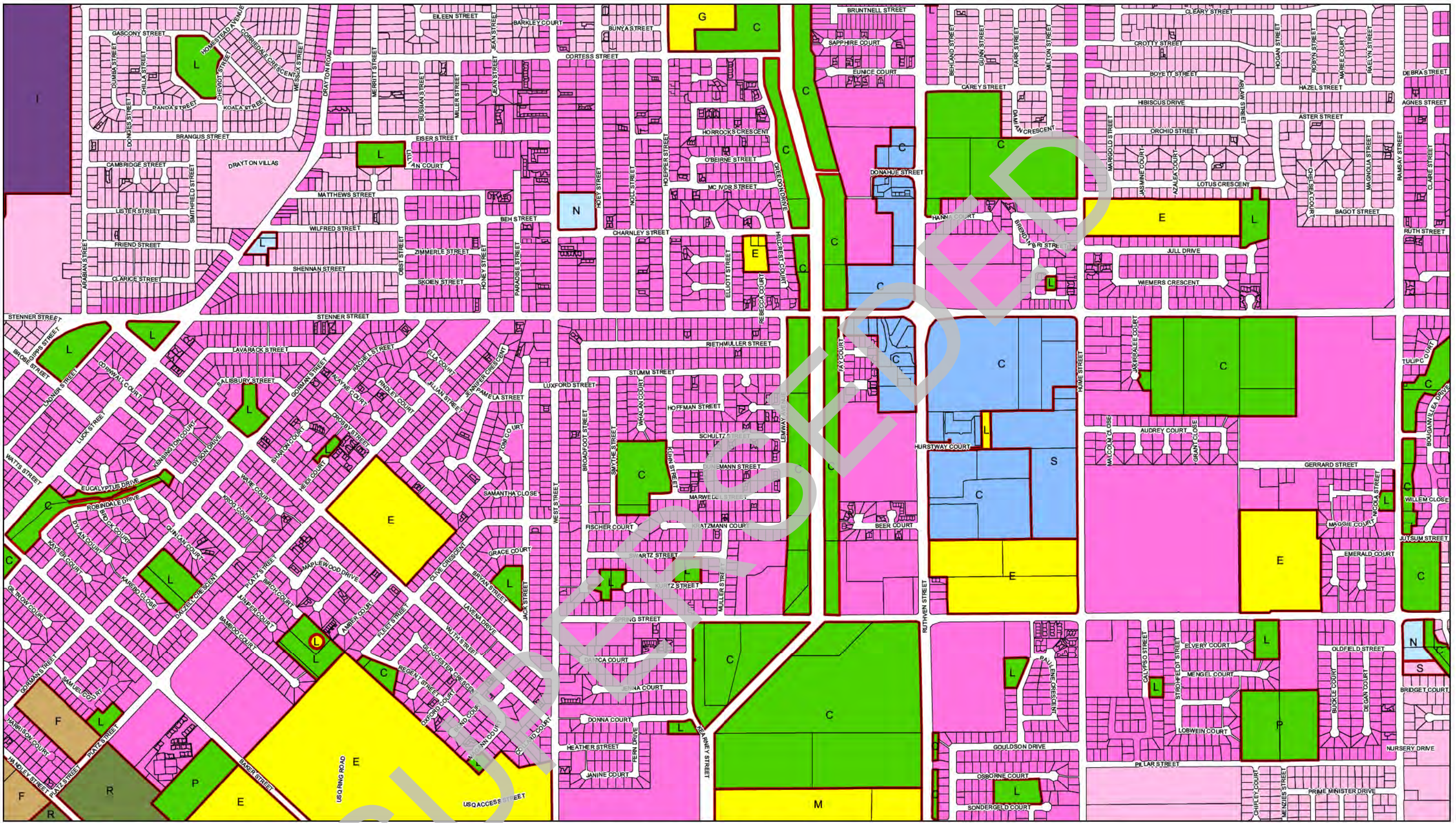
  Precinct Boundary



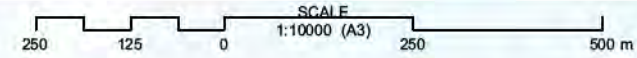
MAP  
**16**



**Amendment: 4, 5, 7, 11, 16**



# TOWOOMBA PLANNING SCHEME 2003 - ZONE MAP



- |                                       |                                      |                                       |                                  |                               |                         |
|---------------------------------------|--------------------------------------|---------------------------------------|----------------------------------|-------------------------------|-------------------------|
| <b>Neighbourhood Residential Zone</b> | <b>Residential Conservation Zone</b> | <b>Regional Centre Zone</b>           | <b>Sub-Regional Centres Zone</b> | <b>Open Space Zone</b>        | <b>Special Use Zone</b> |
| E Escarpment Residential Precinct     | C Heritage Conservation Precinct     | C City Core Precinct                  | C Core Precinct                  | C City Parks Precinct         | H Health Precinct       |
| St Stables Precinct                   | Ch Heritage Character Precinct       | B Business To Business Precinct       | S Support Precinct               | EP Environmental Precinct     | E Education Precinct    |
| S Suburban Centre Support Precinct    | T Tourist Residential Precinct       | C Commercial Frame Precinct           |                                  | P Private Recreation Precinct | L Local Govt. Precinct  |
|                                       | S Suburban Centre Support Precinct   | OP Commercial Frame (Office) Precinct |                                  | L Local Parks Precinct        | En Other Govt. Precinct |
| <b>Mixed Housing Zone</b>             | <b>Park Residential Zone</b>         | <b>Suburban Centres Zone</b>          | <b>Suburban Centres Zone</b>     |                               | M Enterprise Precinct   |
| R Major Road Residential Precinct     | R Rural Residential Precinct         | P1 Education                          | N Neighbourhood Precinct         |                               |                         |
| H Hospital Support Precinct           | B Bushland Residential Precinct      | P2 Places Of Public Worship           | L Local Precinct                 |                               |                         |
| S Suburban Centre Support Precinct    |                                      | P3 Hospital & Support                 |                                  |                               |                         |
|                                       |                                      | <b>Industry Zone</b>                  |                                  |                               |                         |
|                                       |                                      | S1 Foundry/Mill/Southern Cross        |                                  |                               |                         |
|                                       |                                      | S2 Railway Land                       |                                  |                               |                         |
|                                       |                                      | G General Industry Precinct           |                                  |                               |                         |
|                                       |                                      | L Light Industry Precinct             |                                  |                               |                         |
|                                       |                                      | I Industrial Investigation Precinct   |                                  |                               |                         |
|                                       |                                      | F Future Urban Land Precinct          |                                  |                               |                         |
|                                       |                                      | E Special Escarpment Precinct         |                                  |                               |                         |

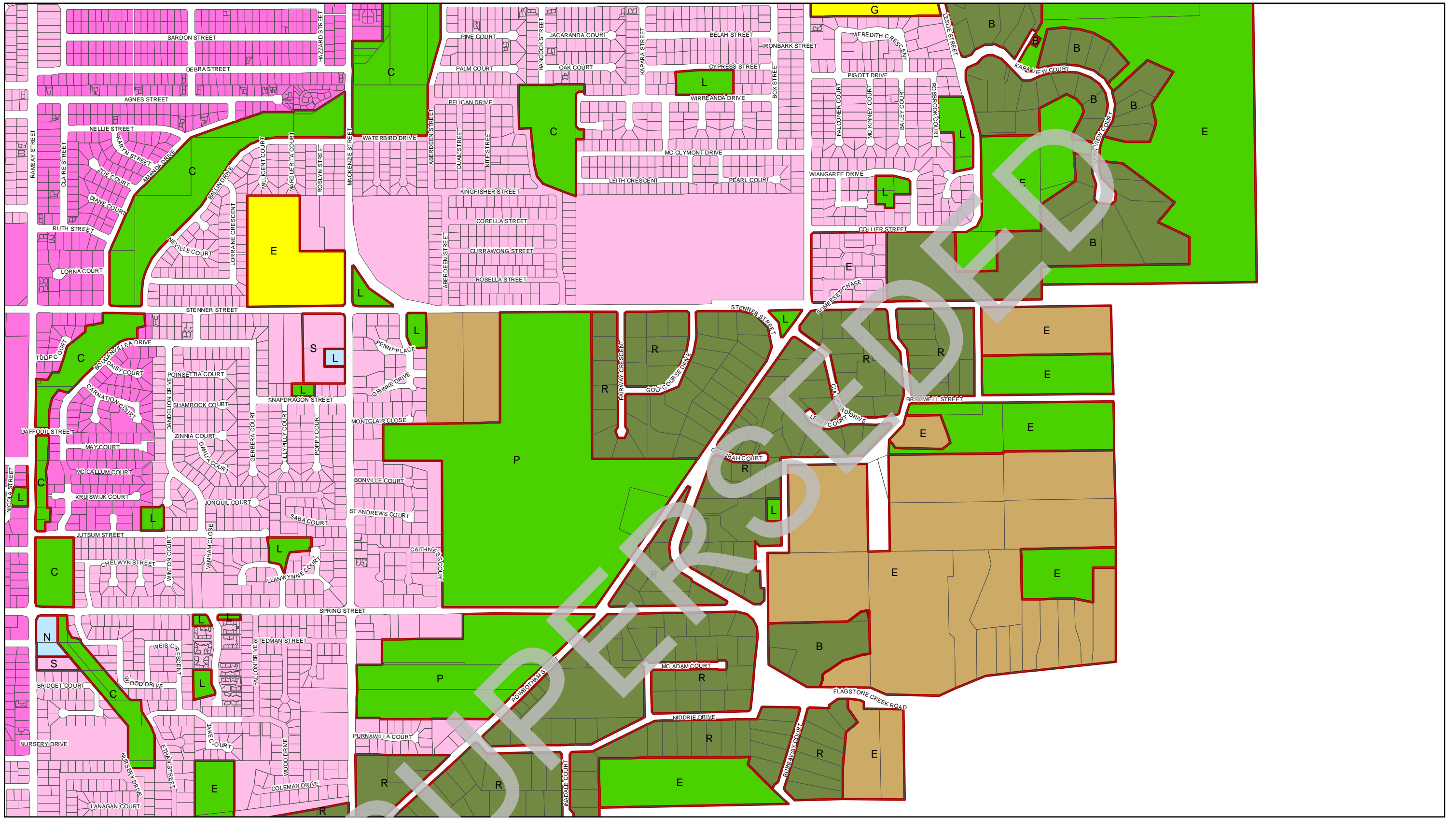
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MAP  
17

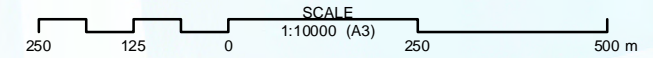


Amendment: 4, 5, 14



## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- |   |  |  |   |   |  |
|---|--|--|---|---|--|
| <p><b>Neighbourhood Residential Zone</b></p> <p>E Escarpment Residential Precinct<br/>St Stables Precinct<br/>S Suburban Centre Support Precinct</p> <p><b>Mixed Housing Zone</b></p> <p>R Major Road Residential Precinct<br/>H Hospital Support Precinct<br/>S Suburban Centre Support Precinct</p> | <p><b>Residential Conservation Zone</b></p> <p>C Heritage Conservation Precinct<br/>Ch Heritage Character Precinct<br/>T Tourist Residential Precinct<br/>S Suburban Centre Support Precinct</p> <p><b>Park Residential Zone</b></p> <p>R Rural Residential Precinct<br/>B Bushland Residential Precinct</p> | <p><b>Regional Centre Zone</b></p> <p>C City Core Precinct<br/>B Business To Business Precinct<br/>F Commercial Frame Precinct<br/>O Commercial Frame (Office) Precinct<br/>P Particular Use Precinct<br/>P1 Education<br/>P2 Places Of Public Worship<br/>P3 Hospital &amp; Support<br/>S Special Development Precinct<br/>S1 Foundry/Mill/Southern Cross<br/>S2 Railway Land</p> | <p><b>Sub-Regional Centres Zone</b></p> <p>C Core Precinct<br/>S Support Precinct</p> <p><b>Suburban Centres Zone</b></p> <p>N Neighbourhood Precinct<br/>L Local Precinct</p> <p><b>Industry Zone</b></p> <p>G General Industry Precinct<br/>L Light Industry Precinct<br/>I Industrial Investigation Precinct</p> | <p><b>Open Space Zone</b></p> <p>C City Parks Precinct<br/>E Environmental Precinct<br/>P Private Recreation Precinct<br/>L Local Parks Precinct</p> <p><b>Rural Zone</b></p> <p>F Future Urban Land Precinct<br/>E Special Escarpment Precinct</p> | <p><b>Special Use Zone</b></p> <p>H Health Precinct<br/>E Education Precinct<br/>L Local Govt. Precinct<br/>G Other Govt. Precinct<br/>En Enterprise Precinct<br/>M Miscellaneous Precinct</p> <p><b>Precinct Boundary</b></p> |
|---|--|--|---|---|--|

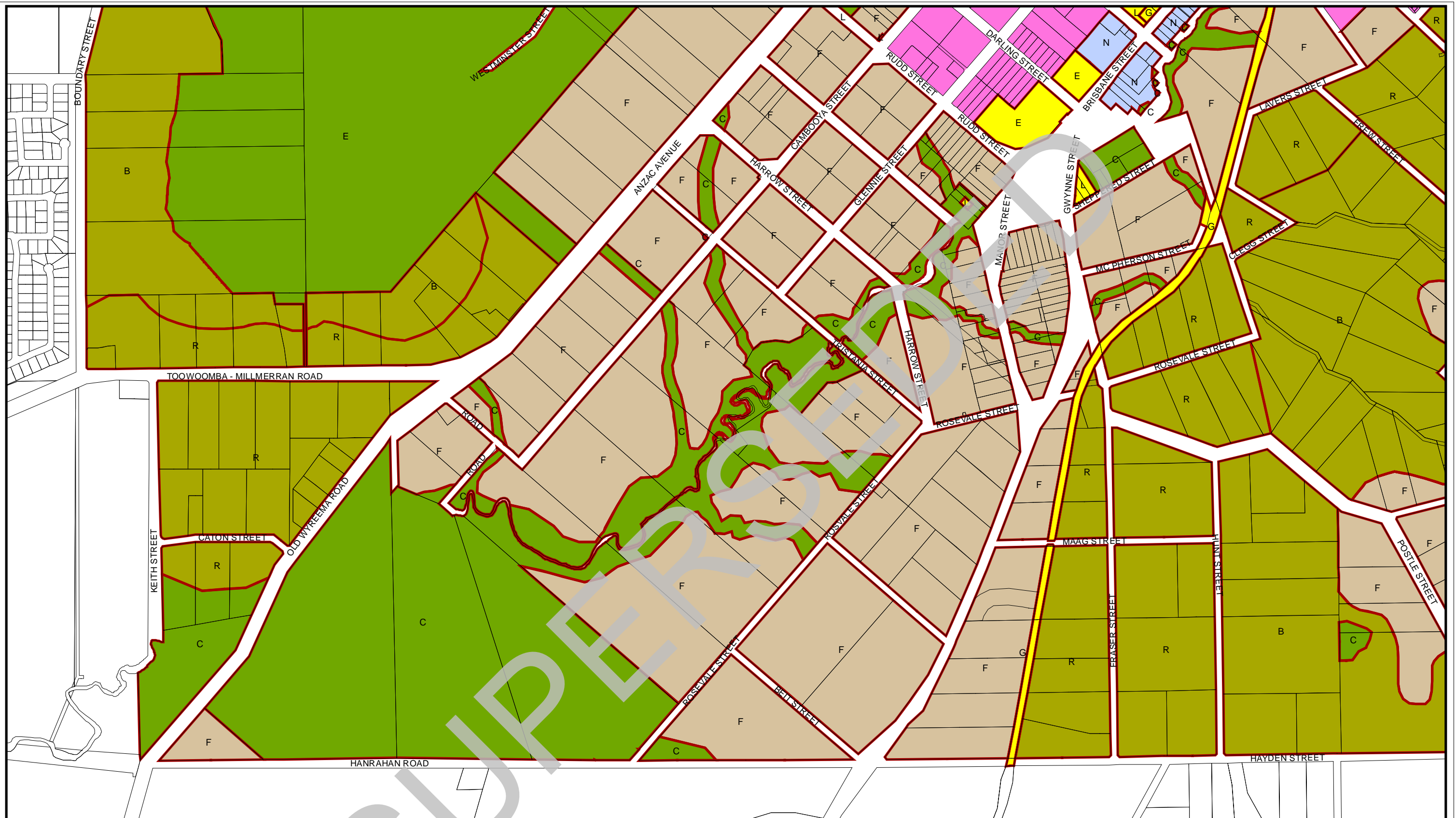


1	2		
3	4	5	
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12	13	14	15
16	17	18	
19	20	21	



MAP  
**18**

Amendment: 9, 19



# TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

SCALE  
250 125 0 1:10000 (A3) 250 500 m

- **Neighbourhood Residential Zone**
- E Escarpment Residential Precinct
- St Stables Precinct
- S Suburban Centre Support Precinct
- **Mixed Housing Zone**
- R Major Road Residential Precinct
- H Hospital Support Precinct
- S Suburban Centre Support Precinct

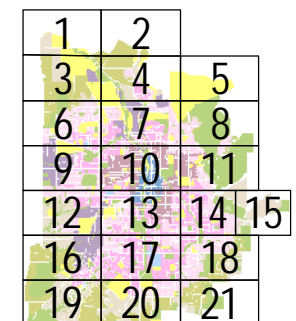
- **Residential Conservation Zone**
- C Heritage Conservation Precinct
- Ch Heritage Character Precinct
- T Tourist Residential Precinct
- S Suburban Centre Support Precinct
- **Park Residential Zone**
- R Rural Residential Precinct
- B Bushland Residential Precinct

- **Regional Centre Zone**
- C City Core Precinct
- B Business To Business Precinct
- F Commercial Frame Precinct
- O Commercial Frame (Office) Precinct
- P Particular Use Precinct
- P1 Education
- P2 Places Of Public Worship
- P3 Hospital & Support
- **Special Development Precinct**
- S1 Foundry/Mill/Southern Cross
- S2 Railway Land

- **Sub-Regional Centres Zone**
- C Core Precinct
- S Support Precinct
- **Suburban Centres Zone**
- N Neighbourhood Precinct
- L Local Precinct
- **Industry Zone**
- G General Industry Precinct
- L Light Industry Precinct
- I Industrial Investigation Precinct

- **Open Space Zone**
- C City Parks Precinct
- E Environmental Precinct
- P Private Recreation Precinct
- L Local Parks Precinct
- **Rural Zone**
- F Future Urban Land Precinct
- E Special Escarpment Precinct

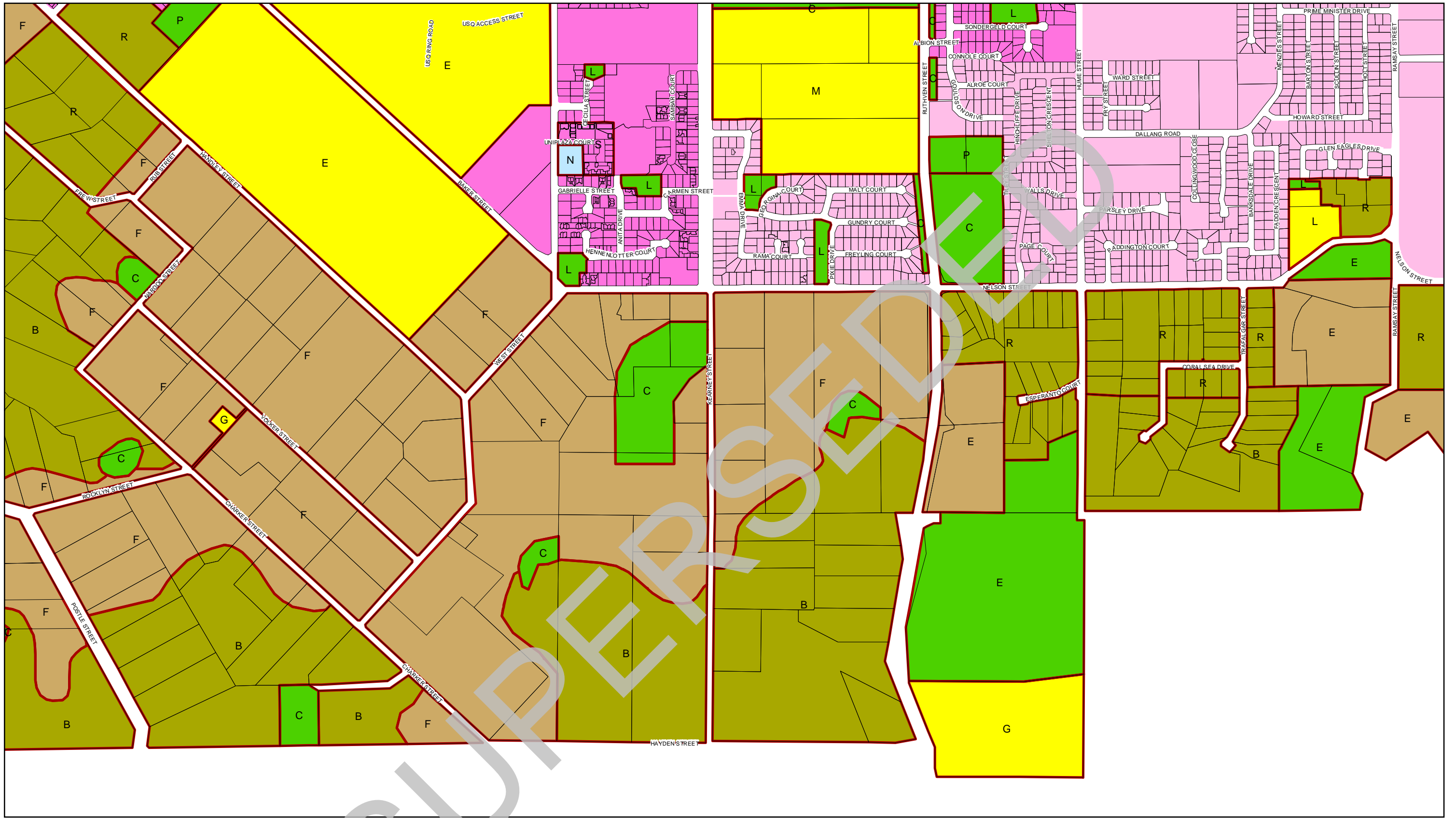
- **Special Use Zone**
- H Health Precinct
- E Education Precinct
- L Local Govt. Precinct
- G Other Govt. Precinct
- En Enterprise Precinct
- M Miscellaneous Precinct
- *Precinct Boundary*



MAP  
**19**

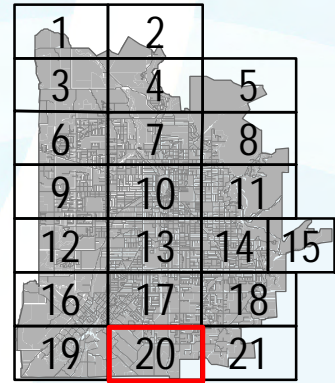
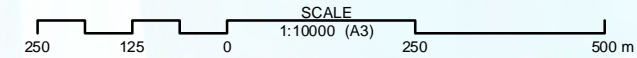


**Amendment: 1, 1a, 5, 9, 16**



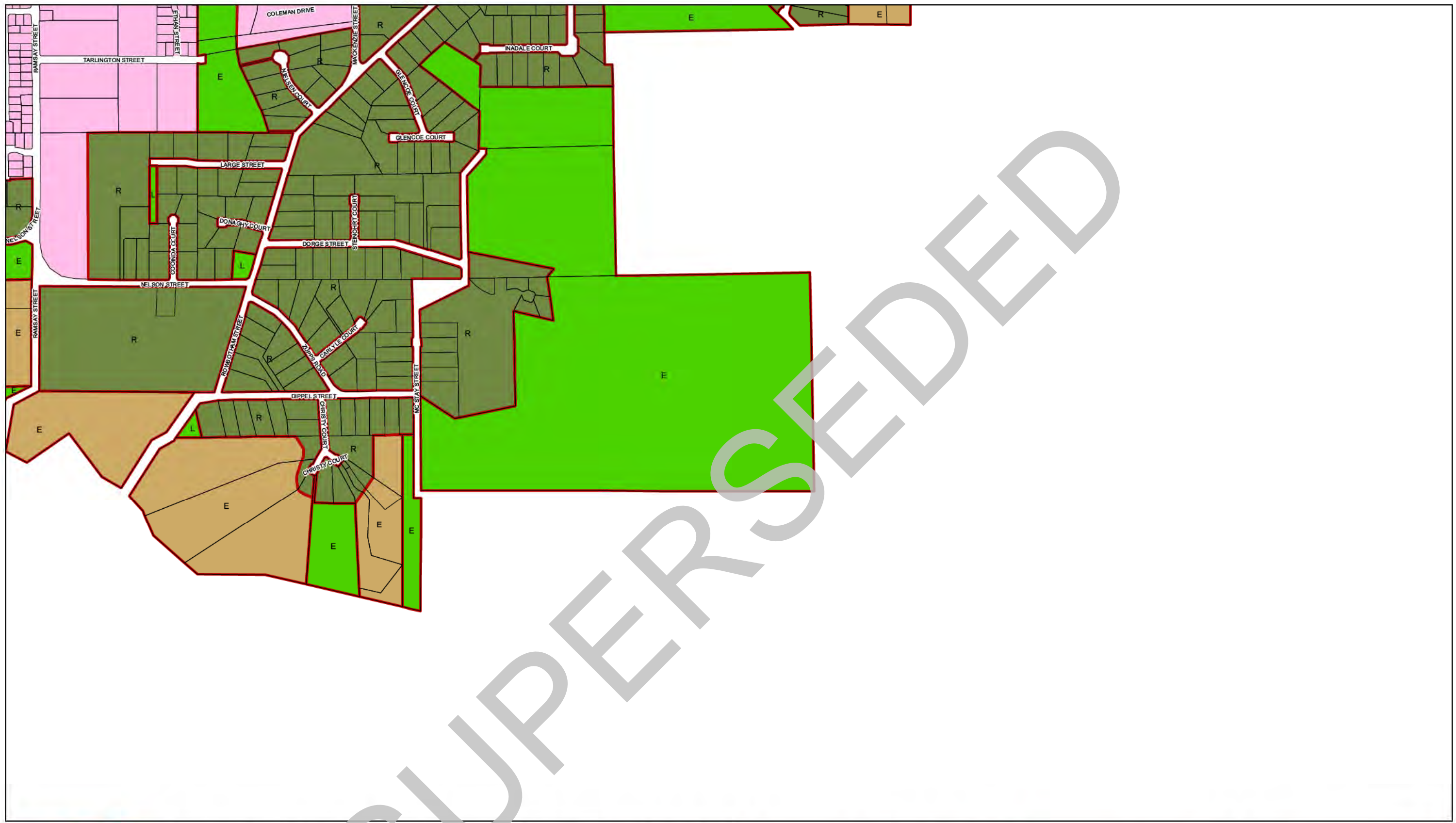
## TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- |   |  |   |  |   |  |
|---|--|---|--|---|--|
| <p><b>Neighbourhood Residential Zone</b></p> <ul style="list-style-type: none"> <li>E Escarpment Residential Precinct</li> <li>St Stables Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> <p><b>Mixed Housing Zone</b></p> <ul style="list-style-type: none"> <li>R Major Road Residential Precinct</li> <li>H Hospital Support Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> | <p><b>Residential Conservation Zone</b></p> <ul style="list-style-type: none"> <li>C Heritage Conservation Precinct</li> <li>Ch Heritage Character Precinct</li> <li>T Tourist Residential Precinct</li> <li>S Suburban Centre Support Precinct</li> </ul> <p><b>Park Residential Zone</b></p> <ul style="list-style-type: none"> <li>R Rural Residential Precinct</li> <li>B Bushland Residential Precinct</li> </ul> | <p><b>Regional Centre Zone</b></p> <ul style="list-style-type: none"> <li>C City Core Precinct</li> <li>B Business To Business Precinct</li> <li>F Commercial Frame Precinct</li> <li>O Commercial Frame (Office) Precinct</li> <li>P Particular Use Precinct</li> <li>P1 Education</li> <li>P2 Places Of Public Worship</li> <li>P3 Hospital &amp; Support</li> <li>S Special Development Precinct</li> <li>S1 Foundry/Mill/Southern Cross</li> <li>S2 Railway Land</li> </ul> | <p><b>Sub-Regional Centres Zone</b></p> <ul style="list-style-type: none"> <li>C Core Precinct</li> <li>S Support Precinct</li> </ul> <p><b>Suburban Centres Zone</b></p> <ul style="list-style-type: none"> <li>N Neighbourhood Precinct</li> <li>L Local Precinct</li> </ul> <p><b>Industry Zone</b></p> <ul style="list-style-type: none"> <li>G General Industry Precinct</li> <li>L Light Industry Precinct</li> <li>I Industrial Investigation Precinct</li> </ul> | <p><b>Open Space Zone</b></p> <ul style="list-style-type: none"> <li>C City Parks Precinct</li> <li>E Environmental Precinct</li> <li>P Private Recreation Precinct</li> <li>L Local Parks Precinct</li> </ul> <p><b>Rural Zone</b></p> <ul style="list-style-type: none"> <li>F Future Urban Land Precinct</li> <li>E Special Escarpment Precinct</li> </ul> | <p><b>Special Use Zone</b></p> <ul style="list-style-type: none"> <li>H Health Precinct</li> <li>E Education Precinct</li> <li>L Local Govt. Precinct</li> <li>G Other Govt. Precinct</li> <li>En Enterprise Precinct</li> <li>M Miscellaneous Precinct</li> </ul> <p><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; vertical-align: middle;"></span> Precinct Boundary</p> |
|---|--|---|--|---|--|



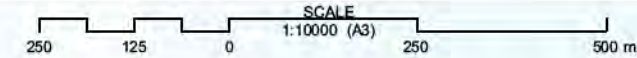
MAP  
**20**

Amendment: 1, 1a, 4, 7, 11



### TOOWOOMBA PLANNING SCHEME 2003 - ZONE MAP

- |  |  |   |   |  |   |
|--|--|---|---|--|---|
| <b>Neighbourhood Residential Zone</b>  | <b>Residential Conservation Zone</b>   | <b>Regional Centre Zone</b>   | <b>Sub-Regional Centres Zone</b>  | <b>Open Space Zone</b>   | <b>Special Use Zone</b>   |
| E Escarpment Residential Precinct<br>St Stables Precinct<br>S Suburban Centre Support Precinct         | C Heritage Conservation Precinct<br>Ch Heritage Character Precinct<br>T Tourist Residential Precinct<br>S Suburban Centre Support Precinct | C City Core Precinct<br>B Business To Business Precinct<br>F Commercial Frame Precinct<br>O Commercial Frame (Office) Precinct<br>P Particular Use Precinct<br>P1 Education<br>P2 Places Of Public Worship<br>P3 Hospital & Support | C Core Precinct<br>S Support Precinct   | C City Parks Precinct<br>E Environmental Precinct<br>P Private Recreation Precinct<br>L Local Parks Precinct | H Health Precinct<br>E Education Precinct<br>L Local Govt. Precinct<br>G Other Govt. Precinct<br>En Enterprise Precinct<br>M Miscellaneous Precinct |
| <b>Mixed Housing Zone</b>  | <b>Park Residential Zone</b>   | <b>Industry Zone</b>  | <b>Rural Zone</b>   |  |   |
| R Major Road Residential Precinct<br>H Hospital Support Precinct<br>S Suburban Centre Support Precinct | R Rural Residential Precinct<br>B Bushland Residential Precinct  | S Special Development Precinct<br>S1 Foundry/Mill/Southern Cross<br>S2 Railway Land   | G General Industry Precinct<br>L Light Industry Precinct<br>I Industrial Investigation Precinct | F Future Urban Land Precinct<br>E Special Escarpment Precinct  |   |



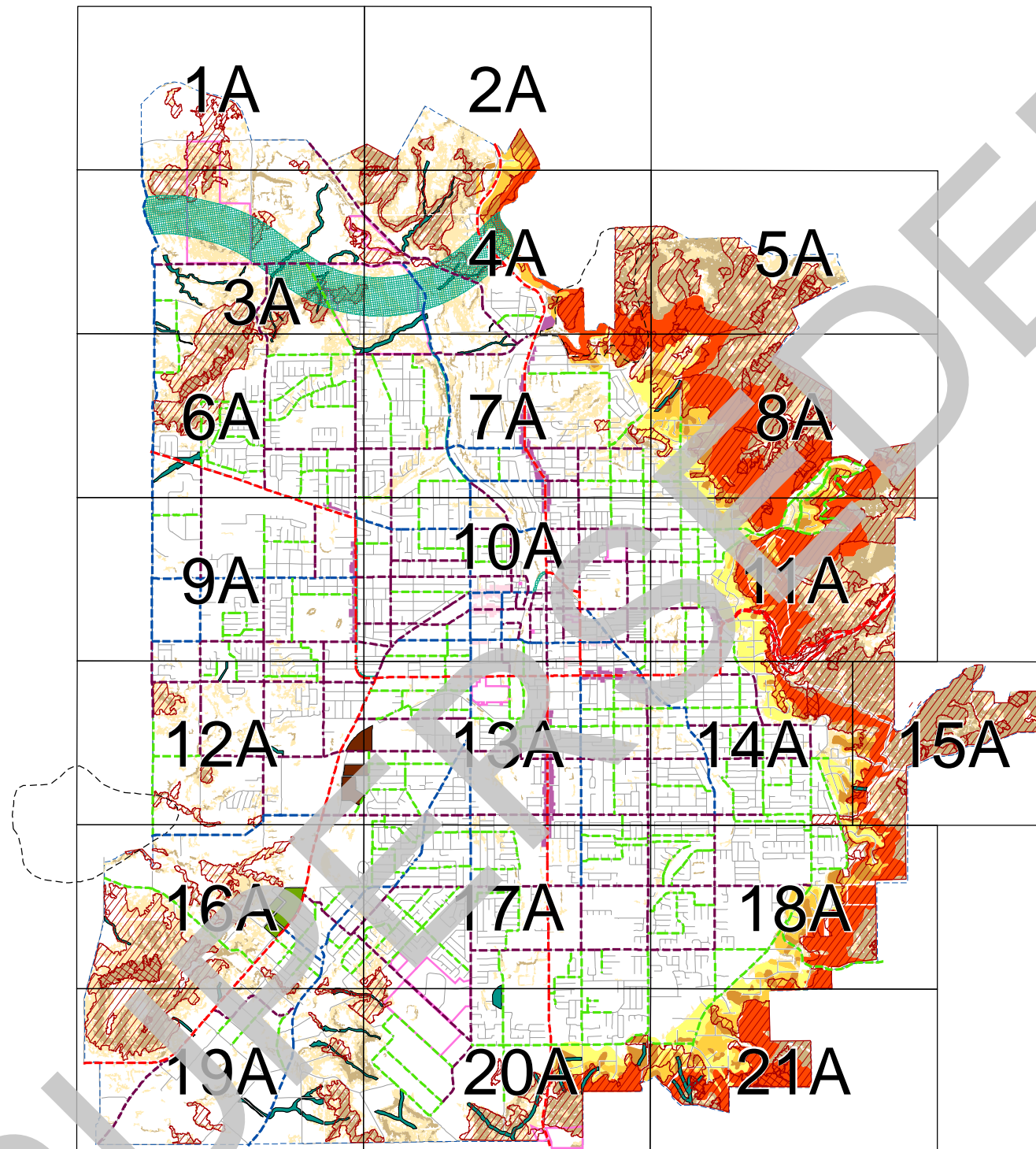
1	2		
3	4	5	
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16	17	18	
19	20	21	



MAP  
**21**

Amendment: 1

# REGULATORY MAP A



## TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

### Toowoomba Road Hierarchy

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

### Steep & Potentially Unstable Land (Code)

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

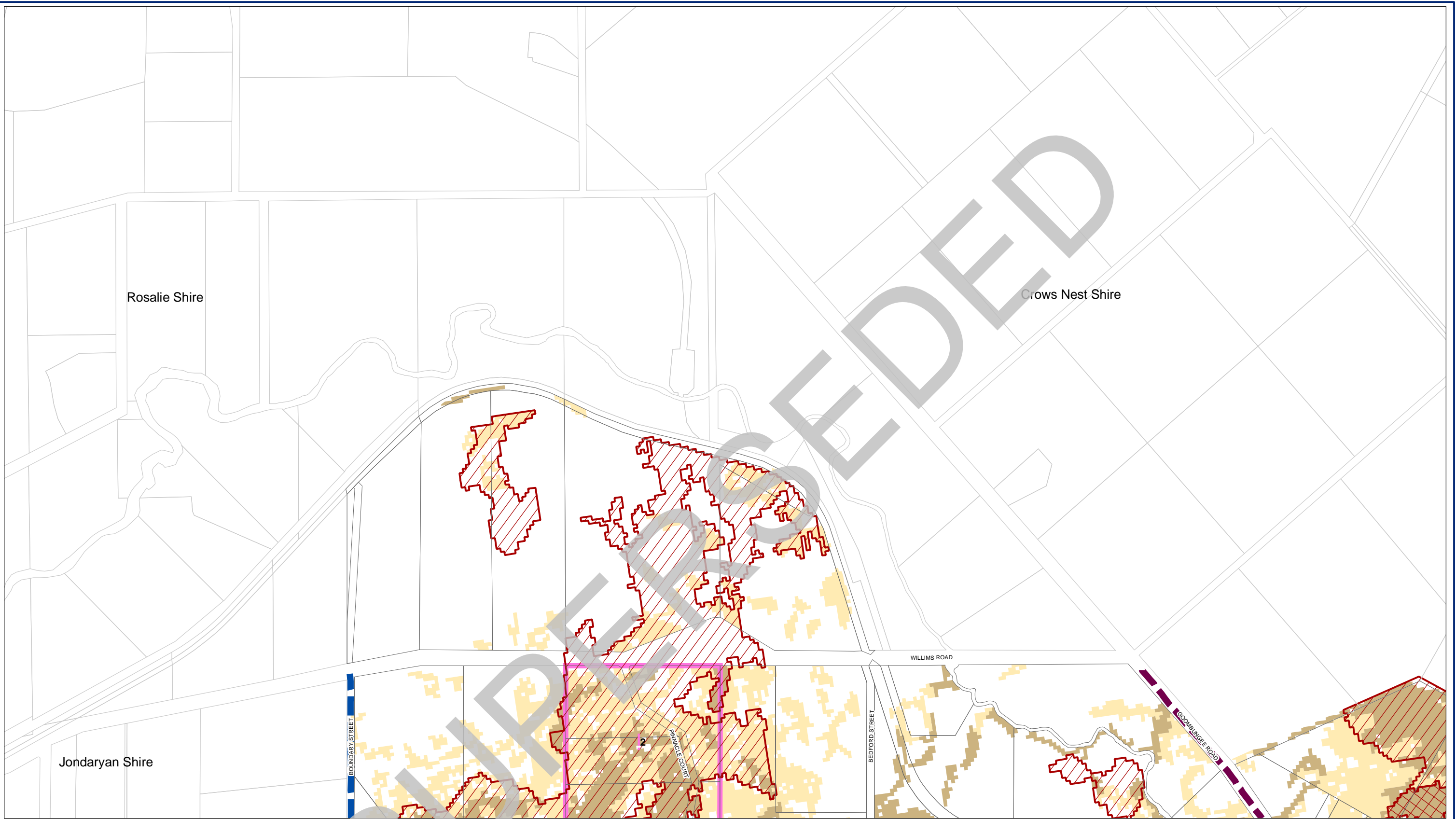
### Future Infrastructure Corridors (Code)

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

### Potential Bushfire Areas (Code)

- Bushfire Hazard
- Bushfire Prone

Amendment No: 1, 1a, 4, 5



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

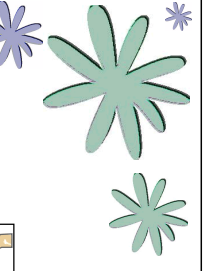
- Future Infrastructure Corridors (Code)**
- Future Infrastructure Corridors (Code)
  - Motels Area (Motels etc. Code)
  - Office Residential Area (Code)
  - Cattle Yard Area
  - Visually Sensitive Area
  - Minor Waterways (Code)

SCALE (A3)  
1:10,000

0 50 100 200 300  
Metres

**Amendment No: 5**

1	2		
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	



**1A**



**TOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

**Steep & Potentially Unstable Land (Code)**

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

**Future Infrastructure Corridors (Code)**

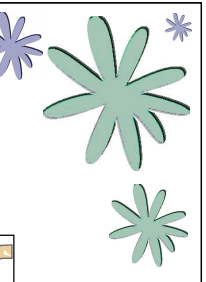
- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

SCALE (A3)  
1:10,000

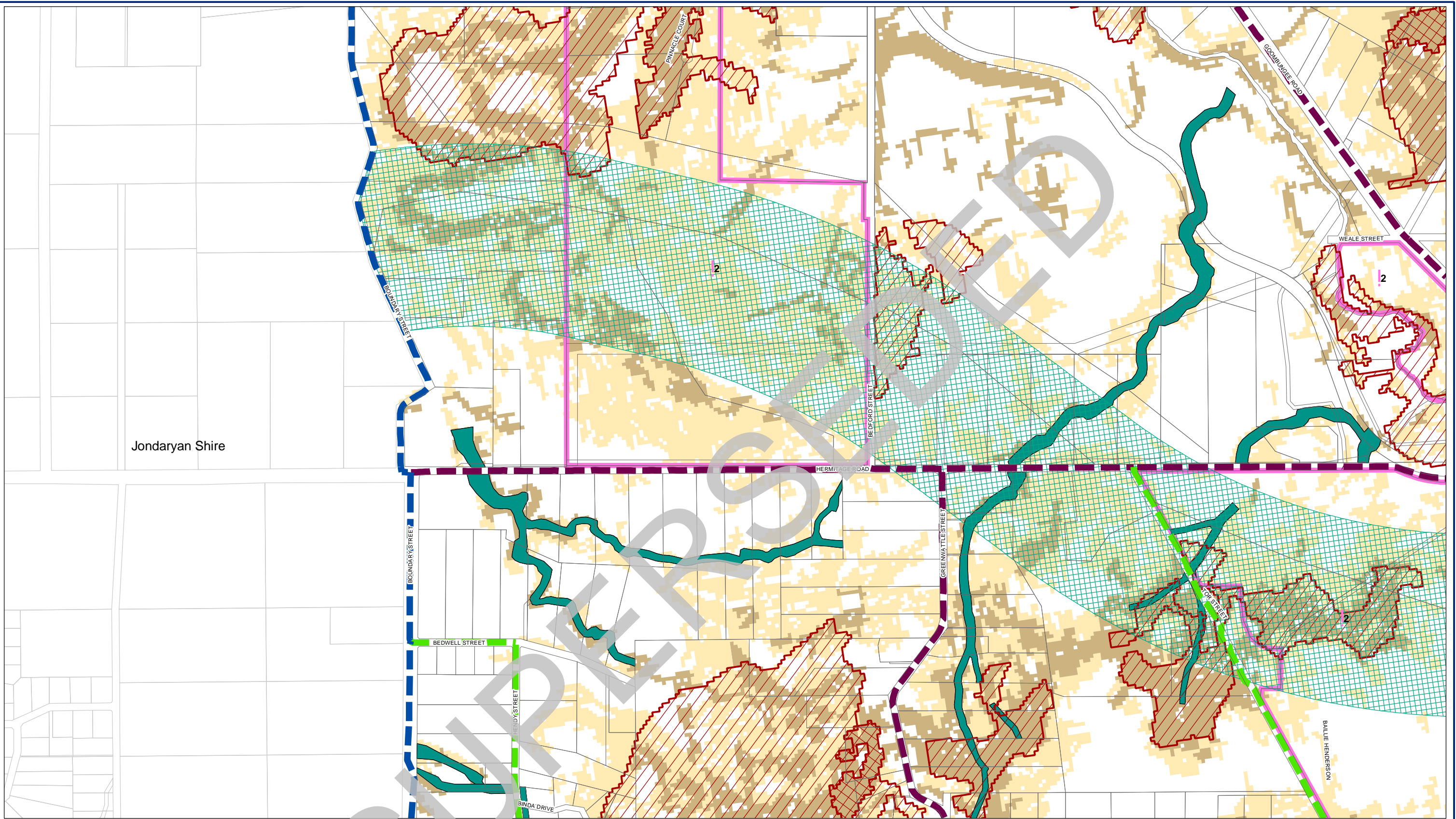
0 50 100 200 300  
Metres

**Amendment No: 5**

1	2	3	
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	



**2A**



Jondaryan Shire

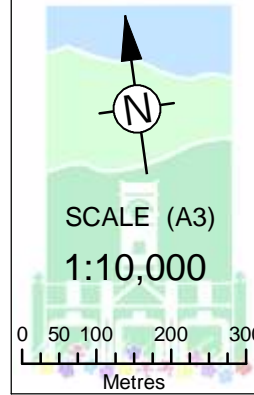
**TOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

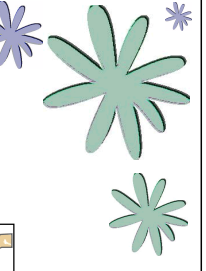
- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

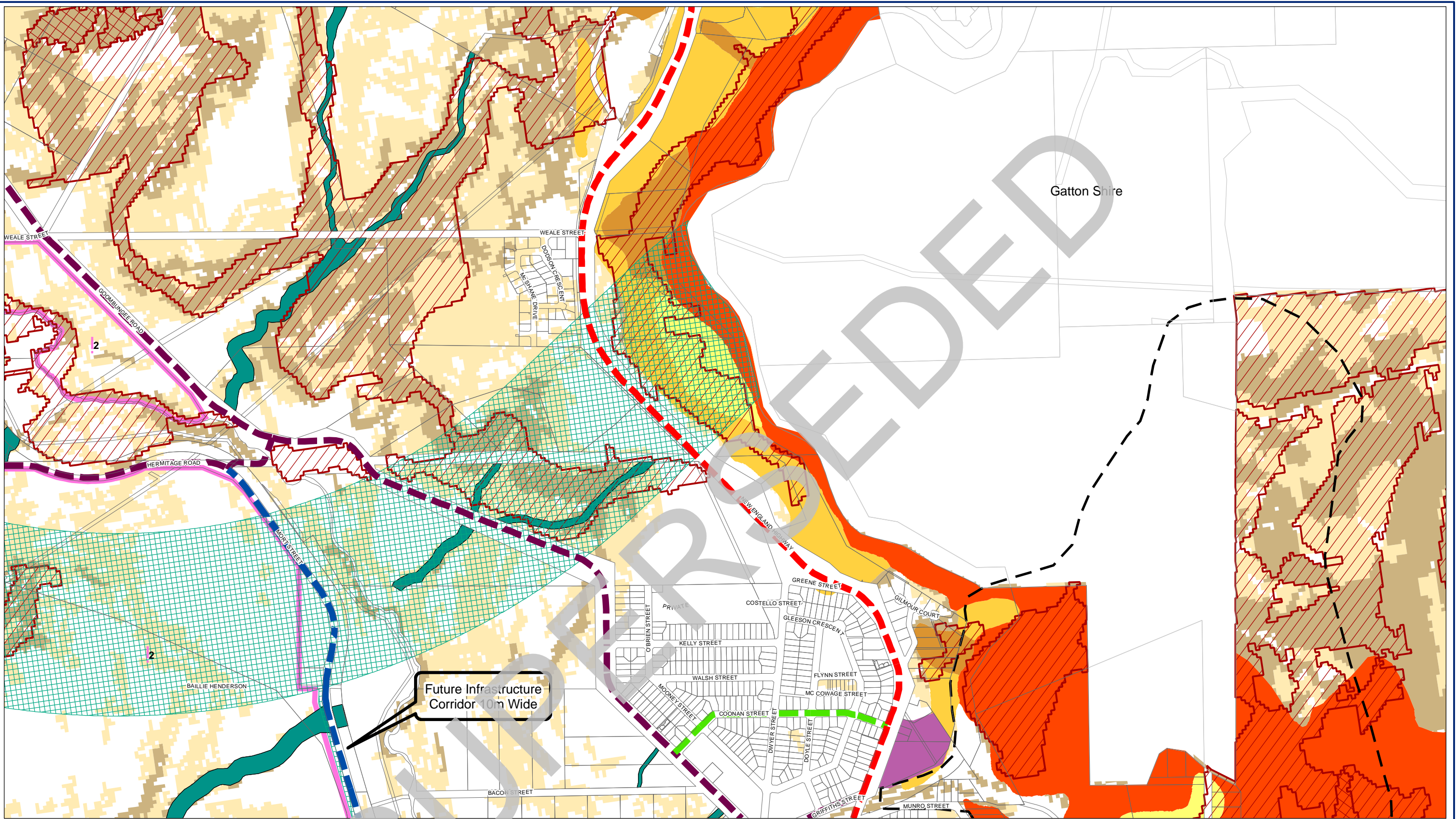


**Amendment No: 1, 1a, 5**

1	2		
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	



**3A**



Gatton Shire

Future Infrastructure Corridor 10m Wide

**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

**Steep & Potentially Unstable Land (Code)**

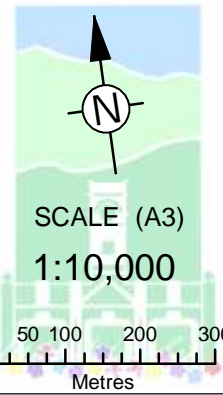
- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

**Future Infrastructure Corridors (Code)**

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

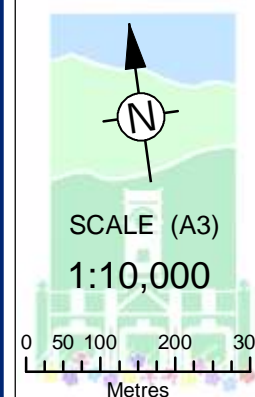
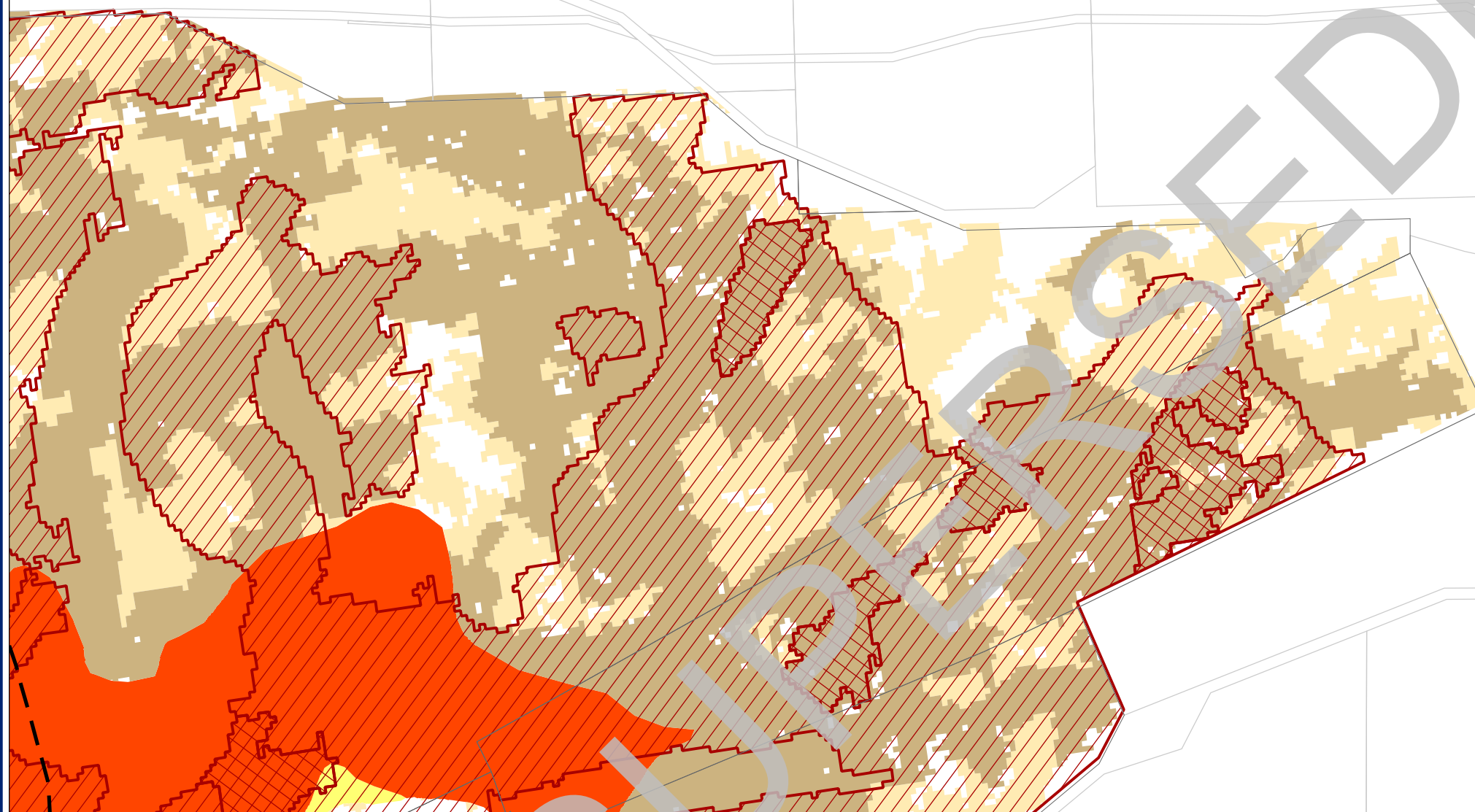


**Amendment No: 5**

1	2		
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	

**4A**

Gatton Shire



### TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

#### Toowoomba Road Hierarchy

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

#### Steep & Potentially Unstable Land (Code)

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

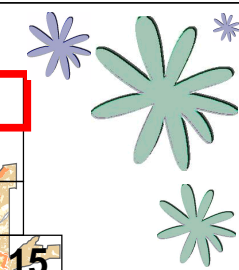
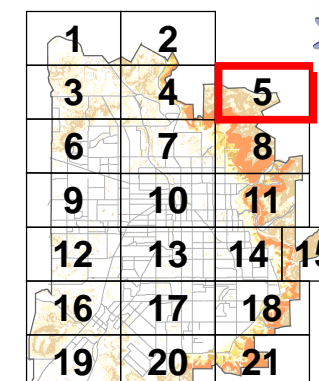
#### Potential Bushfire Areas (Code)

- Bushfire Hazard
- Bushfire Prone

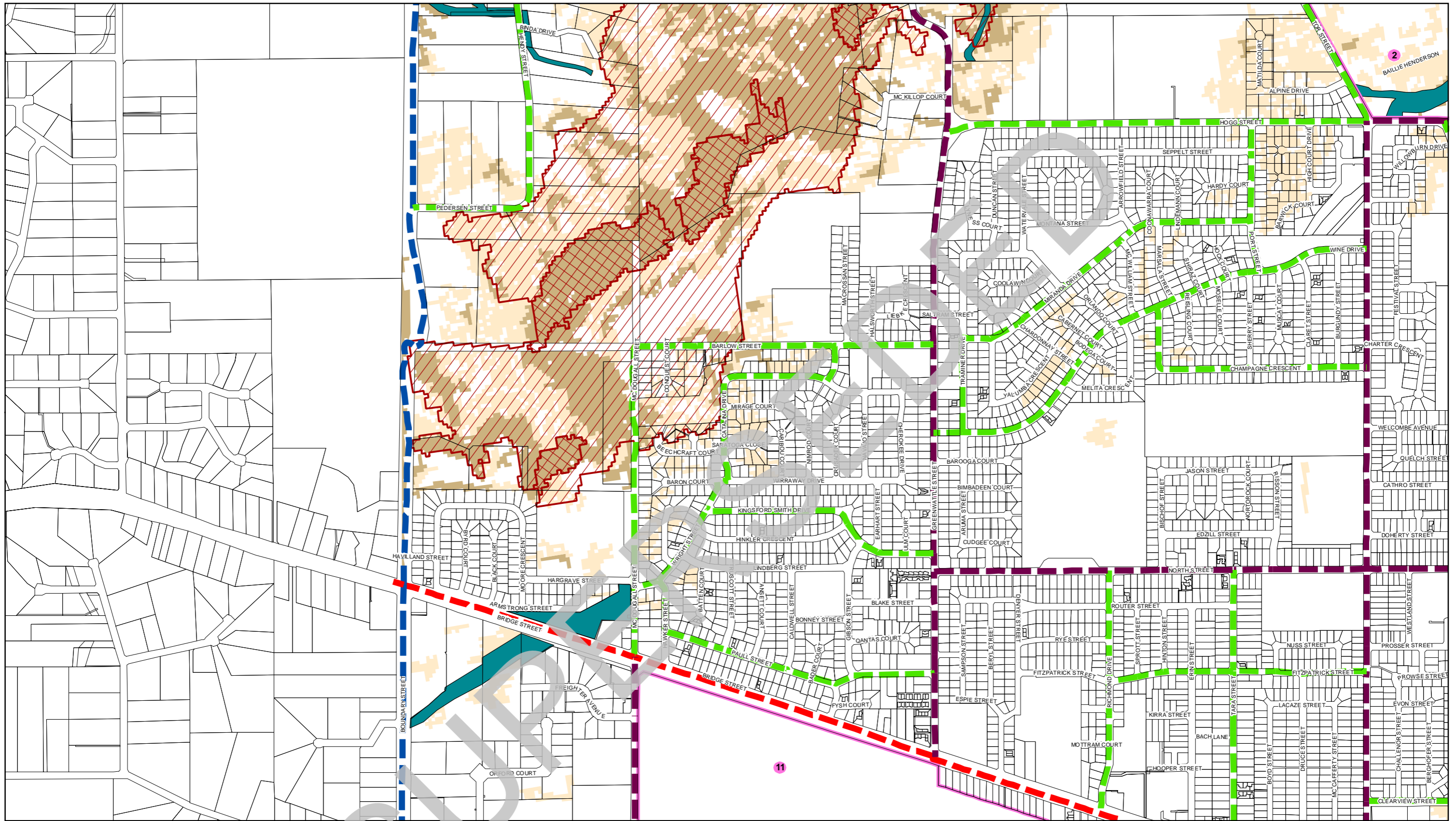
#### Future Infrastructure Corridors (Code)

- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

Amendment No: 5



# 5A



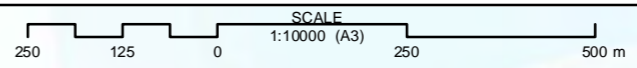
# TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

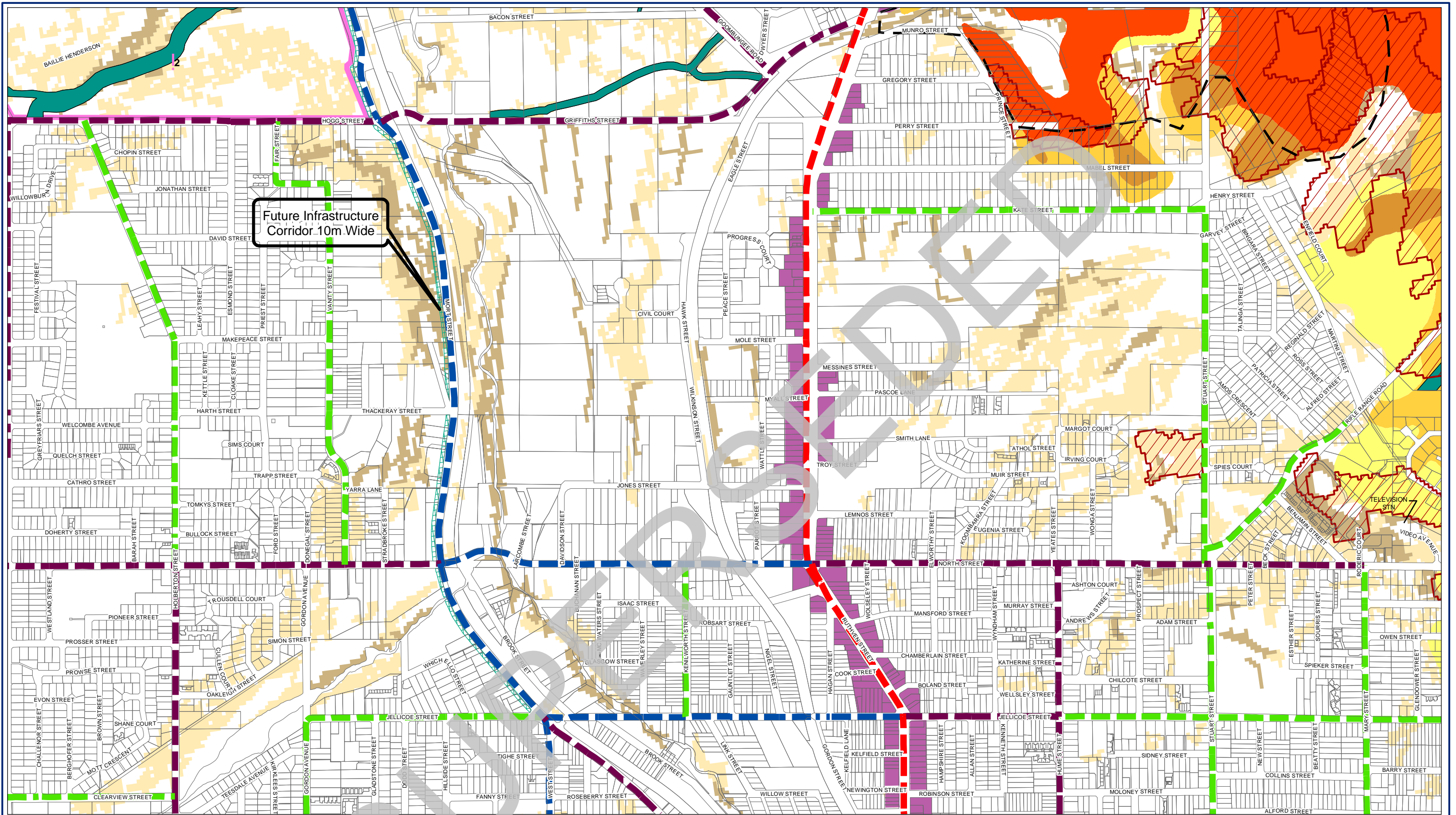
- Future Infrastructure Corridors (Code)**
- Future Infrastructure Corridors (Code)
  - Motels Area (Motels etc. Code)
  - Office Residential Area (Code)
  - Cattle Yard Area
  - Visually Sensitive Area
  - Minor Waterways (Code)



1A	2A	
3A	4A	5A
6A	7A	8A
9A	10A	11A
12A	13A	14A
16A	17A	18A
19A	20A	21A



Amendment: 1, 1a, 4, 5, Notice of Ministerial Designation 12/10/2010



### TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

#### Toowoomba Road Hierarchy

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

#### Steep & Potentially Unstable Land (Code)

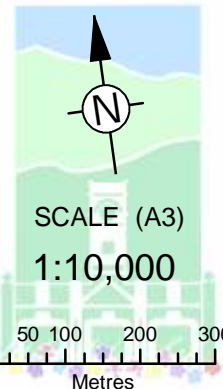
- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

#### Potential Bushfire Areas (Code)

- Bushfire Hazard
- Bushfire Prone

#### Future Infrastructure Corridors (Code)

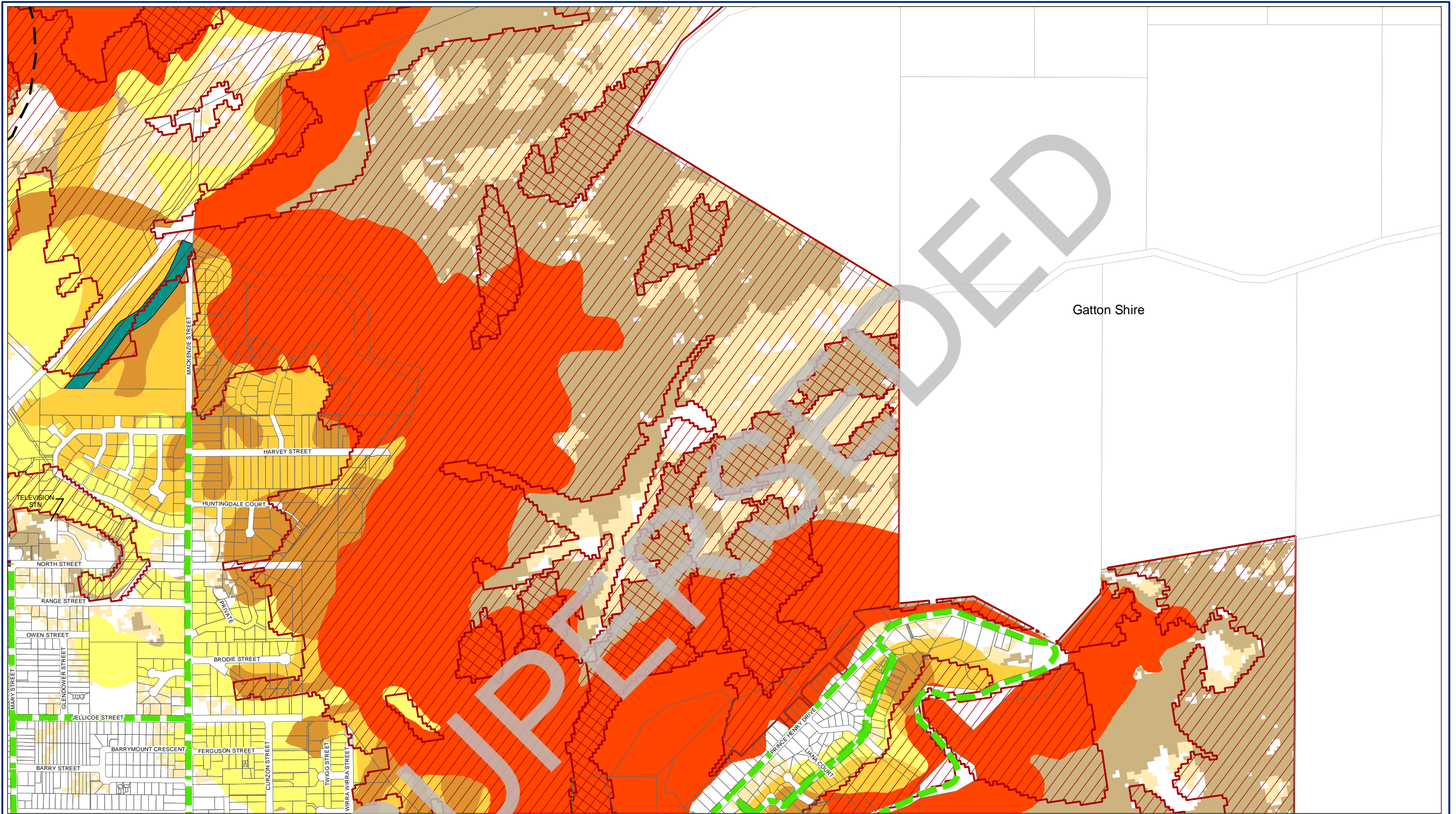
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)



Amendment No: 1, 5

1	2		
3	4	5	
6	7	8	
9	10	11	
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16	17	18	
19	20	21	

7A



Gatton Shire

**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

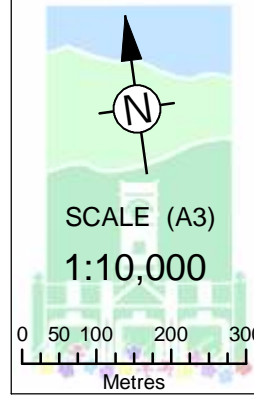
**Steep & Potentially Unstable Land (Code)**

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

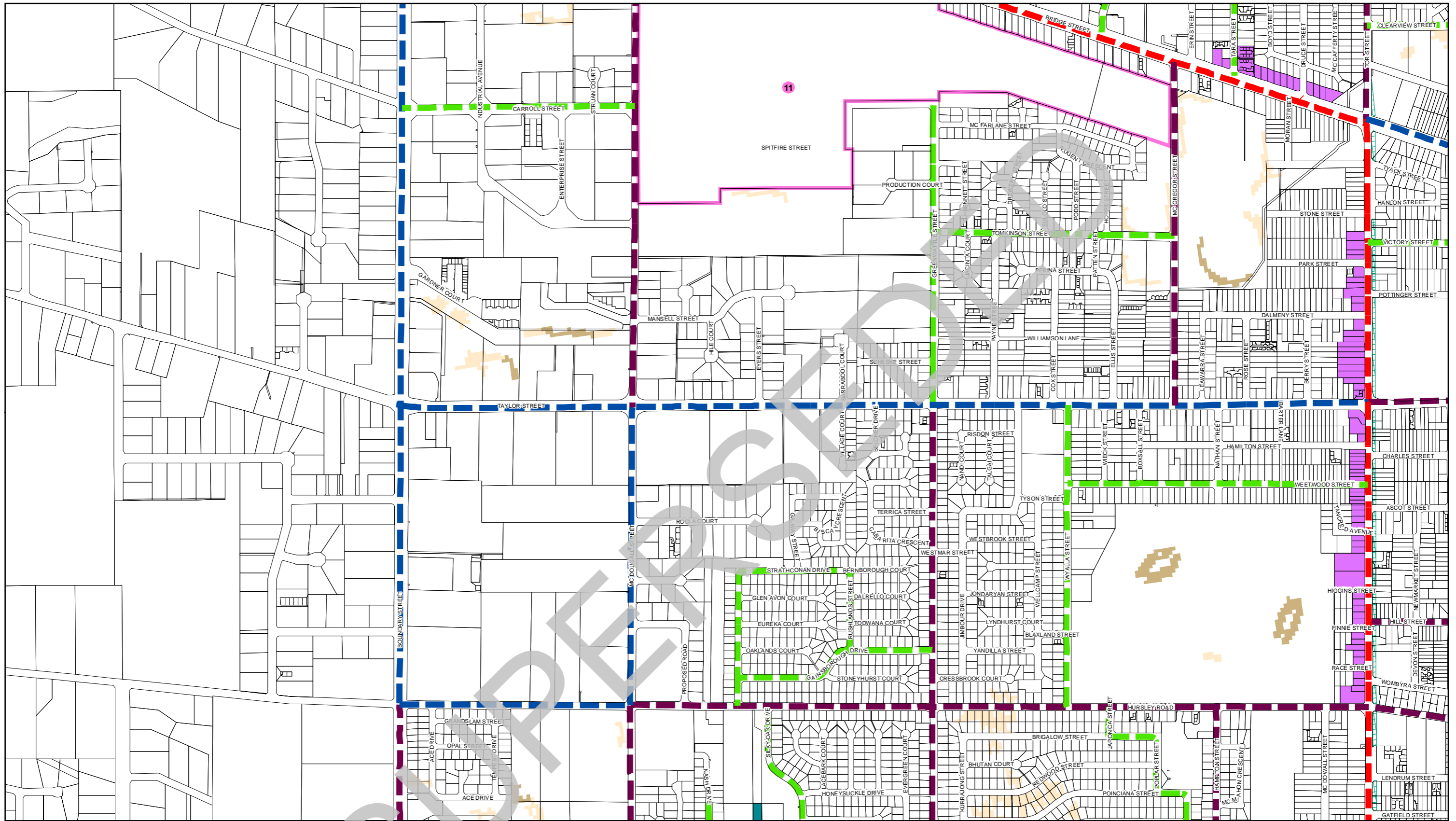
- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)



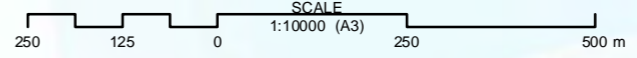
**Amendment No: 4, 5**

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25

**8A**



# TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A



- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

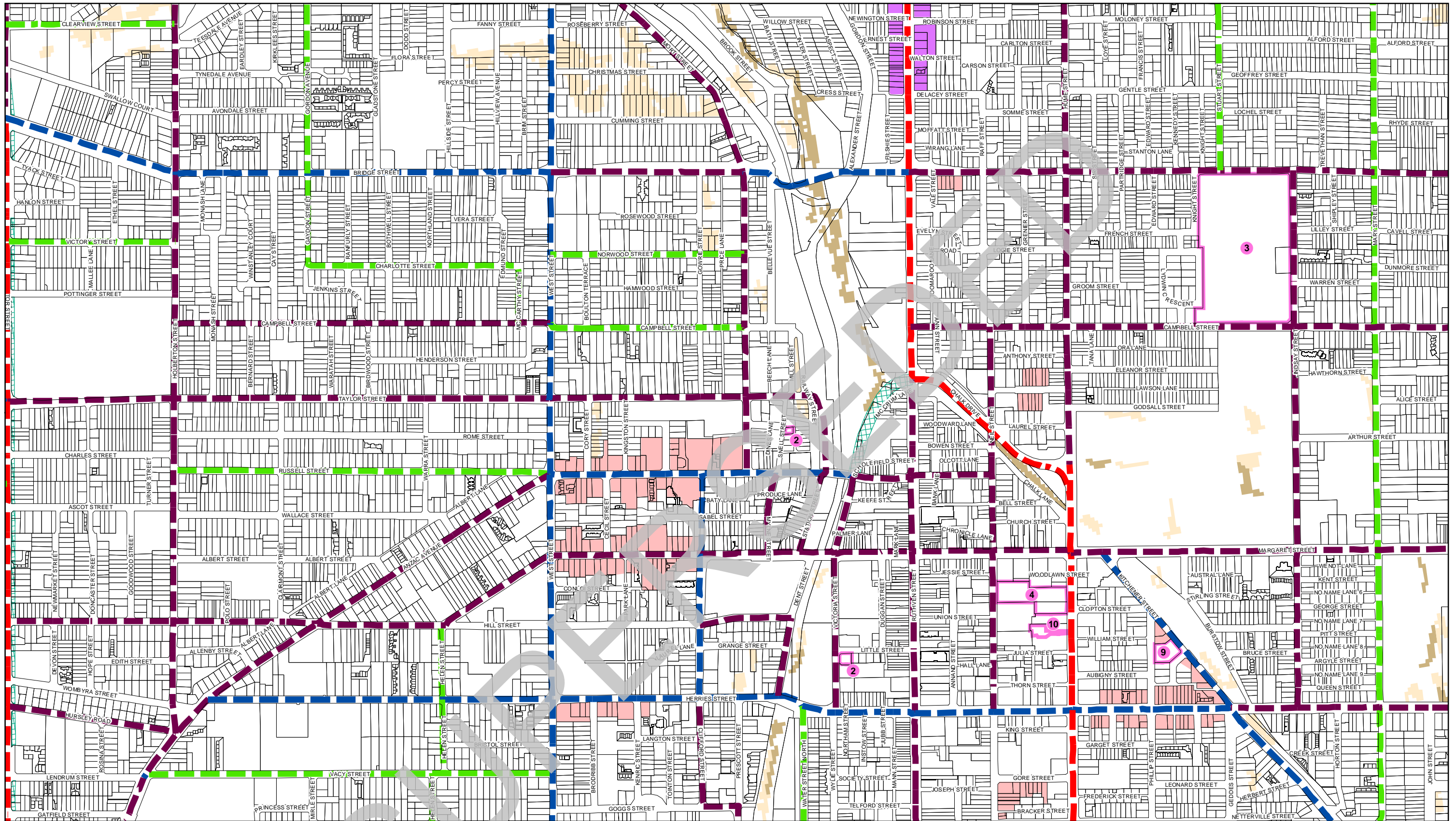
1A	2A	
3A	4A	5A
6A	7A	8A
9A	10A	11A
12A	13A	14A 15A
16A	17A	18A
19A	20A	21A



MAP  
**9A**



Amendment: 1, 5, Notice of Ministerial Designation 12/10/2010



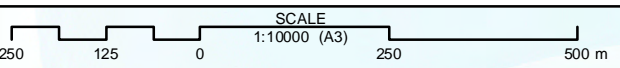
# TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

- Steep & Potentially Unstable Land (Code)**
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  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)**
- Motels Area (Motels etc. Code)
  - Office Residential Area (Code)
  - Cattle Yard Area
  - Visually Sensitive Area
  - Minor Waterways (Code)

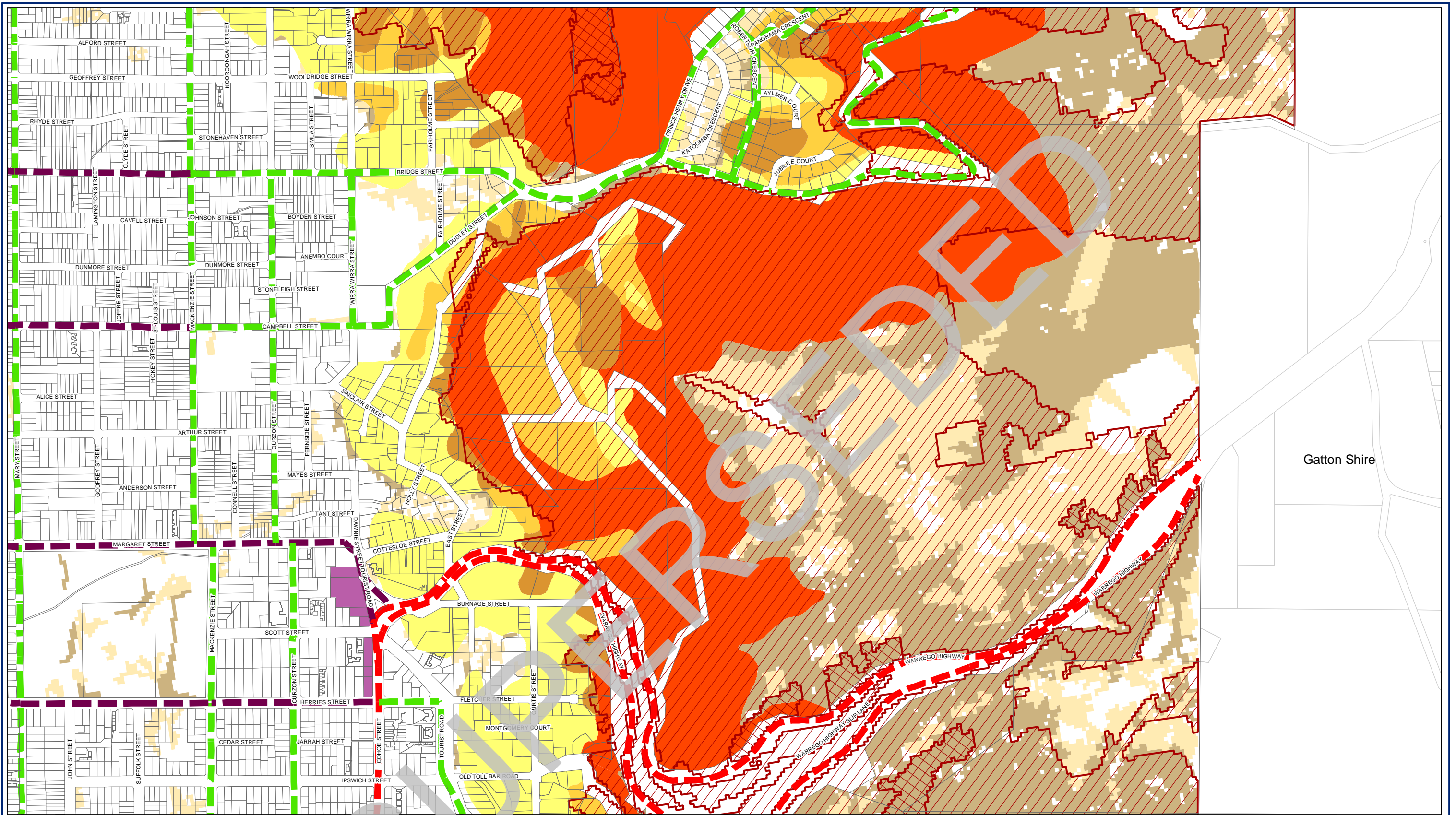


1A	2A		
3A	4A	5A	
6A	7A	8A	
9A	10A	11A	
12A	13A	14A	15A
16A	17A	18A	
19A	20A	21A	



MAP  
**10A**

*Amendment: 1, 4, 5, 7, 14, Notice Of Ministerial Designation 29/01/2010*



Gatton Shire

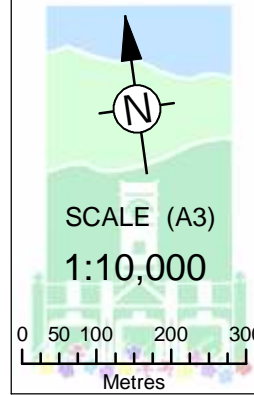
### TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

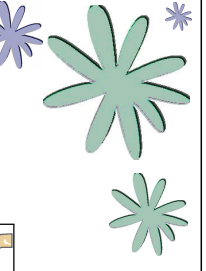
- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

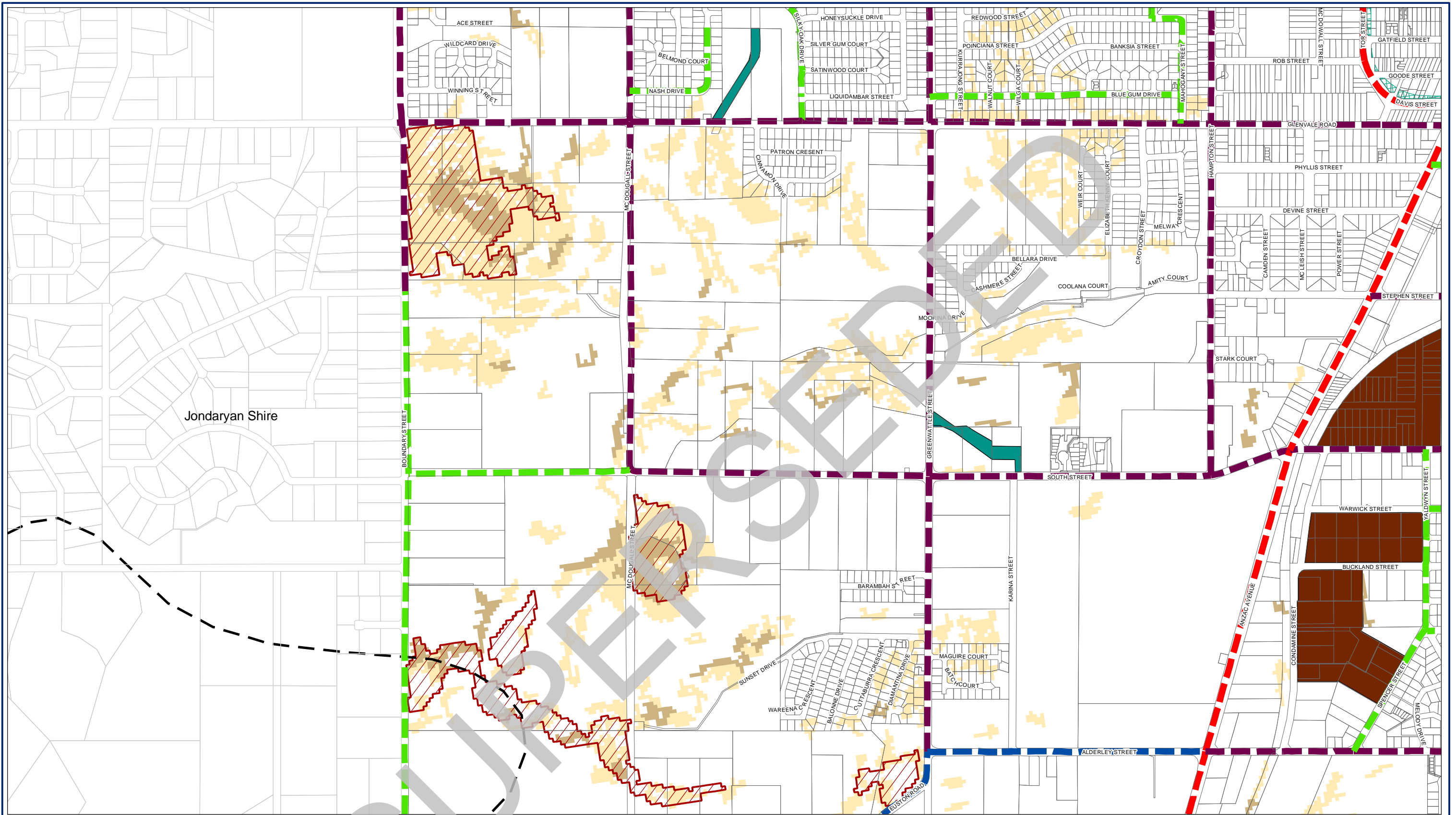


Amendment No: 1, 5

1	2	
3	4	5
6	7	8
9	10	11
12	13	14 15
16	17	18
19	20	21



11A



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

**Steep & Potentially Unstable Land (Code)**

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

**Future Infrastructure Corridors (Code)**

- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

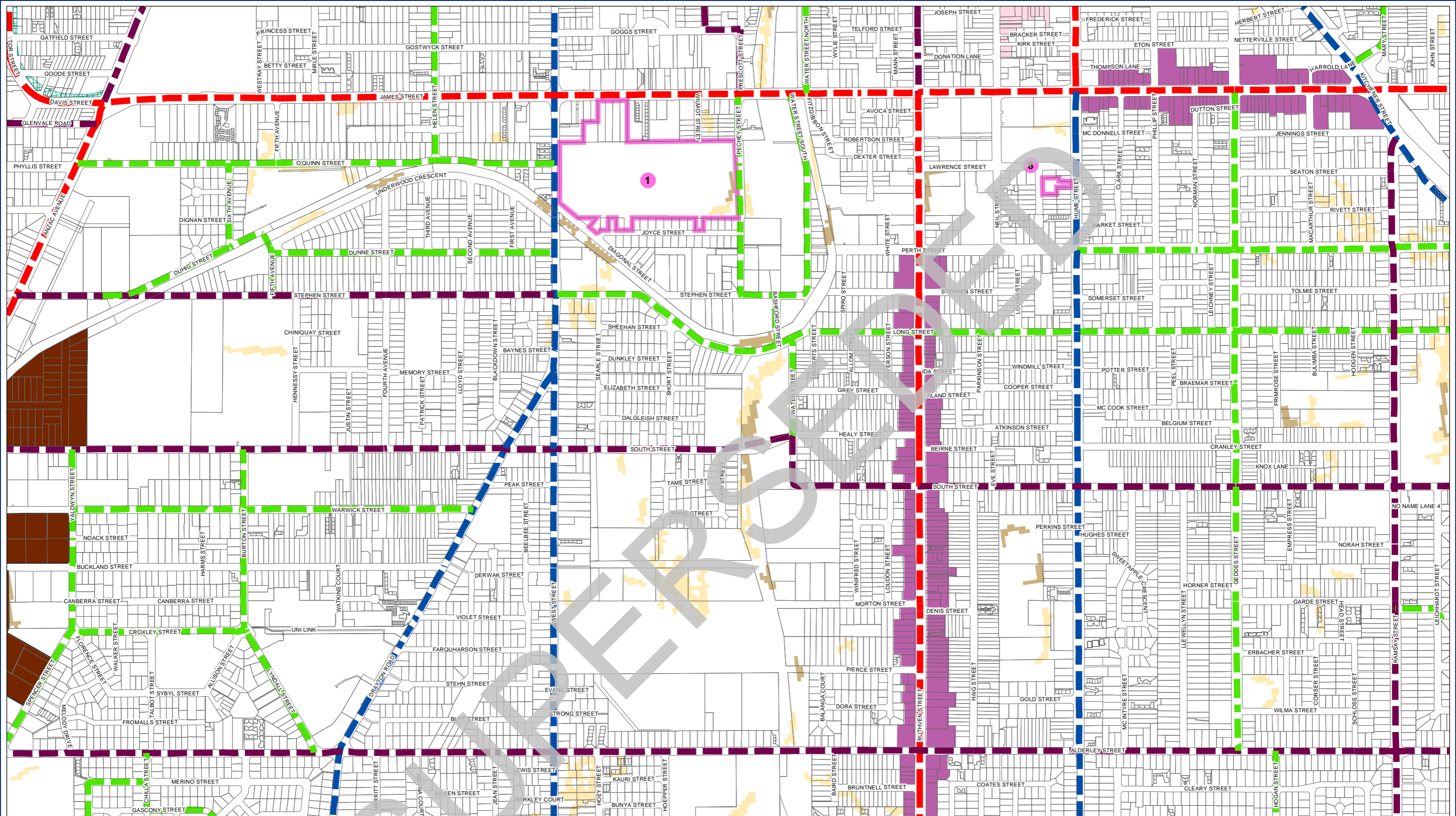
1	2			
3	4	5		
6	7	8		
9	10	11		
12	13	14	15	
16	17	18		
19	20	21		

12A

SCALE (A3)  
1:10,000

0 50 100 200 300  
Metres

**Amendment No: 5**



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

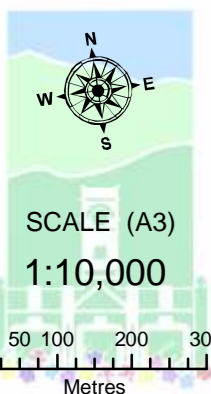
**Steep & Potentially Unstable Land (Code)**

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

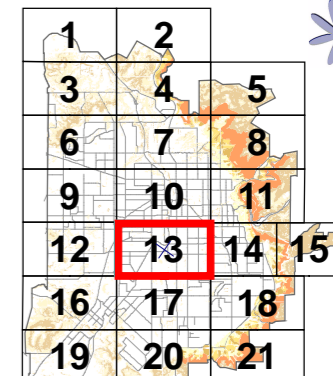
**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

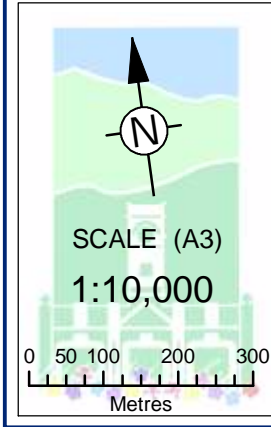
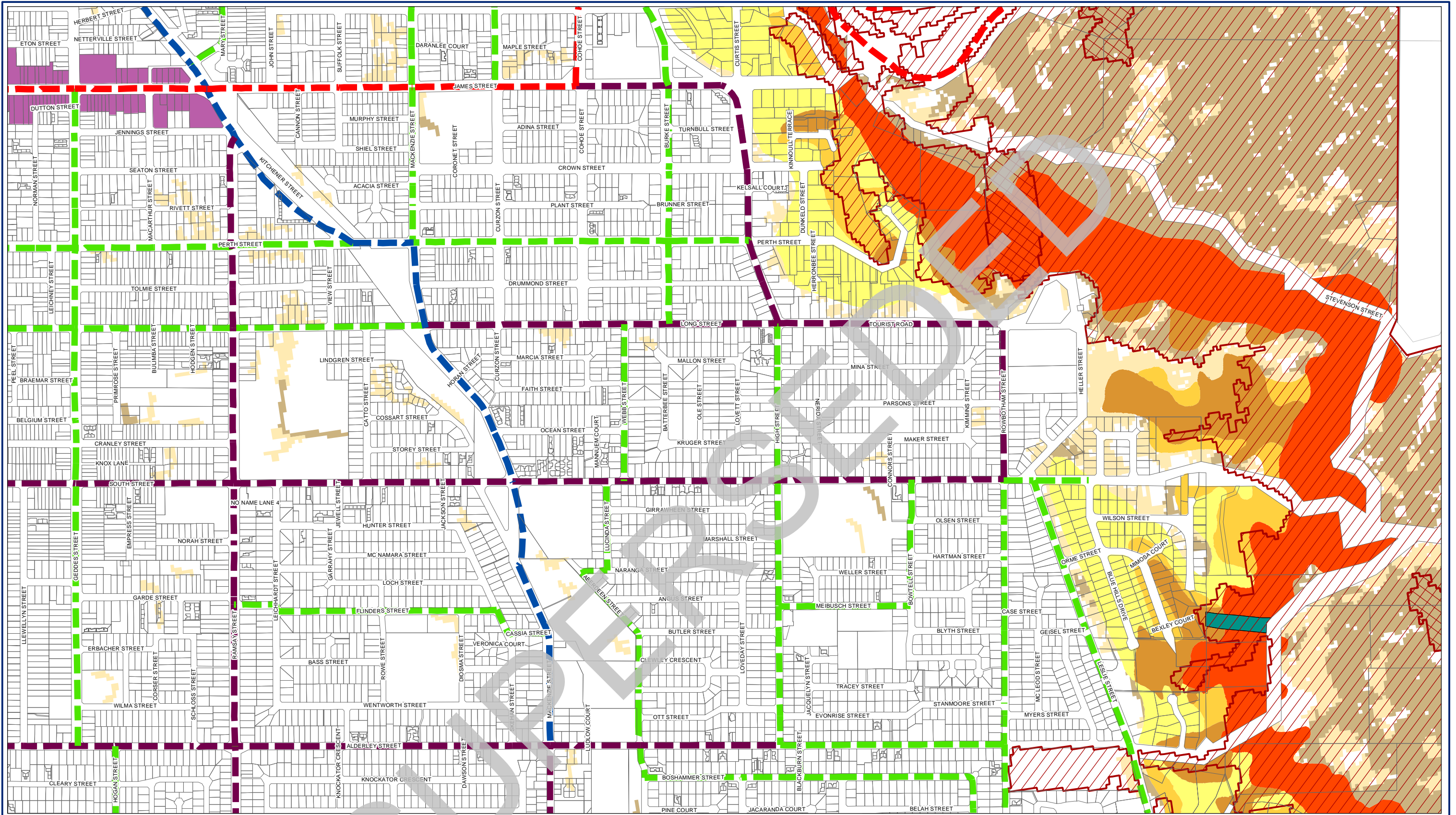
- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)



**Amendment No: 5, Notice of Ministerial Designation 20/03/08**



**13A**



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

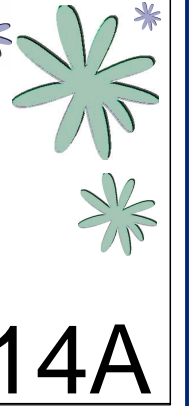
- Slope & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

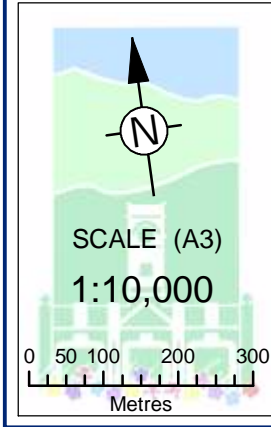
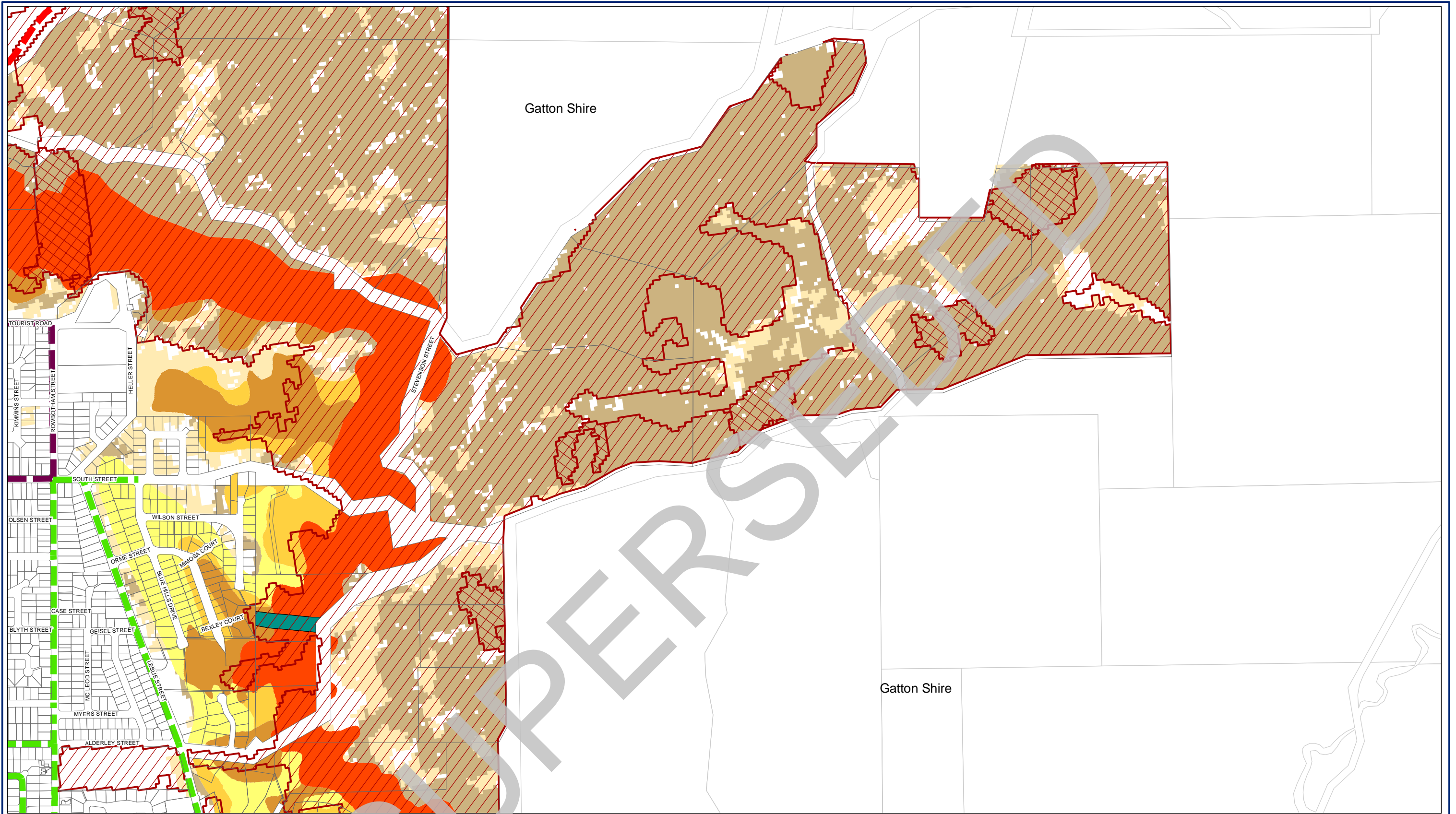
- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)**
- Future Infrastructure Corridors (Code)
  - Motels Area (Motels etc. Code)
  - Office Residential Area (Code)
  - Cattle Yard Area
  - Visually Sensitive Area
  - Minor Waterways (Code)

**Amendment No: 1, 5**

1	2	
3	4	5
6	7	8
9	10	11
12	13	14
16	17	18
19	20	21





**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

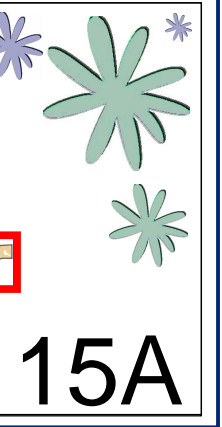
**Amendment No: 1, 5**

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

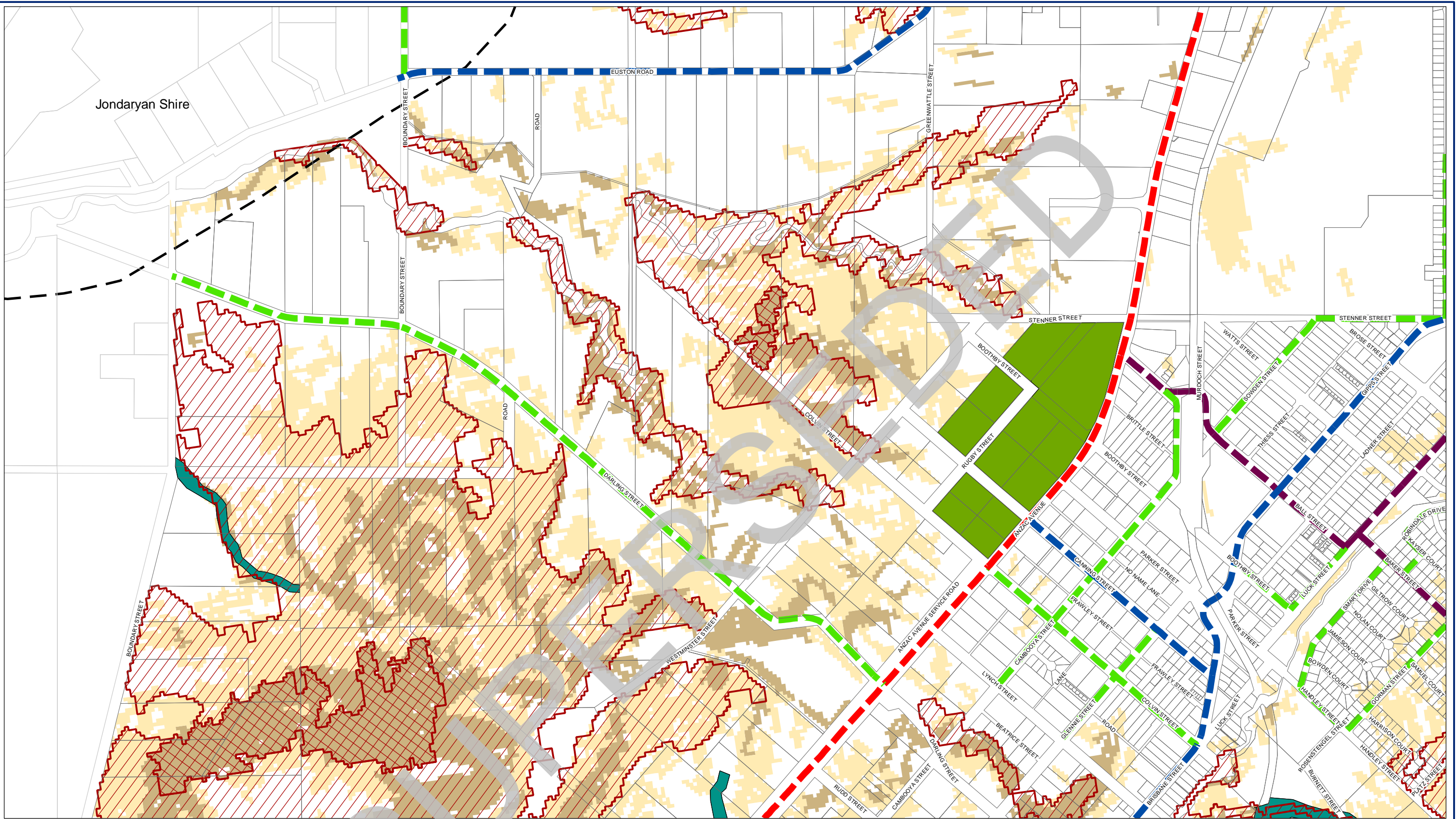
- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

1	2	
3	4	5
6	7	8
9	10	11
12	13	14 15
16	17	18
19	20	21



**15A**



Jondaryan Shire

**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

**Steep & Potentially Unstable Land (Code)**

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

**Future Infrastructure Corridors (Code)**

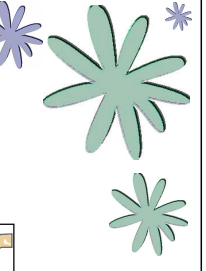
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

SCALE (A3)  
1:10,000

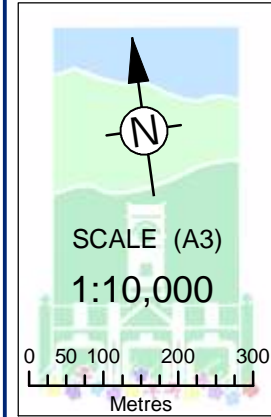
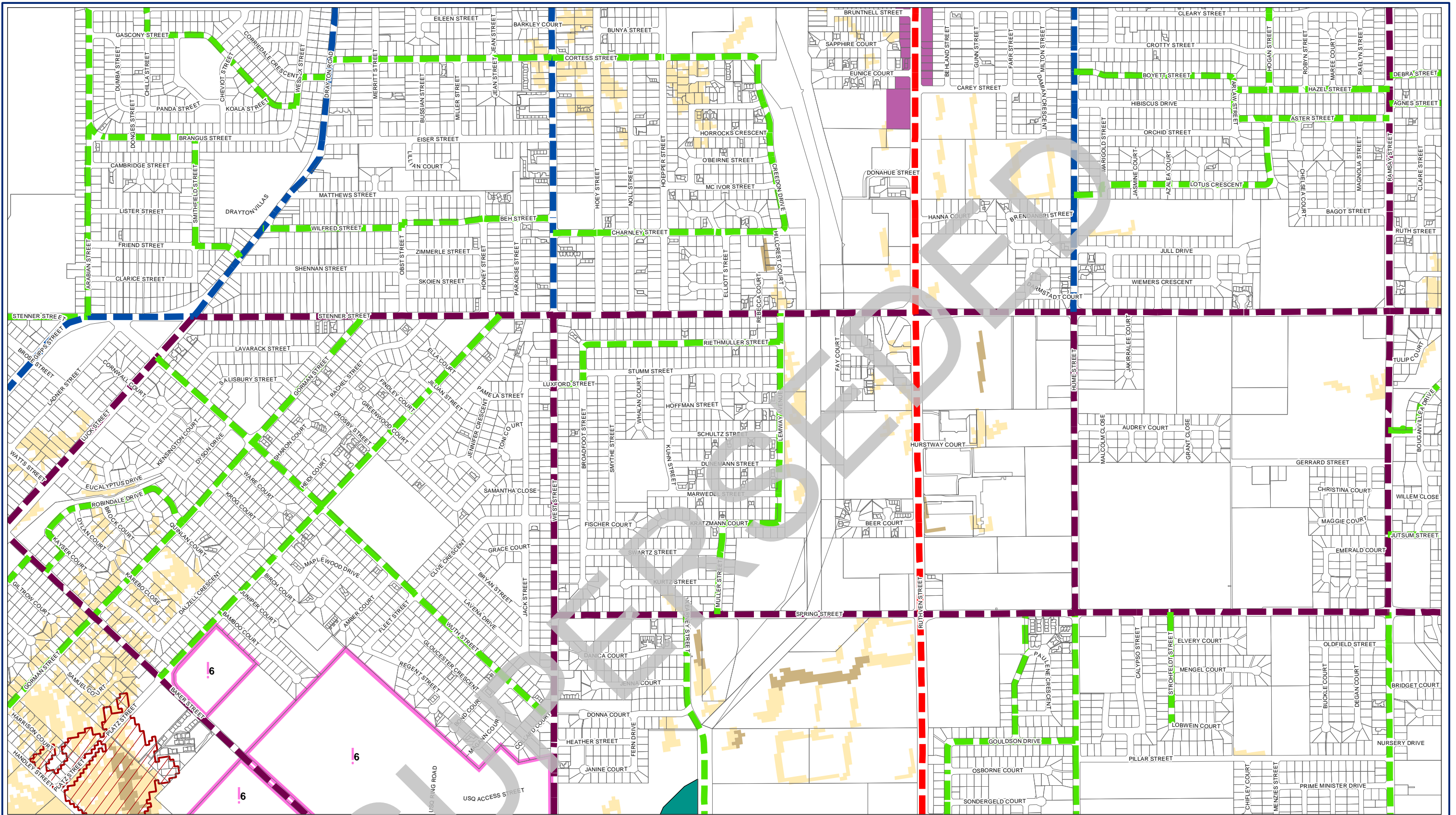
0 50 100 200 300  
Metres

**Amendment No: 5**

1	2		
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	



**16A**



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

**Amendment No: 5**

**Steep & Potentially Unstable Land (Code)**

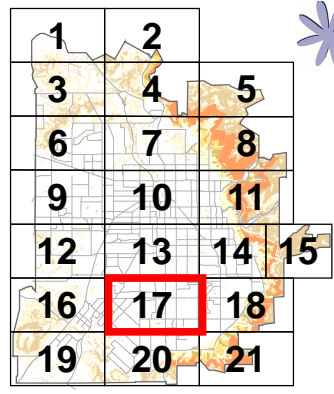
- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

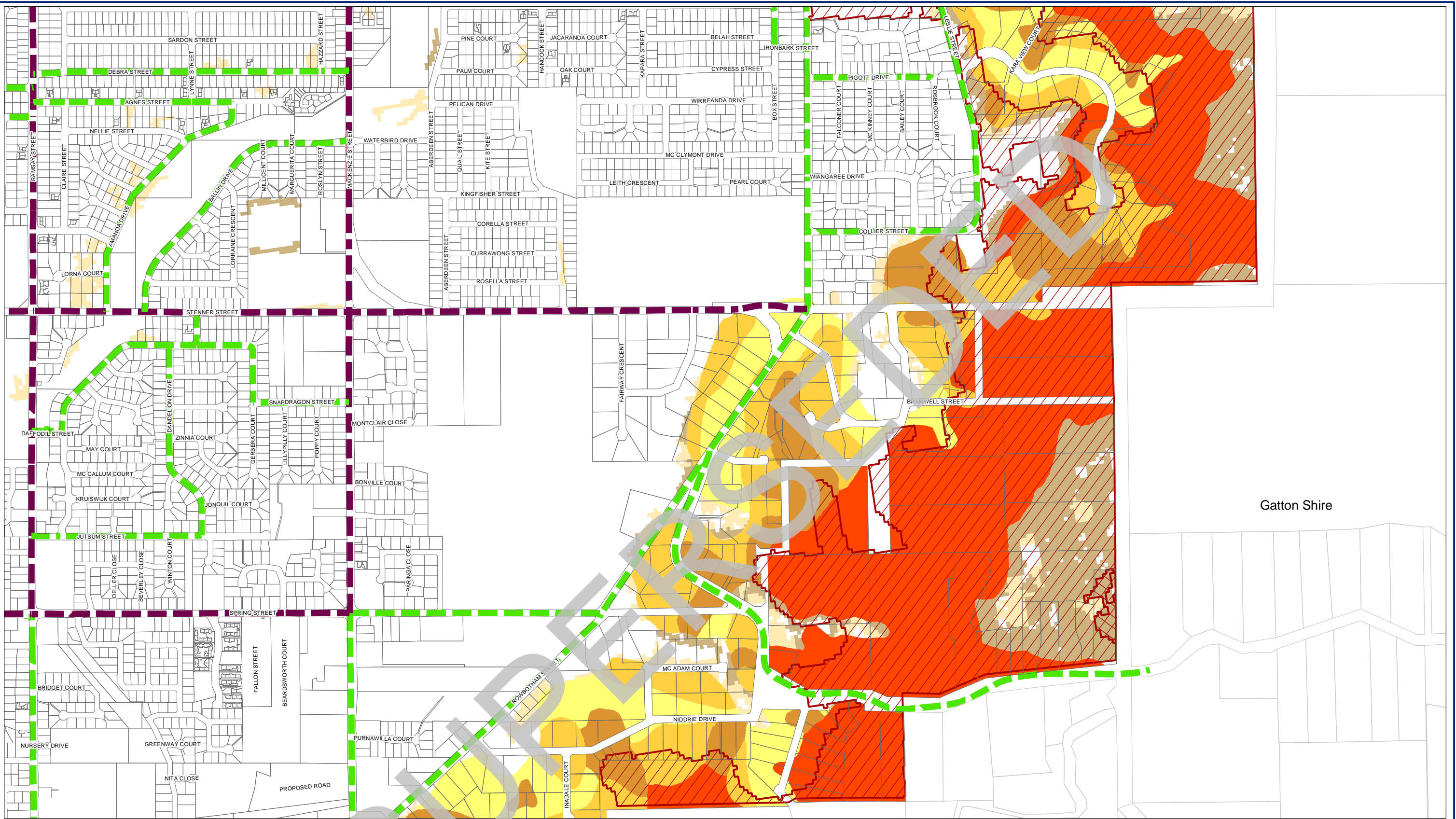
- Bushfire Hazard
- Bushfire Prone

**Future Infrastructure Corridors (Code)**

- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)



**17A**



Gatton Shire

**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

**Toowoomba Road Hierarchy**

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

**Steep & Potentially Unstable Land (Code)**

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

**Potential Bushfire Areas (Code)**

- Bushfire Hazard
- Bushfire Prone

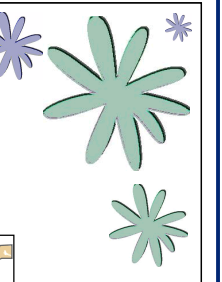
- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

SCALE (A3)  
1:10,000

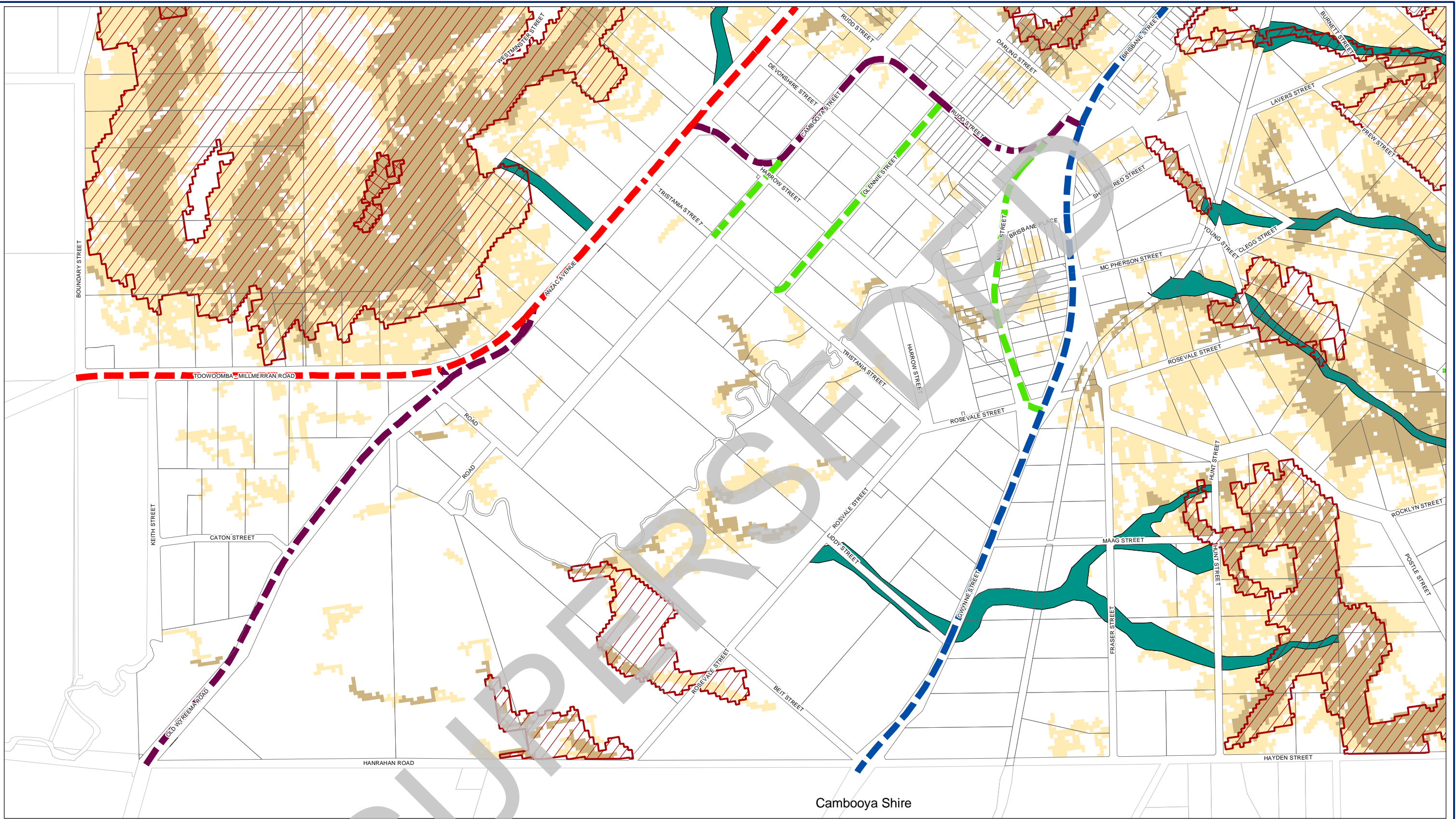
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Metres

**Amendment No: 4, 5**

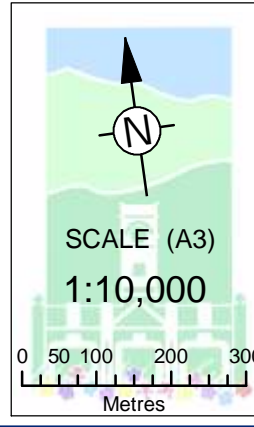
1	2	
3	4	5
6	7	8
9	10	11
12	13	14 15
16	17	18
19	20	21



**18A**



Cambooya Shire



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

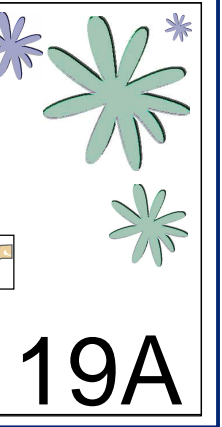
**Amendment No: 1, 5**

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

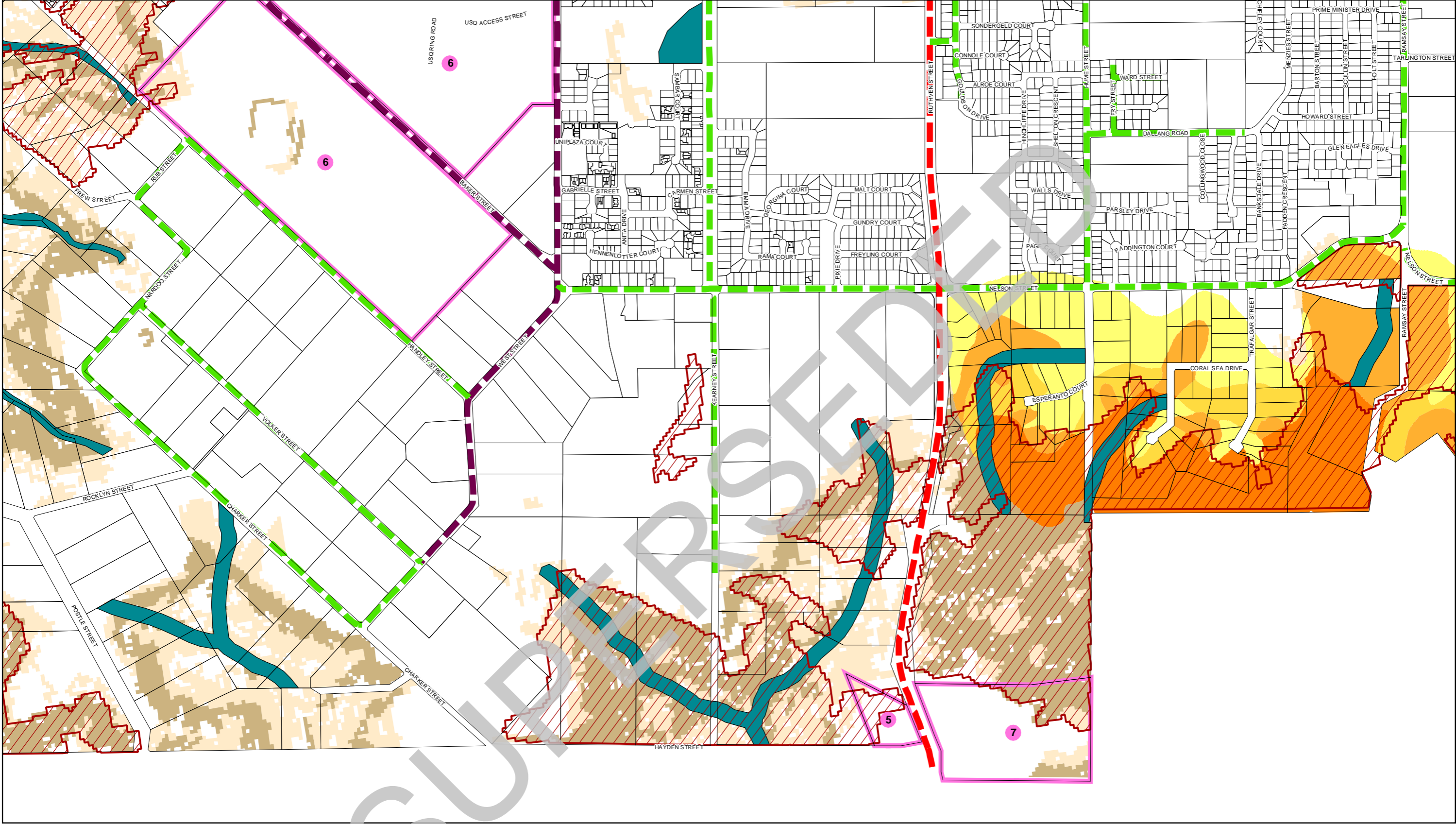
- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

1	2		
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	



**19A**



# TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A

SCALE 1:10000 (A3) 250 125 0 250 500 m

### Toowoomba Road Hierarchy

- Local Collector
- Trunk Collector
- Sub-Arterial
- Arterial
- Land Designated for Community Infrastructure

### Steep & Potentially Unstable Land (Code)

- Slope Stability Area B (Further Investigation)
- Slope Stability Area C (Restricted Development)
- Slope Stability Area D (Highly Restricted - Stability)
- Slope Stability Area E (Highly Restricted - Slope)
- Slope Stability Area F (10 - 20% Slope)
- Slope Stability Area G (> 20% Slope)

### Potential Bushfire Areas (Code)

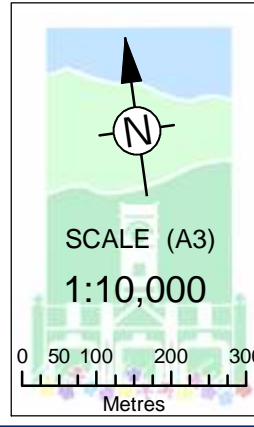
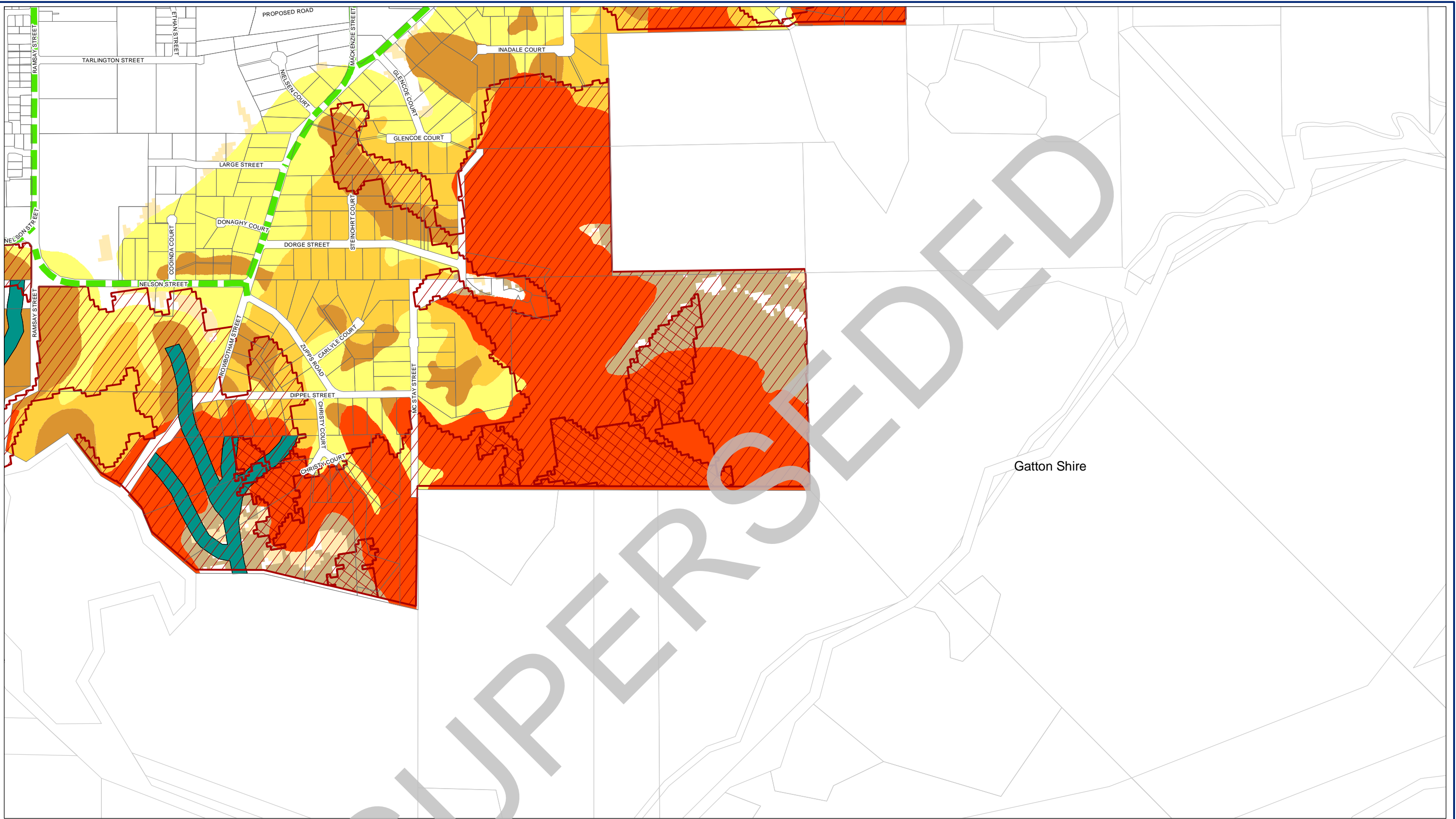
- Bushfire Hazard
- Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

1A	2A		
3A	4A	5A	
6A	7A	8A	
9A	10A	11A	
12A	13A	14A	15A
16A	17A	18A	
19A	20A	21A	



MAP  
**20A**



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP A**

- Toowoomba Road Hierarchy**
- Local Collector
  - Trunk Collector
  - Sub-Arterial
  - Arterial
  - Land Designated for Community Infrastructure

**Amendment No: 4, 5**

- Steep & Potentially Unstable Land (Code)**
- Slope Stability Area B (Further Investigation)
  - Slope Stability Area C (Restricted Development)
  - Slope Stability Area D (Highly Restricted - Stability)
  - Slope Stability Area E (Highly Restricted - Slope)
  - Slope Stability Area F (10 - 20% Slope)
  - Slope Stability Area G (> 20% Slope)

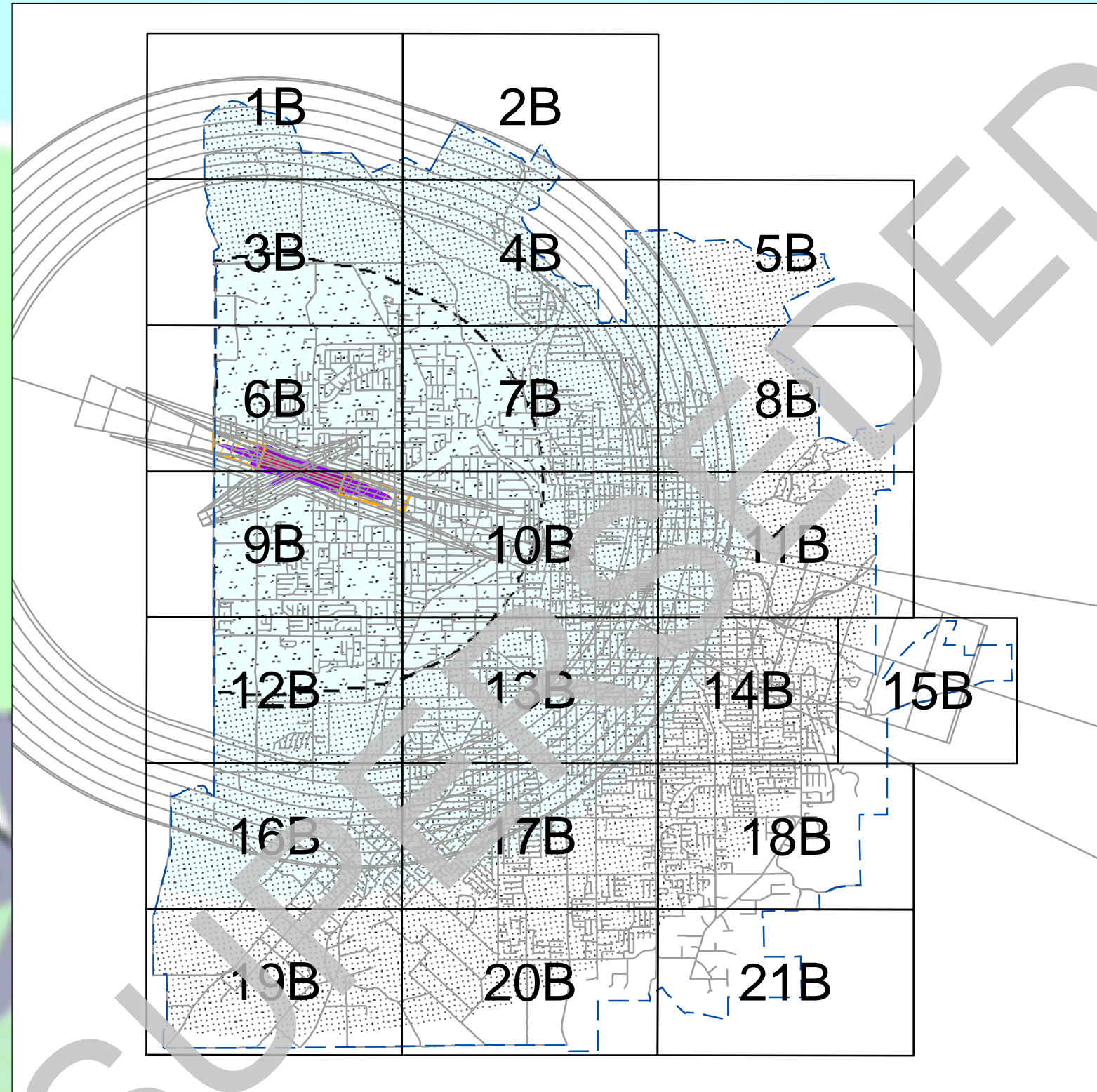
- Potential Bushfire Areas (Code)**
- Bushfire Hazard
  - Bushfire Prone

- Future Infrastructure Corridors (Code)
- Motels Area (Motels etc. Code)
- Office Residential Area (Code)
- Cattle Yard Area
- Visually Sensitive Area
- Minor Waterways (Code)

1	2	
3	4	5
6	7	8
9	10	11
12	13	14
15	16	17
18	19	20
21		

**21A**

# REGULATORY MAP B







## TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND

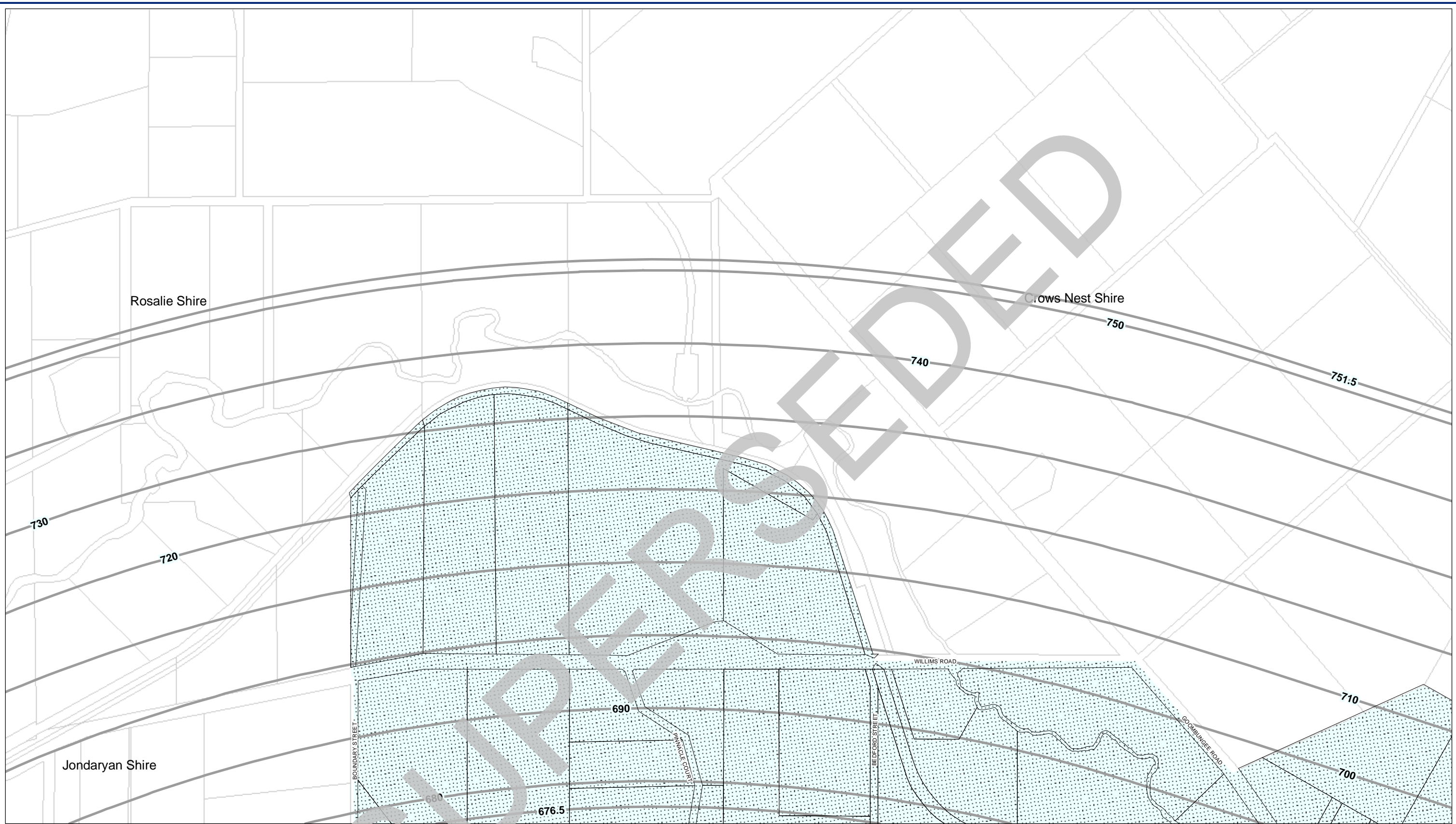
### Airport Affected Land (Code)

-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

### ANEF Contours






-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

Amendment No: 5








**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

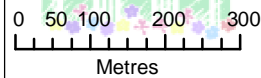
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

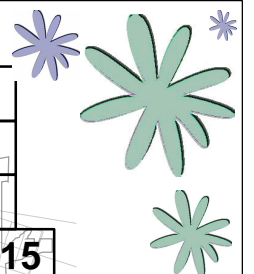


SCALE (A3)  
1:10,000

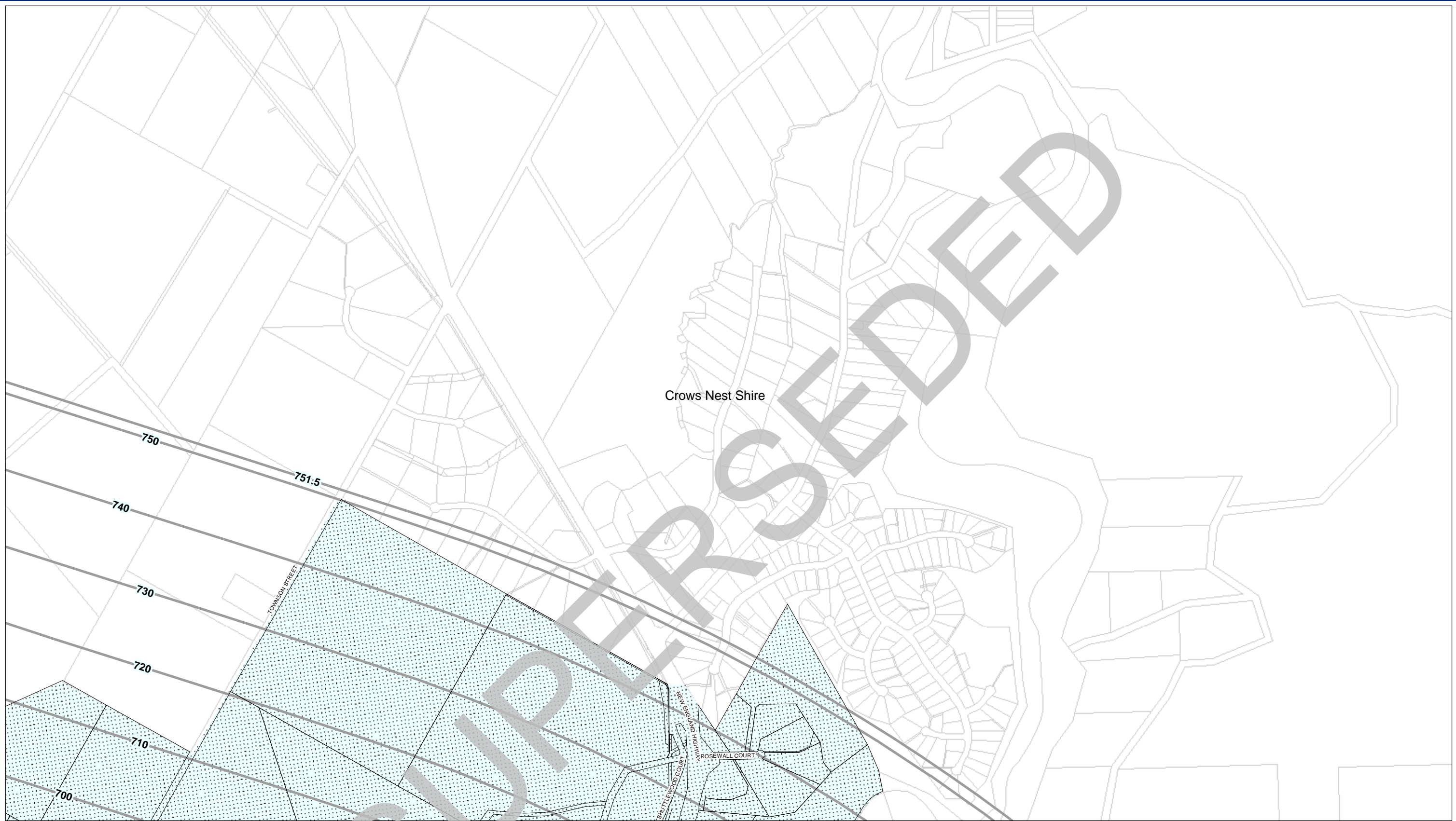


**Amendment No: 5**

1	2		
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9	10	11	
12	13	14	15
16	17	18	
19	20	21	








**1B**








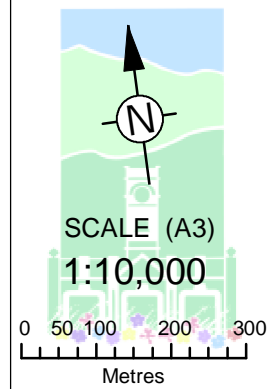
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



**Amendment No: 5**






1	2		
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16	17	18	
19	20	21	

**2B**






Jondaryan Shire

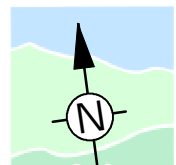
### TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND

#### Airport Affected Land (Code)

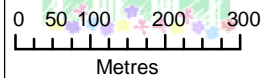
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

#### ANEF Contours

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



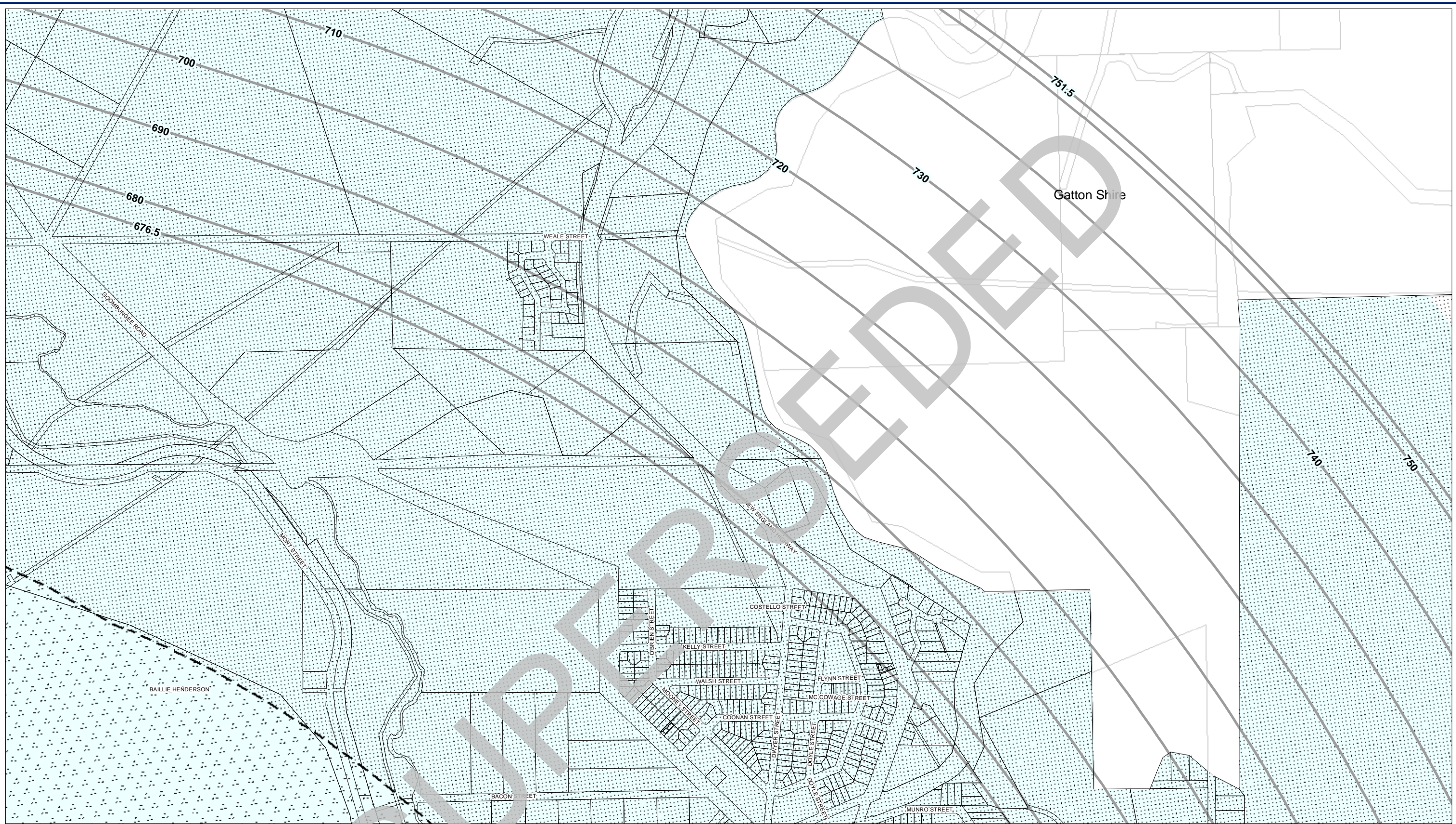
SCALE (A3)  
1:10,000



**Amendment No: 5**






1	2		
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16	17	18	
19	20	21	

# 3B








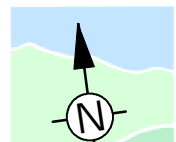
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

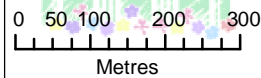
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

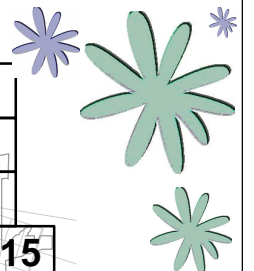


SCALE (A3)  
1:10,000



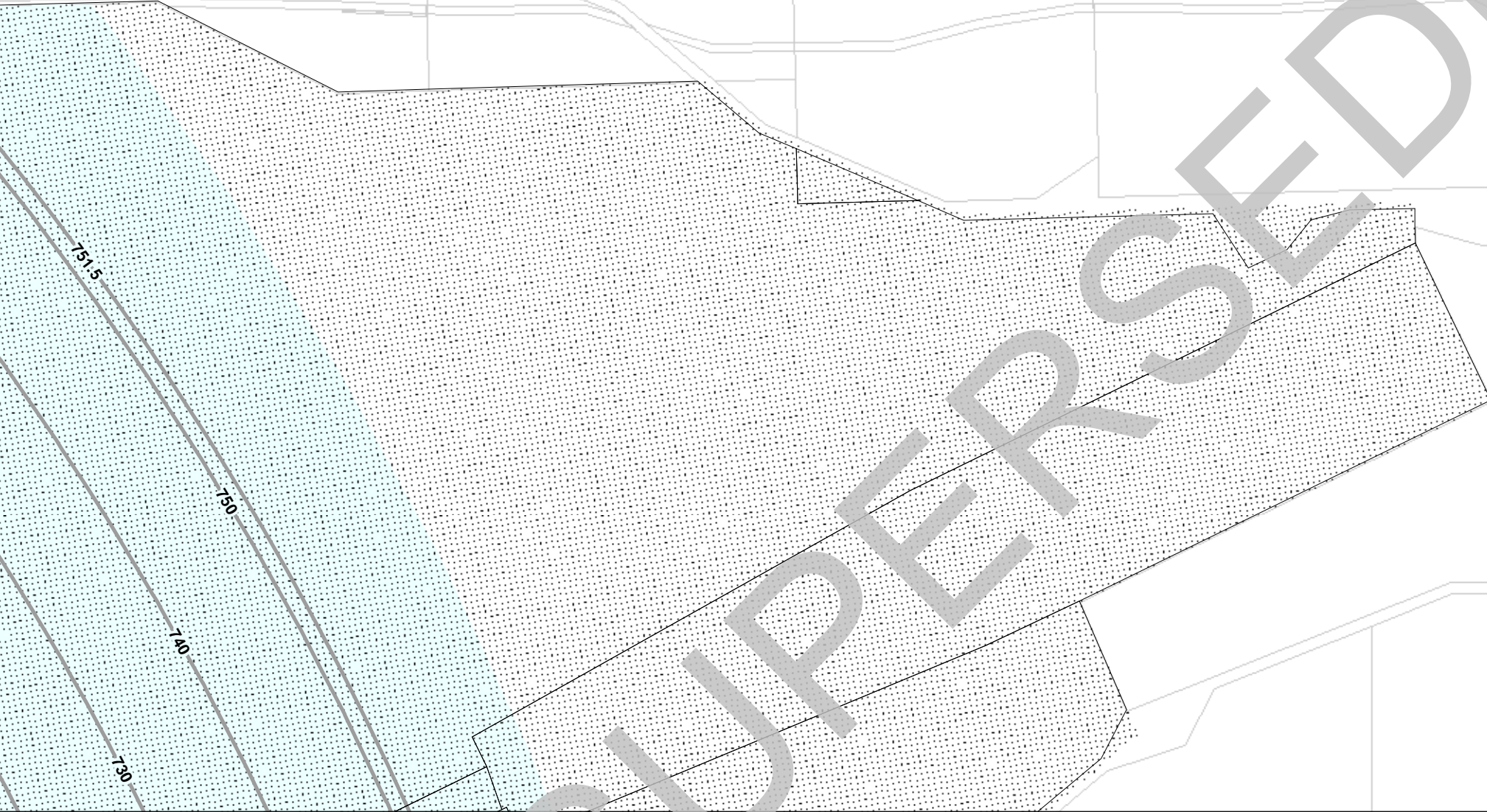
**Amendment No: 5**

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16	17	18	
19	20	21	



**4B**

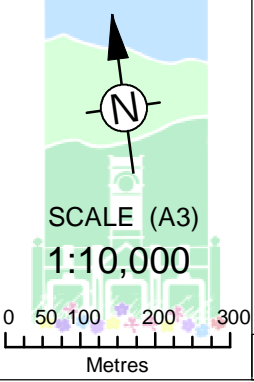
Gatton Shire



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

- Airport Affected Land (Code)**
- Obstacle Limitation Surface
  - Airport Public Safety Area
  - Airport Dangerous Light Area
  - 8Km Wildlife Buffer
  - 3Km Wildlife Buffer

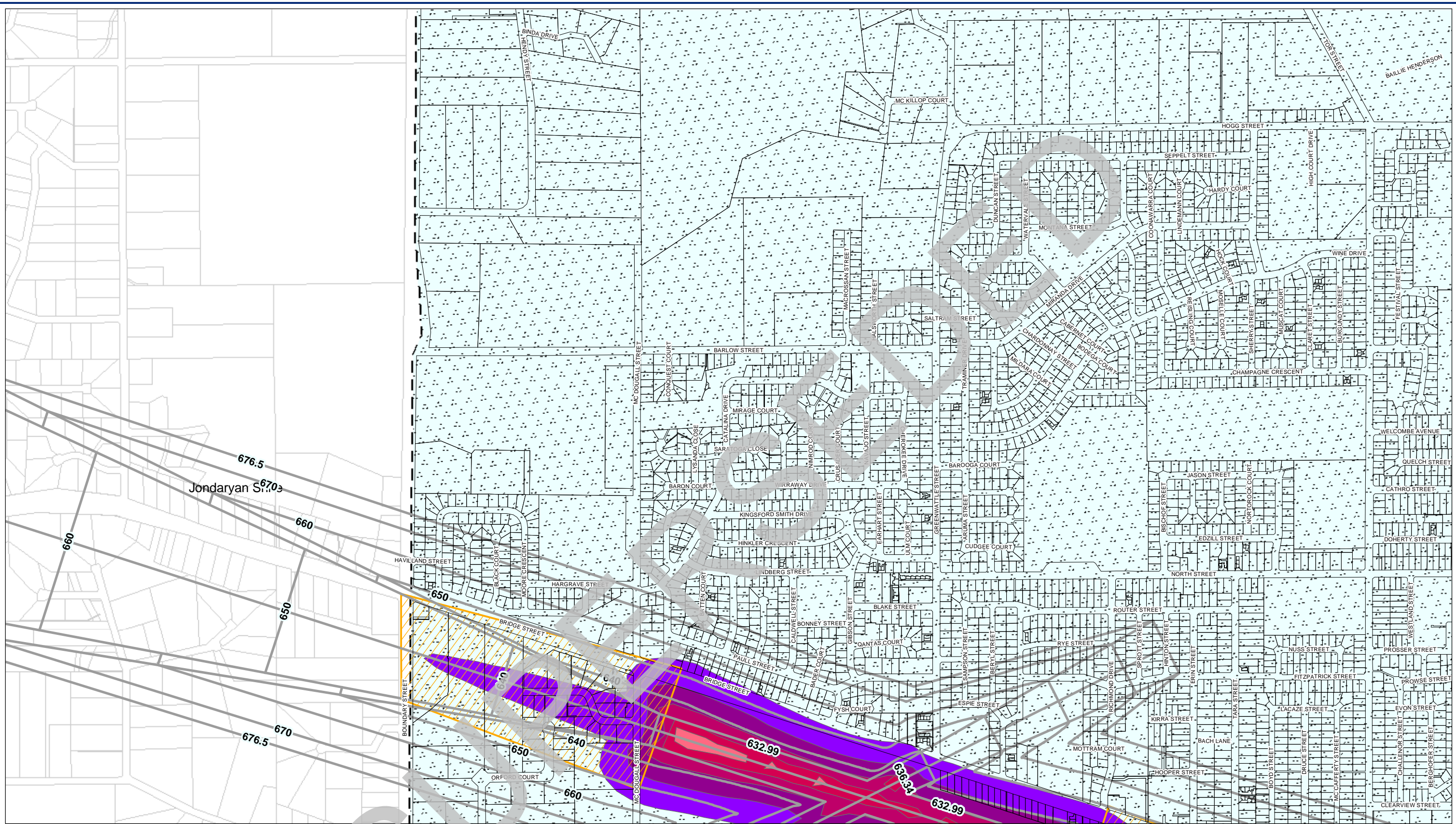
- ANEF Contours**
- 20 - 25
  - 25 - 30
  - 30 - 35
  - 35 - 40
  - 40 - 45



**Amendment No: 5**

1	2		
3	4	5	
6	7	8	
9	10	11	
12	13	14	15
16	17	18	
19	20	21	

**5B**



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

- Airport Affected Land (Code)**
- Obstacle Limitation Surface
  - Airport Public Safety Area
  - Airport Dangerous Light Area
  - 8Km Wildlife Buffer
  - 3Km Wildlife Buffer

- ANEF Contours**
- 20 - 25
  - 25 - 30
  - 30 - 35
  - 35 - 40
  - 40 - 45

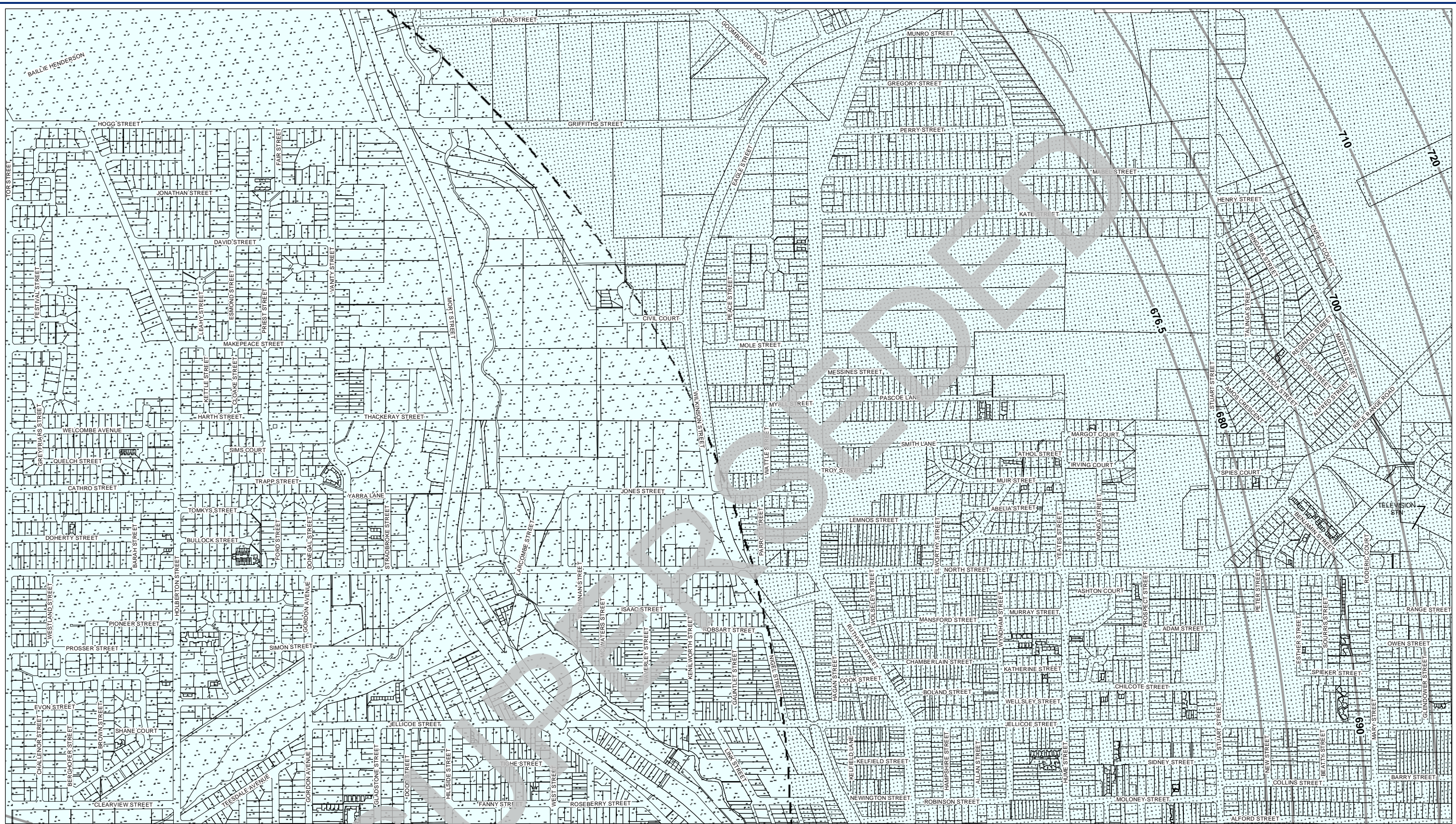
SCALE (A3)  
1:10,000

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Metres

**Amendment No: 5**






1	2	
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9	10	11
12	13	14 15
16	17	18
19	20	21

**6B**








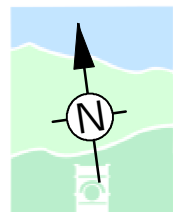
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

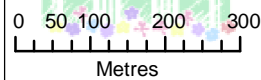
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



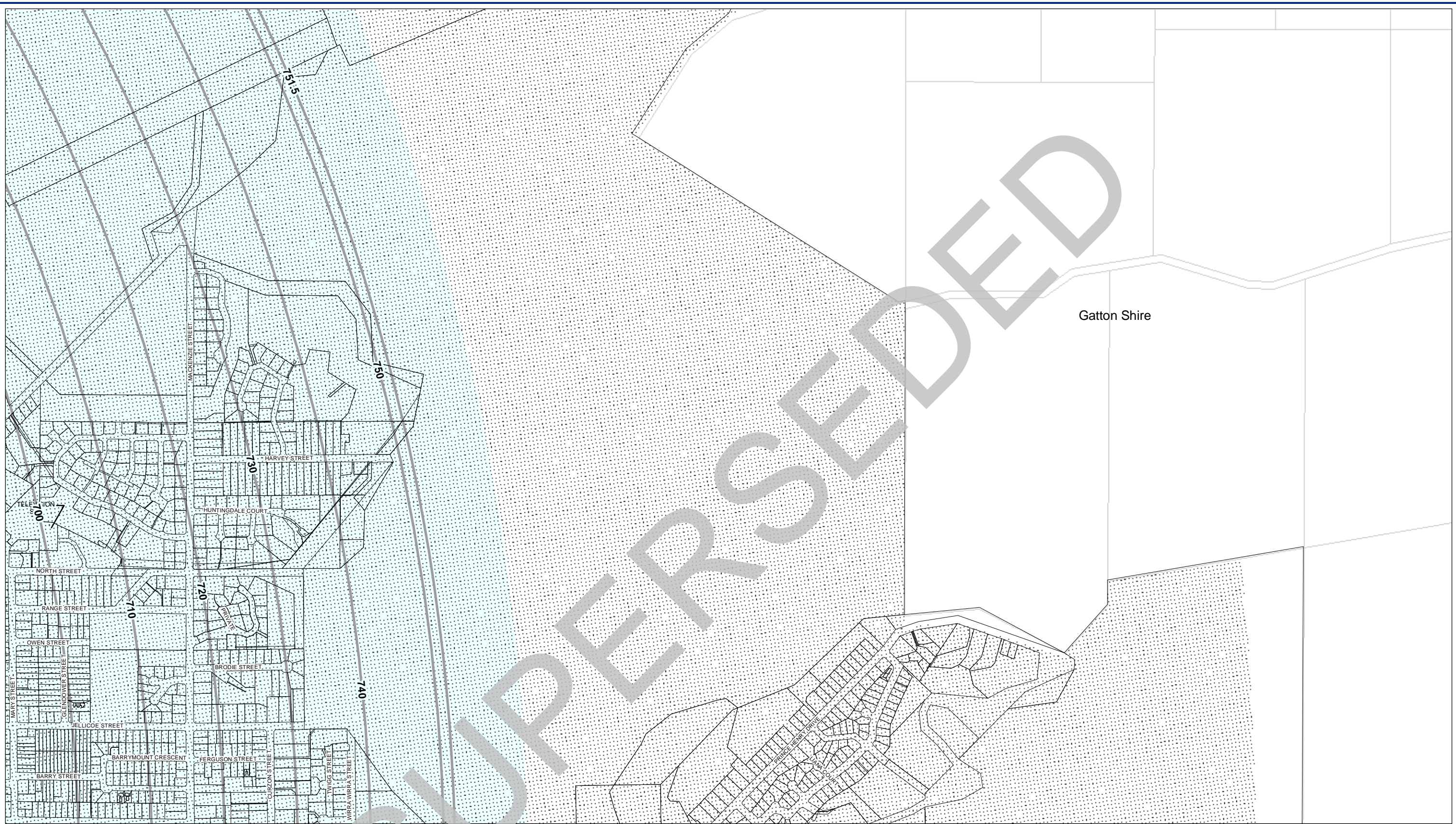
SCALE (A3)  
1:10,000



**Amendment No: 5**






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9	10	11	
12	13	14	15
16	17	18	
19	20	21	

**7B**








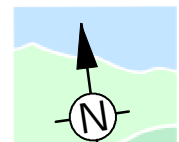
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

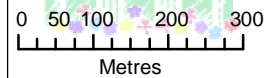
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



SCALE (A3)  
1:10,000

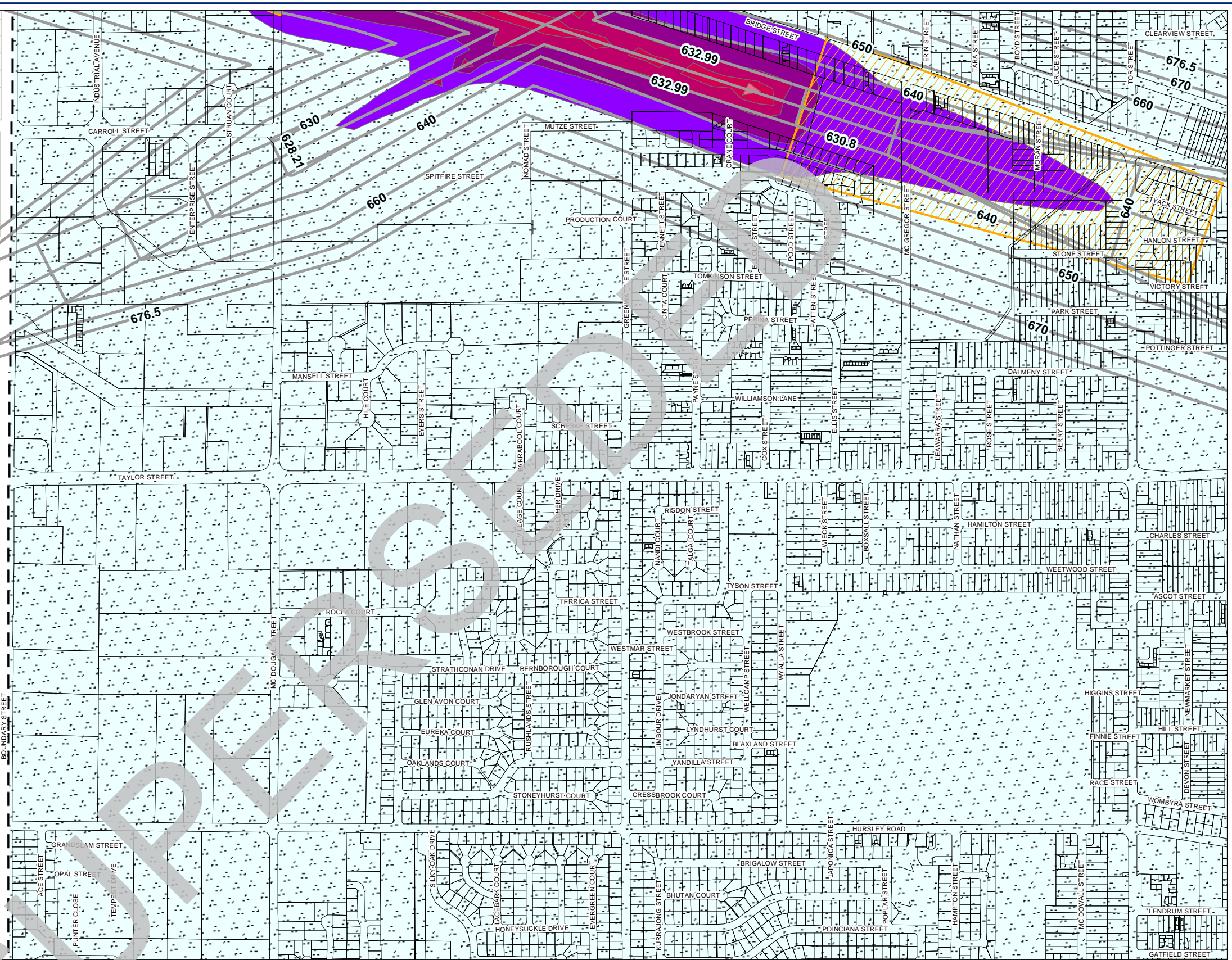


**Amendment No: 5**

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16	17	18	19	20
21	22	23	24	25






**8B**

Jondaryan Shire








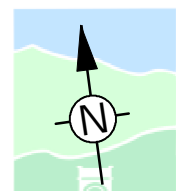
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

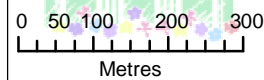
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

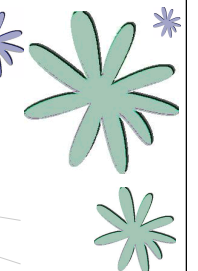


SCALE (A3)  
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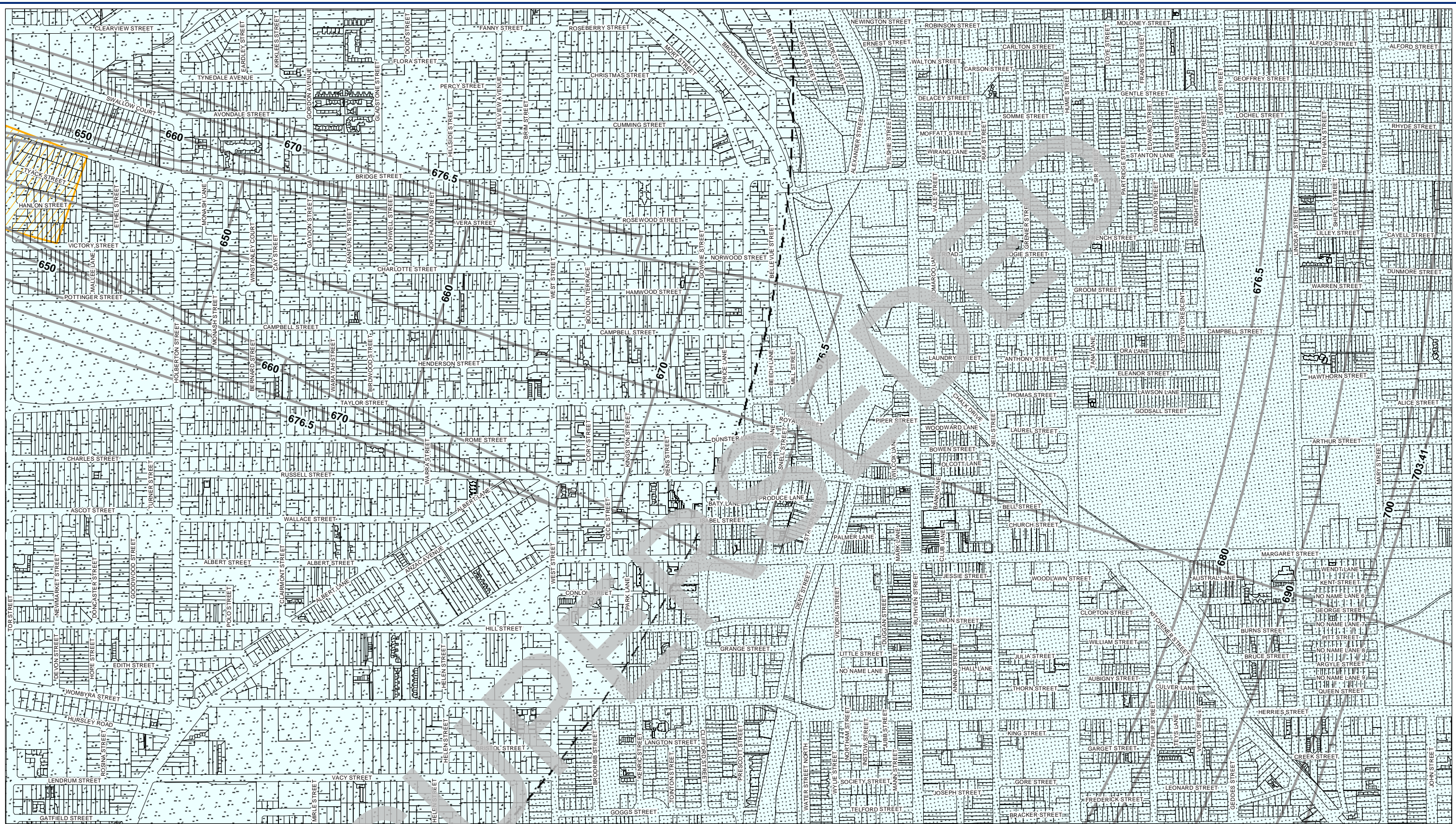


**Amendment No: 5**

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9	10	11	
12	13	14	15
16	17	18	
19	20	21	



**9B**



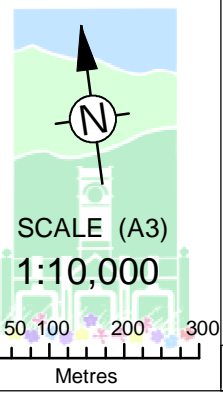
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

- Obstacle Limitation Surface
- Airport Public Safety Area
- Airport Dangerous Light Area
- 8Km Wildlife Buffer
- 3Km Wildlife Buffer

**ANEF Contours**

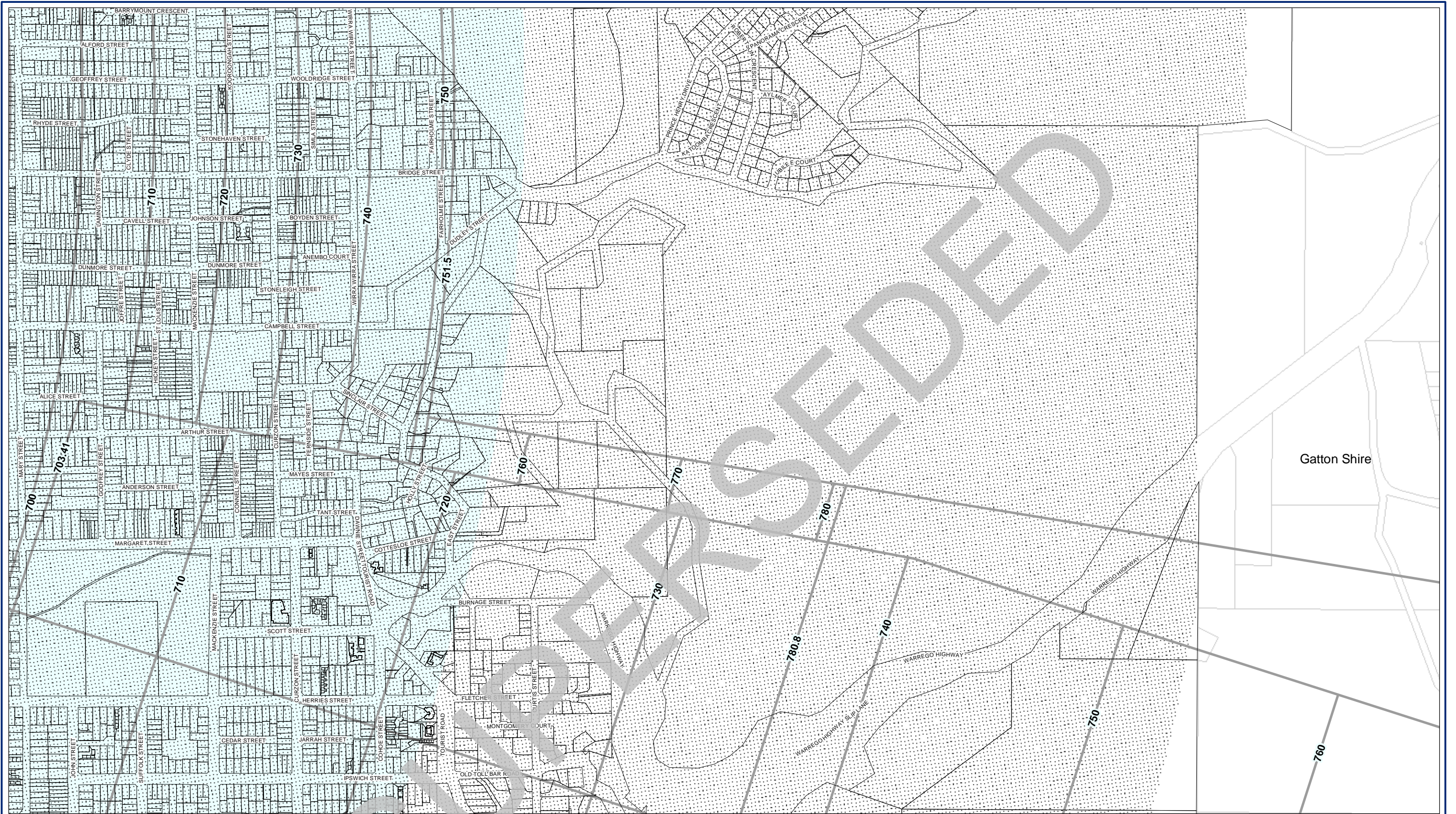
- 20 - 25
- 25 - 30
- 30 - 35
- 35 - 40
- 40 - 45



**Amendment No: 5**






1	2		
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12	13	14	15
16	17	18	
19	20	21	

**10B**








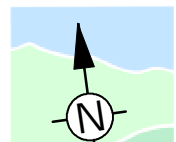
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

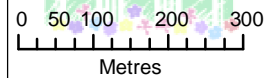
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



SCALE (A3)  
1:10,000



**Amendment No: 5**

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16	17	18	19	20
21	22	23	24	25





**11B**

Jondaryan Shire








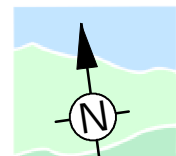
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

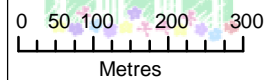
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

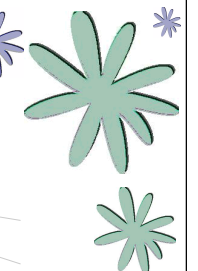


SCALE (A3)  
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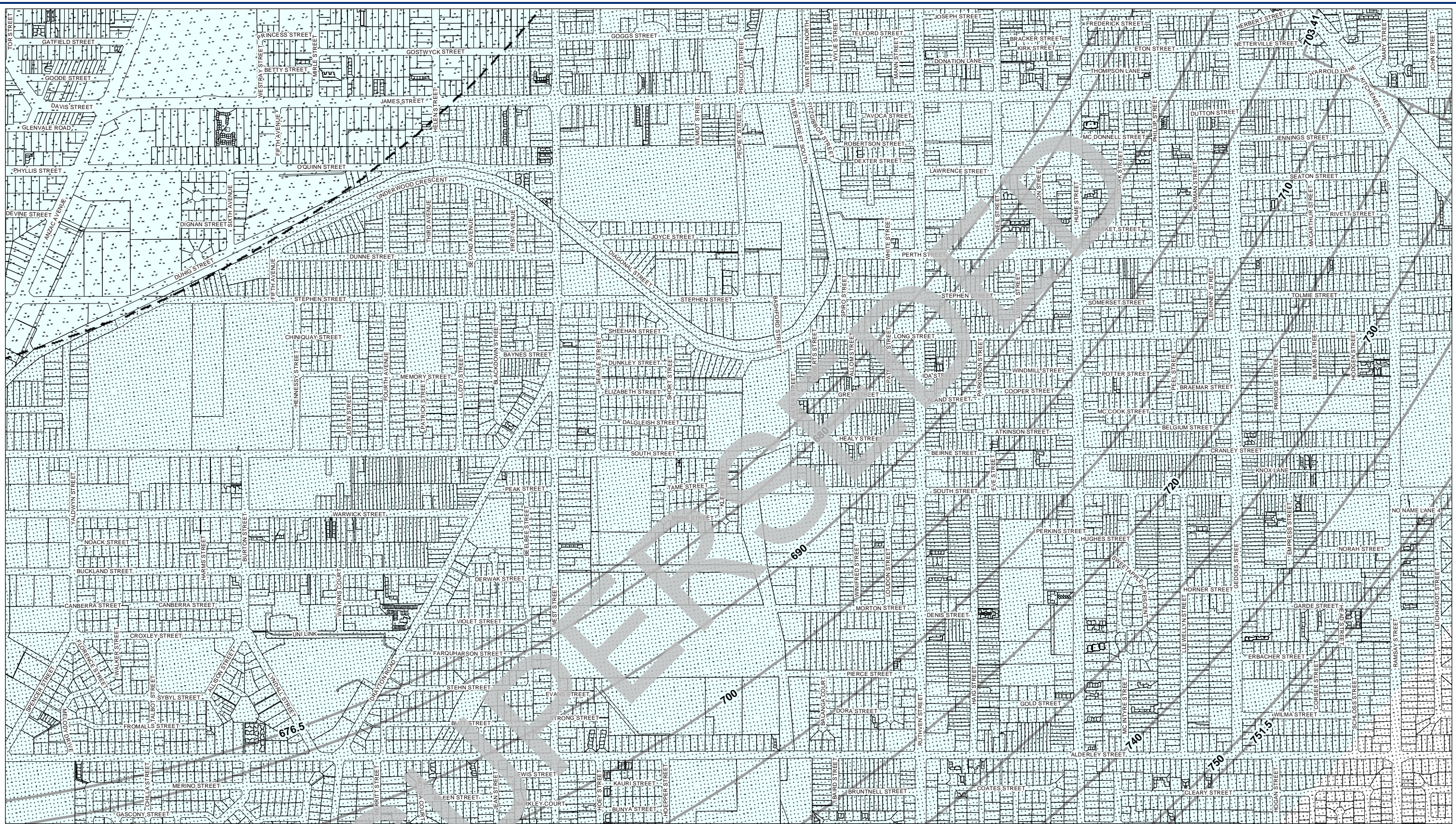


**Amendment No: 5**

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12	13	14	15
16	17	18	
19	20	21	








**12B**








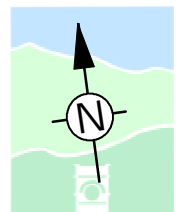
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

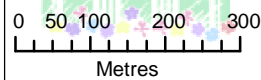
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

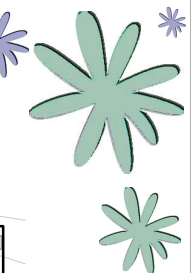


SCALE (A3)  
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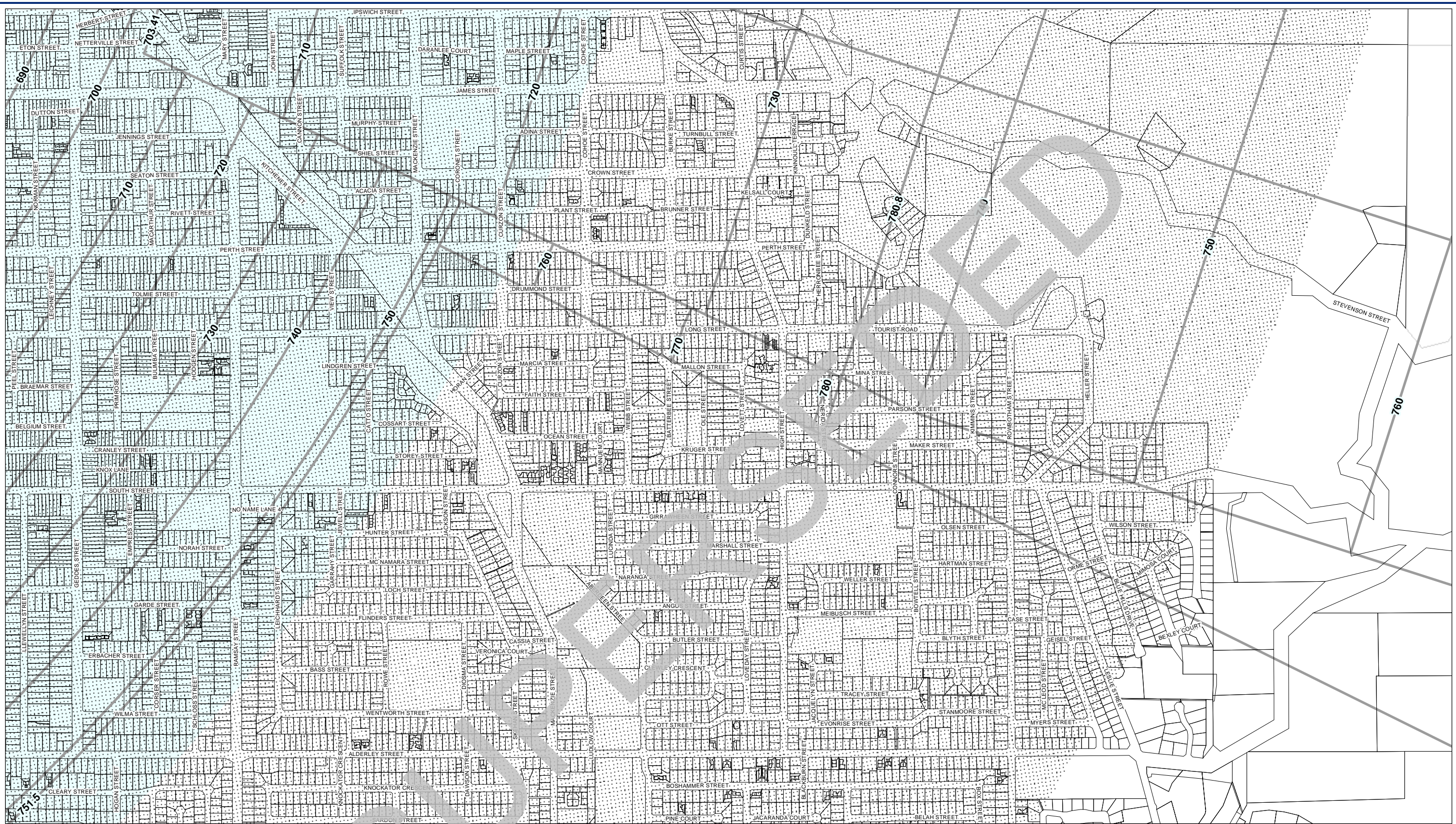


**Amendment No: 5**

1	2	
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6	7	8
9	10	11
12	13	14
16	17	18
19	20	21








**13B**








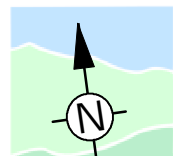
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

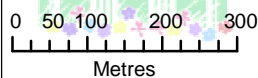
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



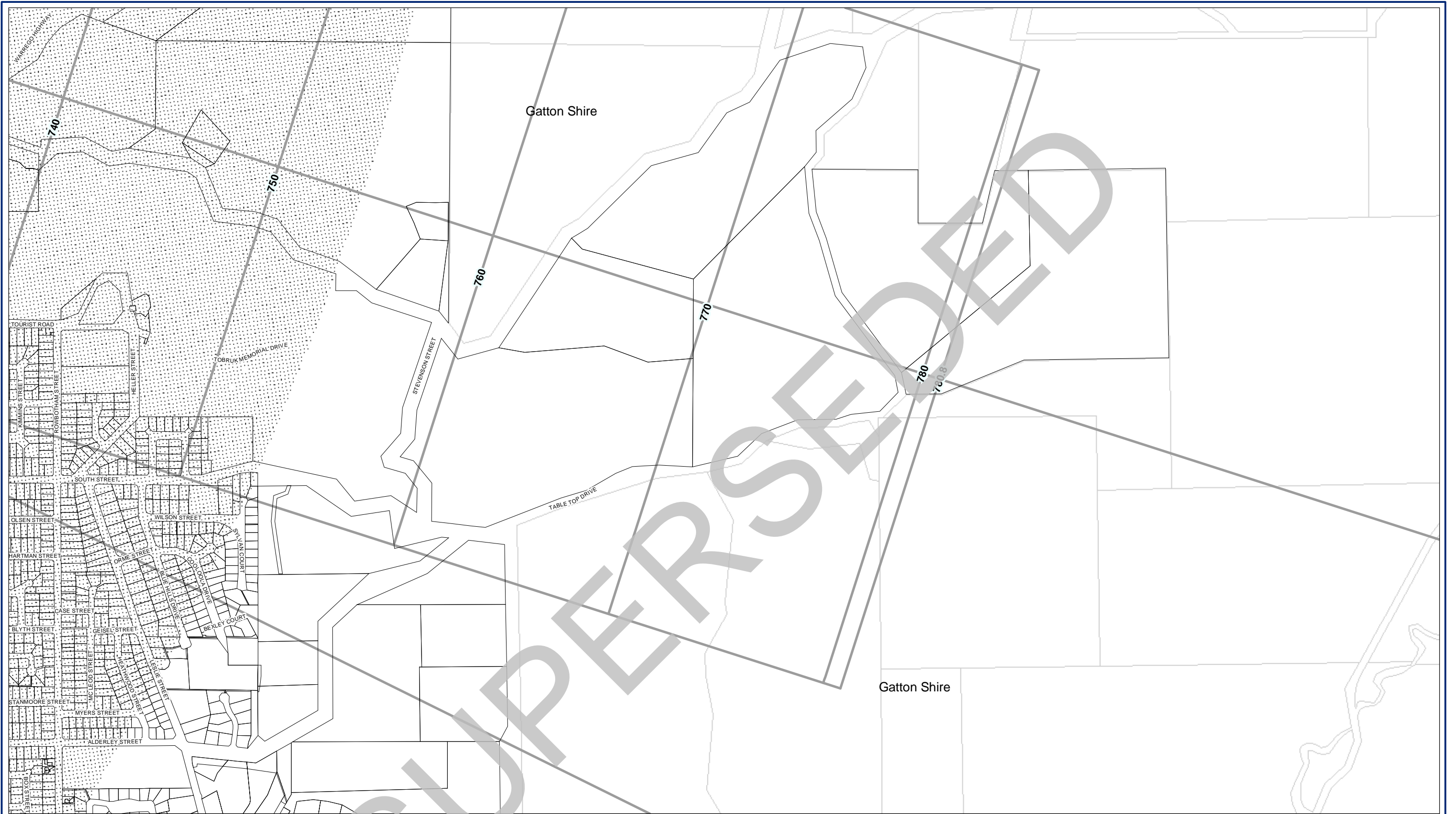
SCALE (A3)  
1:10,000



**Amendment No: 5**






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12	13	14	15
16	17	18	
19	20	21	

**14B**








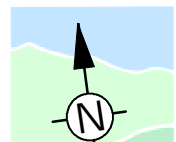
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

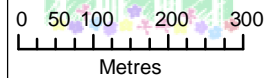
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



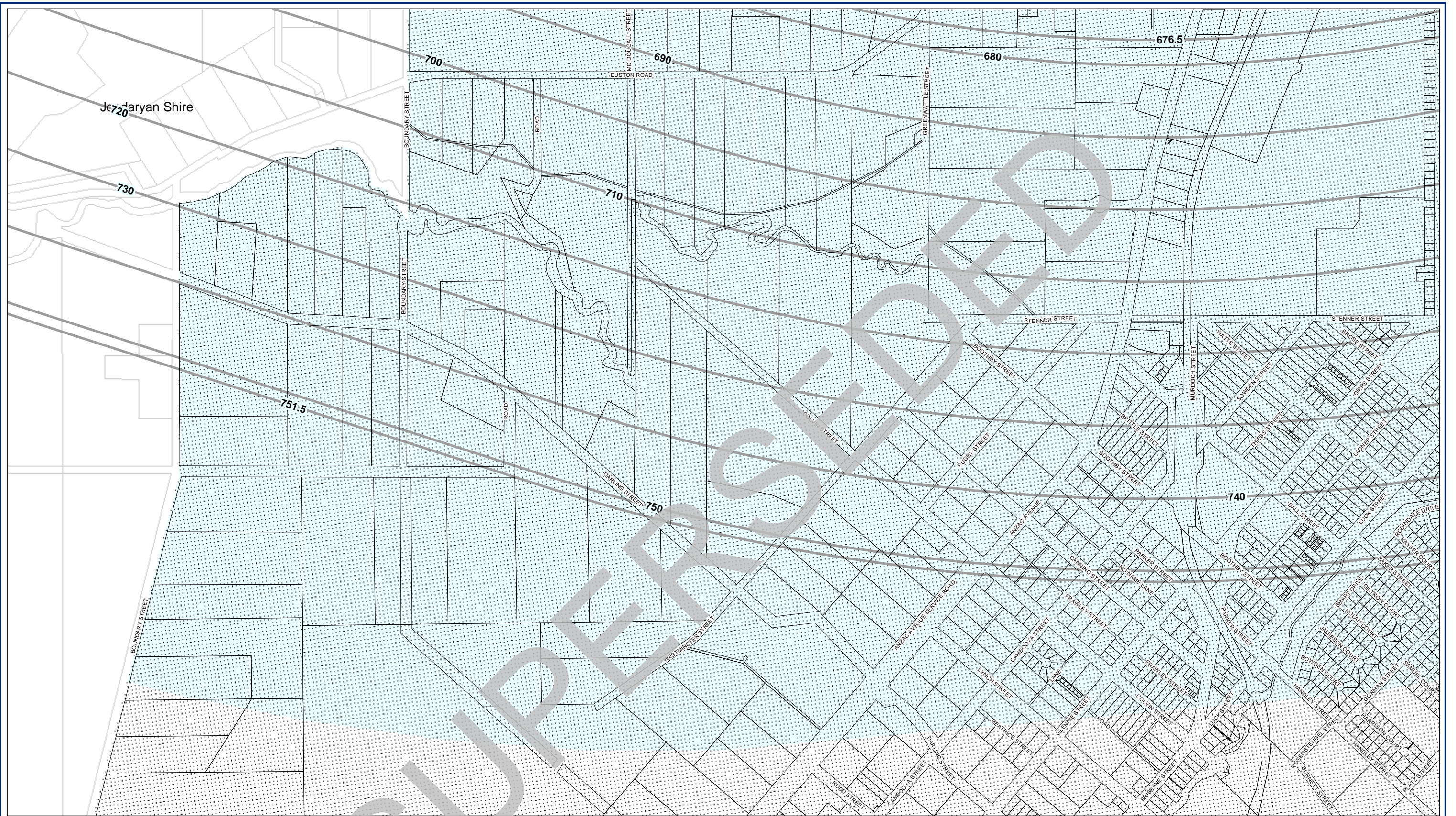
SCALE (A3)  
1:10,000



**Amendment No: 5**

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11	12	13	14	15
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21	22	23	24	25

**15B**



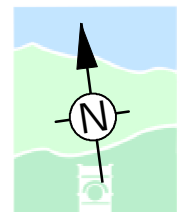
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

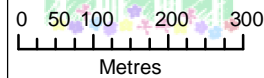
- Obstacle Limitation Surface
- Airport Public Safety Area
- Airport Dangerous Light Area
- 8Km Wildlife Buffer
- 3Km Wildlife Buffer

**ANEF Contours**

- 20 - 25
- 25 - 30
- 30 - 35
- 35 - 40
- 40 - 45

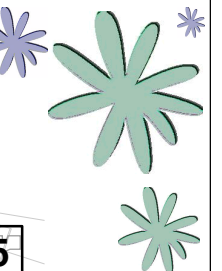


SCALE (A3)  
1:10,000

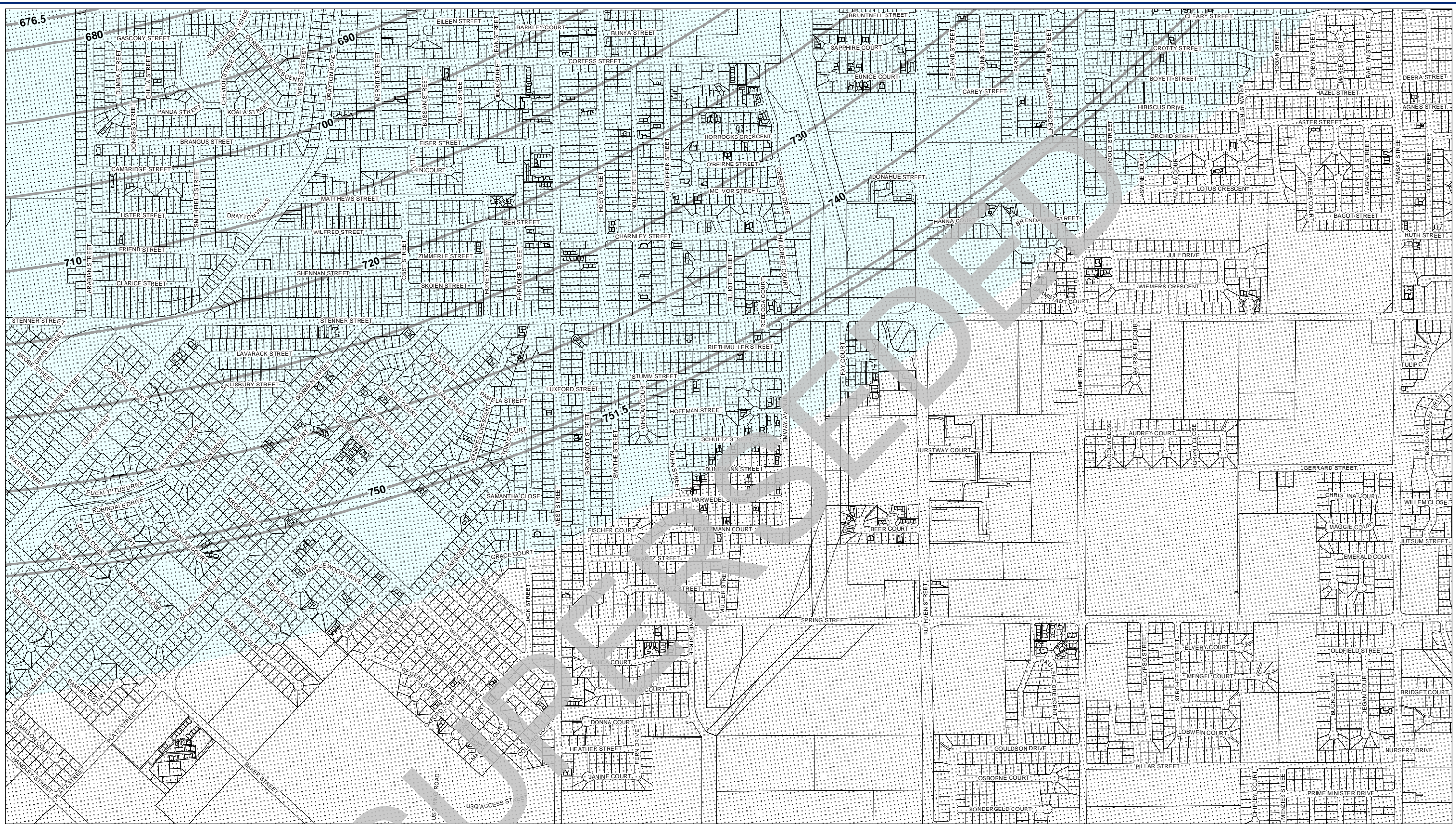


**Amendment No: 5**

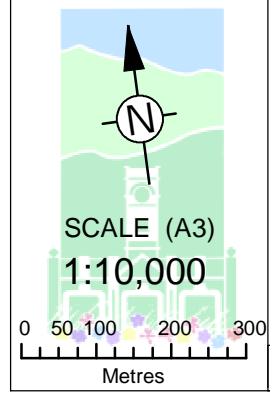
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12	13	14	15
16	17	18	
19	20	21	



**16B**



**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**



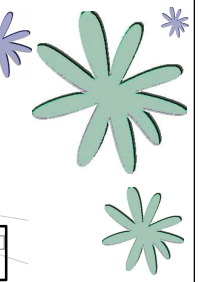
**Airport Affected Land (Code)**

- Obstacle Limitation Surface
- Airport Public Safety Area
- Airport Dangerous Light Area
- 8Km Wildlife Buffer
- 3Km Wildlife Buffer

**ANEF Contours**

- 20 - 25
- 25 - 30
- 30 - 35
- 35 - 40
- 40 - 45

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**17B**






**Amendment No: 5**








Gatton Shire

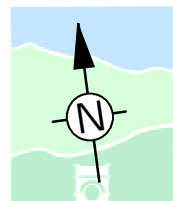
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

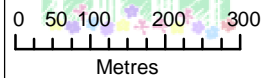
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



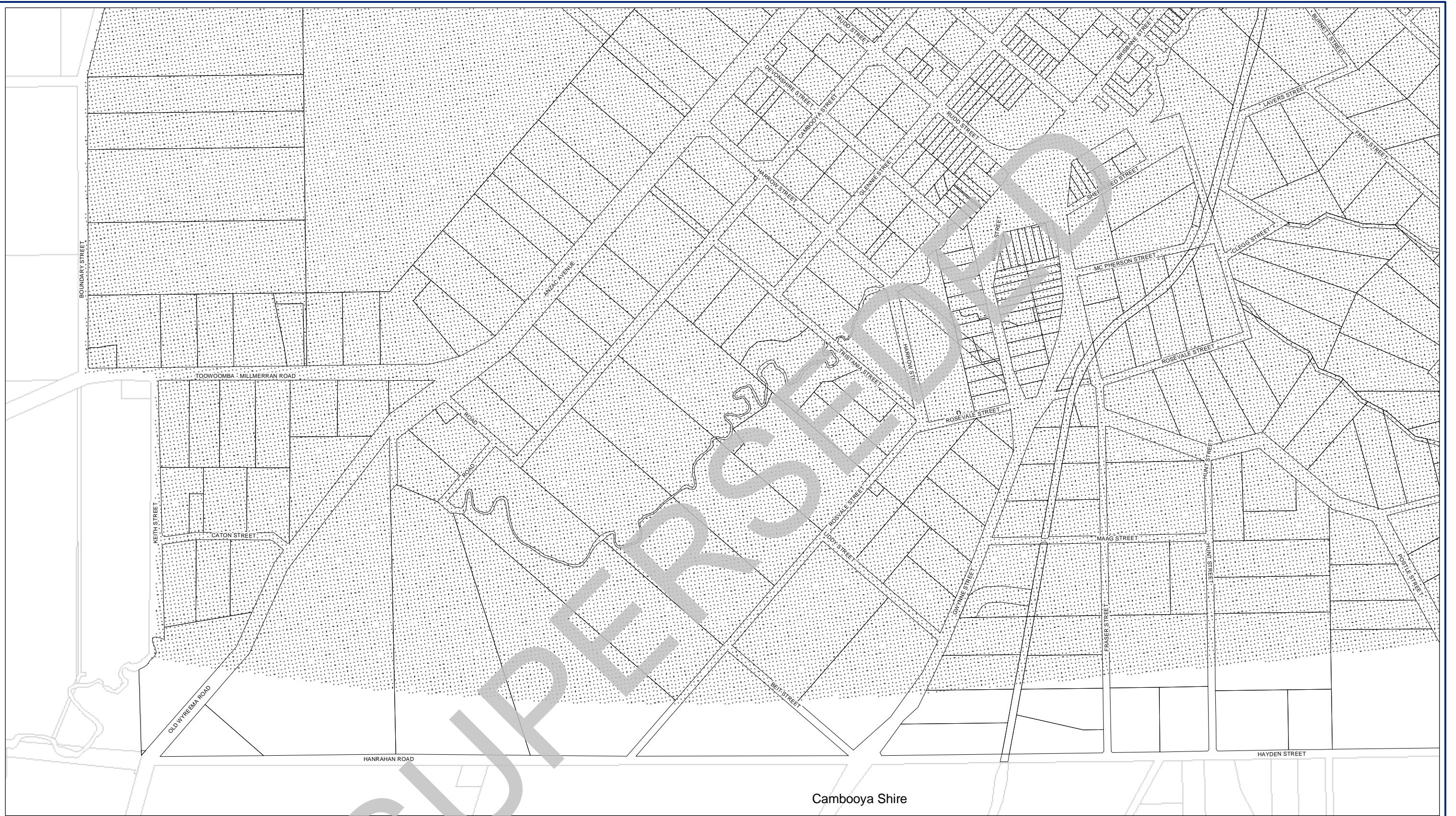
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**Amendment No: 5**






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19	20	21	

**18B**








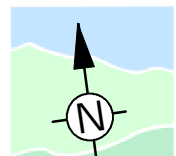
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

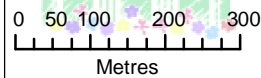
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



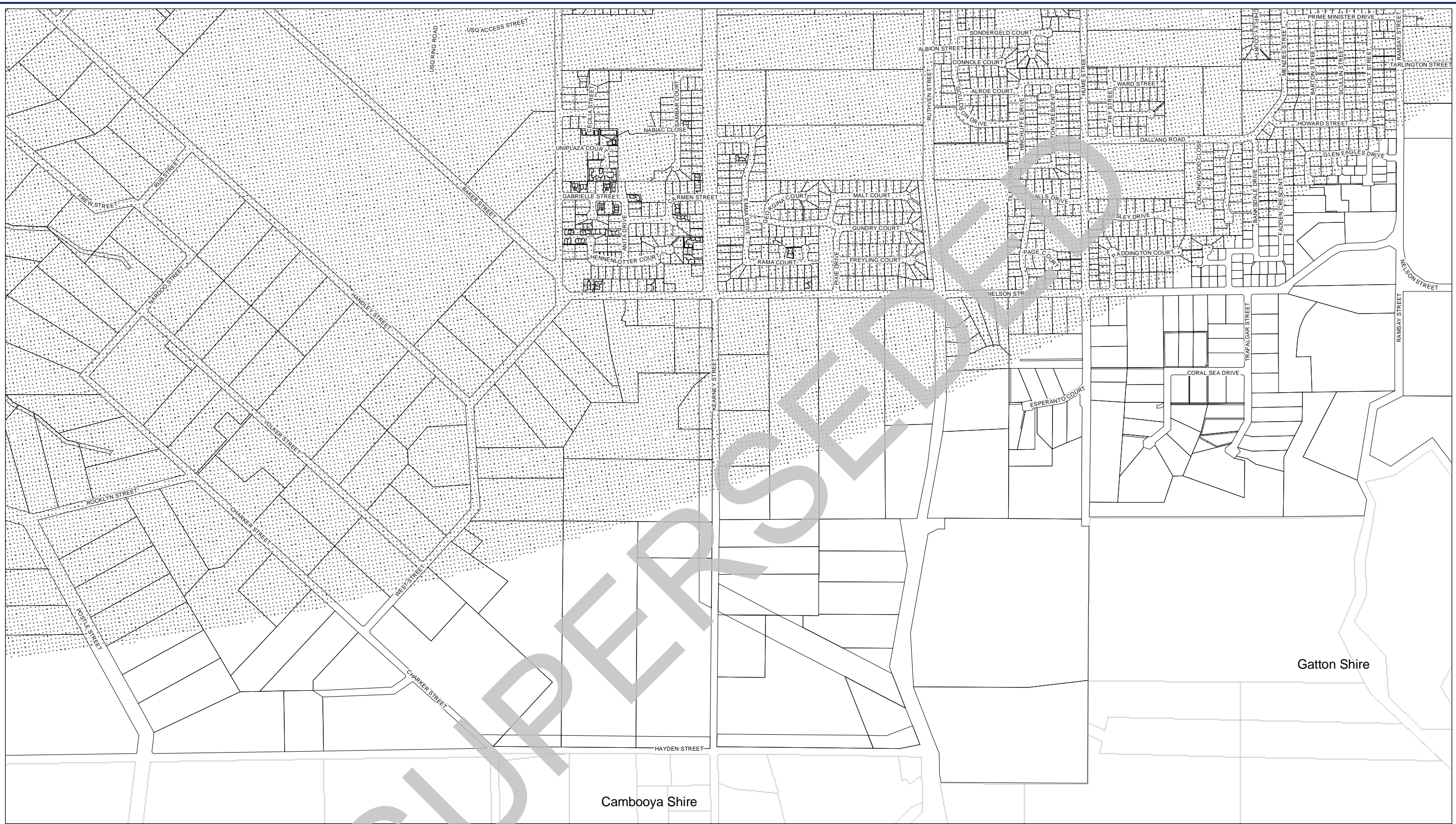
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**Amendment No: 5**






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**19B**








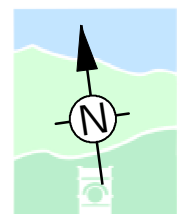
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

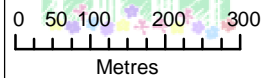
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45

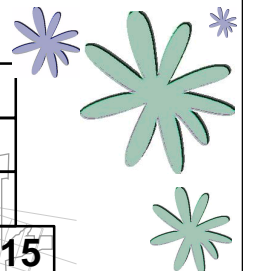


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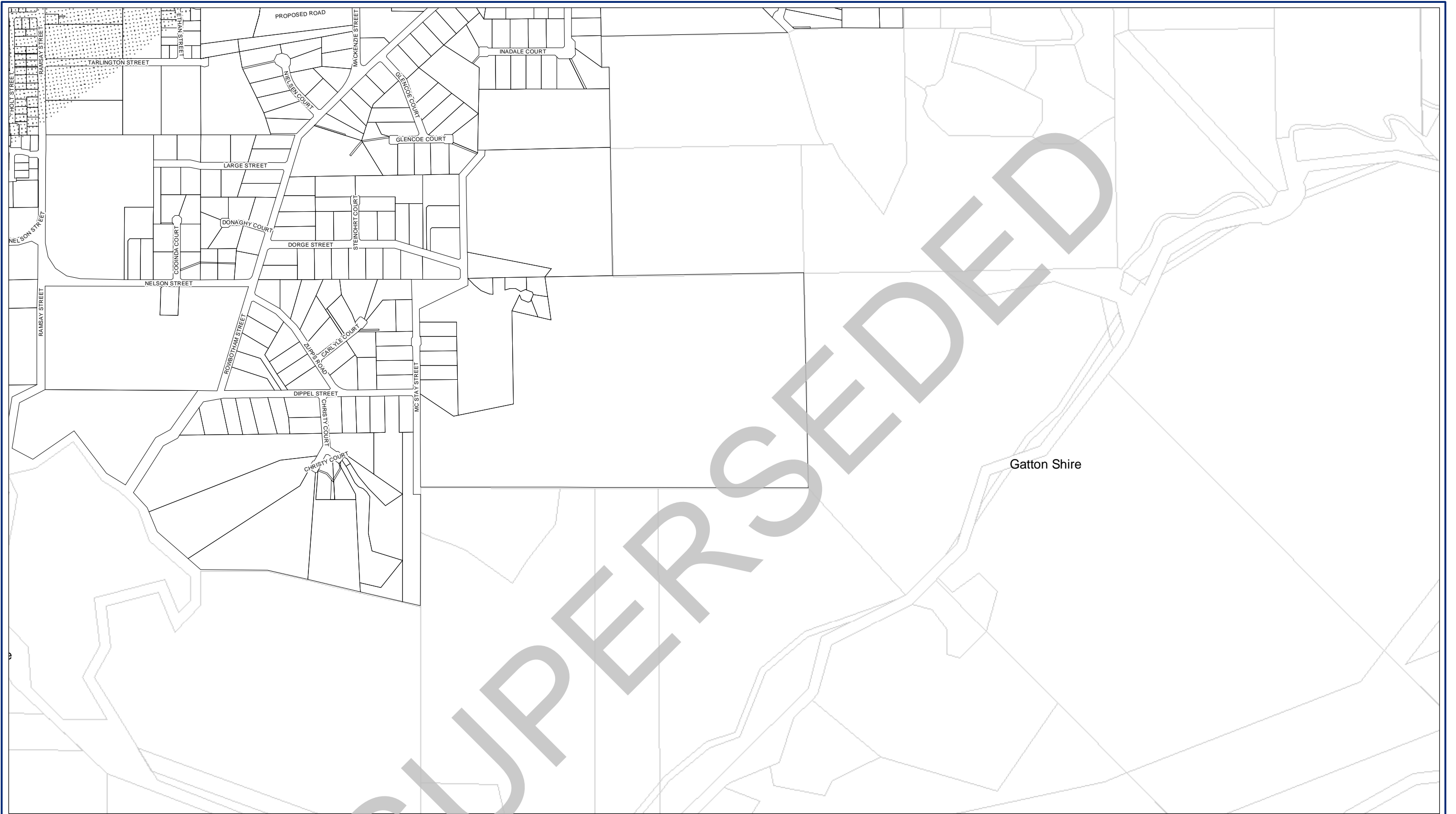


**Amendment No: 5**

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




**20B**








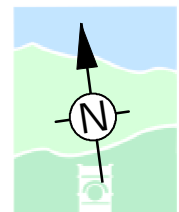
**TOOWOOMBA PLANNING SCHEME 2003 - REGULATORY MAP B - AIRPORT AFFECTED LAND**

**Airport Affected Land (Code)**

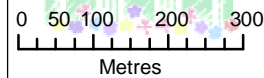
-  Obstacle Limitation Surface
-  Airport Public Safety Area
-  Airport Dangerous Light Area
-  8Km Wildlife Buffer
-  3Km Wildlife Buffer

**ANEF Contours**

-  20 - 25
-  25 - 30
-  30 - 35
-  35 - 40
-  40 - 45



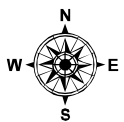
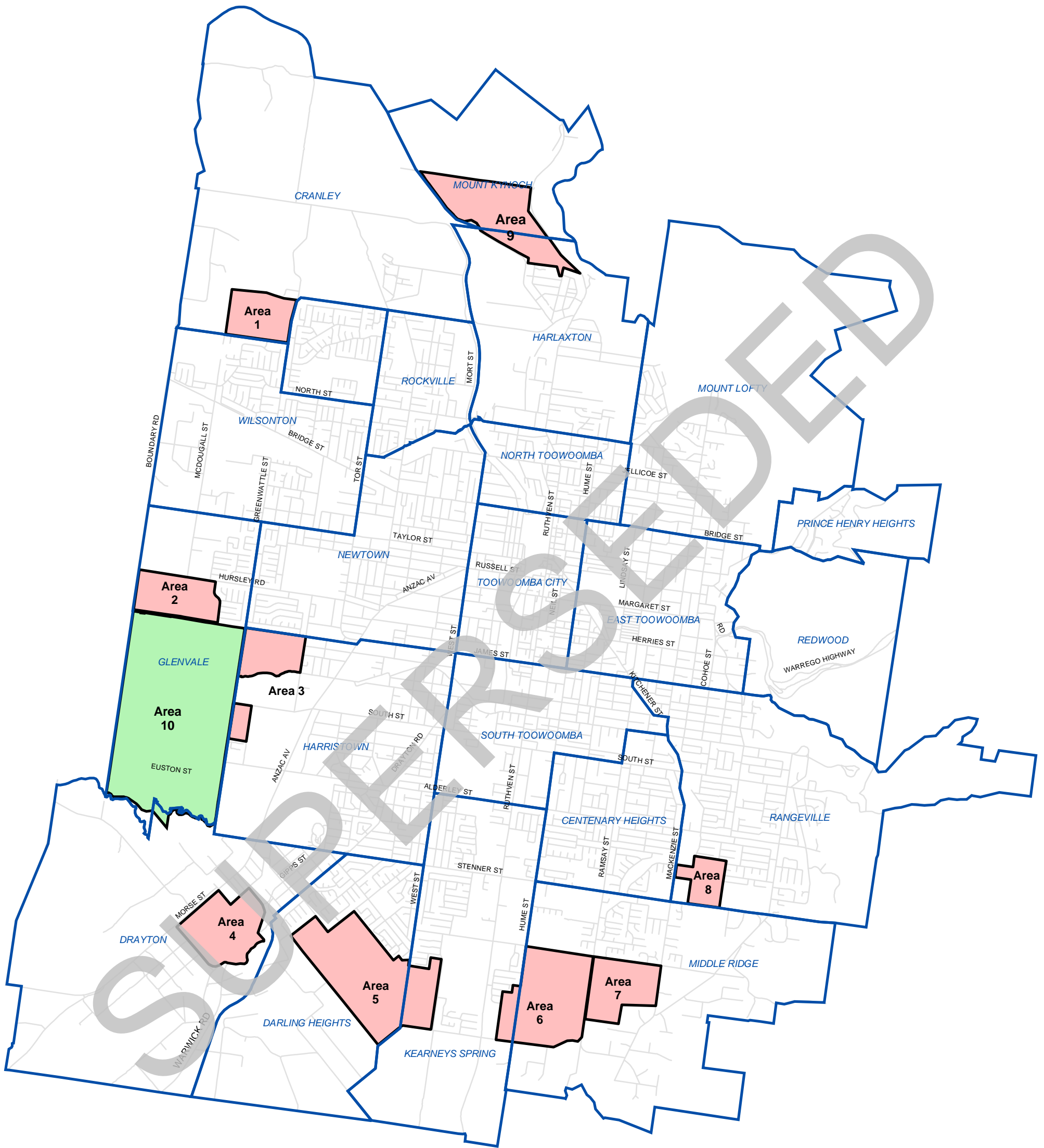
SCALE (A3)  
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**Amendment No: 5**

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19	20	21	

**21B**



SCALE  
1:50,000

## TOOWOOMBA PLANNING SCHEME 2003 - STRUCTURE PLANS



Areas with completed plans



Areas designated for future plans

Amendments 2, 5, 6, 7

# Planning Principles

## Structure Plan: Area 1

### Description

Residential area north-west of Greenwattle and Barlow Streets.

- › Primary subdivision access from Greenwattle Street at the northern end of the area frontage.
- › Secondary subdivision access from existing streets and from:
  - Greenwattle Street at the mid-point of the area frontage.
  - Barlow Street near the mid-point of the area frontage.
  - McDougall Street just north of the Barlow Street intersection.
- › Direct property access from Greenwattle Street and from Barlow Street with the exception of larger steeply sloping lots west of the proposed drainage reserve.

### Internal Connectivity

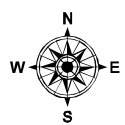
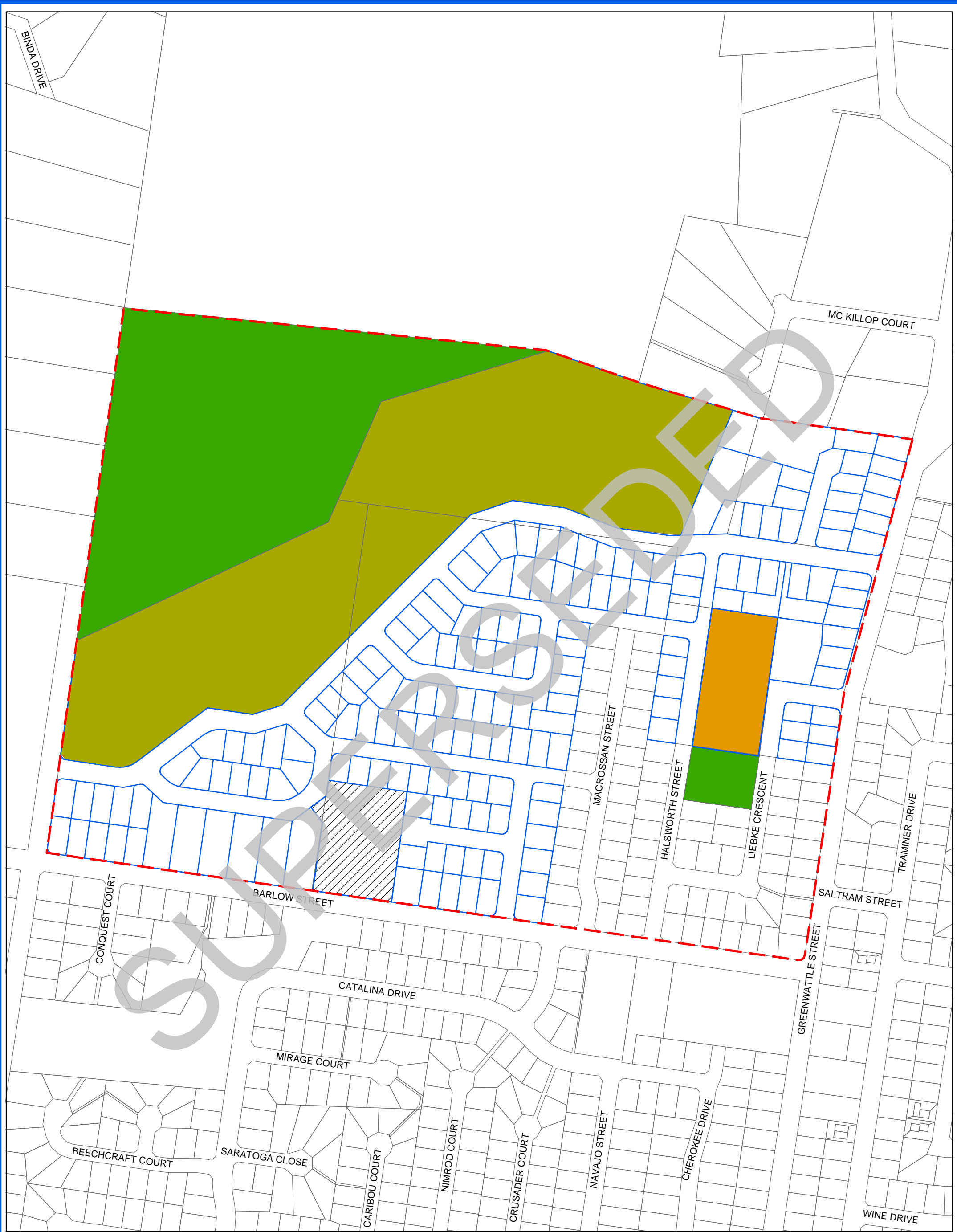
- › Street layout based on a modified grid pattern.
- › Street connections to existing subdivision at Halsworth Street, Liebke Crescent and Macrossan Street.
- › East to west connection road defining the northern extent of residential development taking account of servicing issues and bushfire control.
- › Opportunity for pedestrian and cyclist pathways linking the external street system generally east to west along bushland park frontage, with southward connection along Halsworth Street.

### Open Space/Drainage

- › Northward extension of parkland between Halsworth Street and Liebke Crescent with extensive street frontage.
- › Future development and use of the Further Investigation Area abutting Barlow Street will be subject to the outcome of geotechnical and other investigations.
- › Significant extension to adjacent bushland park on steeply sloping land to north-west of area.

### Other

- › Existing houses considered likely to be retained have been integrated within the subdivision pattern.
- › Larger lots incorporated to accommodate areas of steeper slopes particularly fronting Barlow Street and in north-eastern corner.
- › Northward extent of development defined by trunk sewer alignment.
- › The final boundary of the residential development to be determined at the development application stage on the provision of detailed information.











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# STRUCTURE PLAN - AREA 1

## SCHEMATIC DEVELOPMENT PLAN

Amendments: 2, 6

-  Structure Plan Proposed Layout
-  Structure Plan Area Boundary
-  Unconstructed Road Reserve
-  Proposed Park
-  Further Investigation Area
-  Existing Parkland
-  Proposed Environmental Park
-  Existing Cadastral Boundaries

# Planning Principles

## Structure Plan: Area 2

### Description

Residential area bounded by Glenvale Road, Silky Oak Drive, Boundary Street, and Hursley Road.

### Access

- Existing McDougall Street provides the primary access to the existing and new subdivision.
- Secondary subdivision access is provided from Glenvale Road and Hursley Road at a limited number of points.
- Direct property access is generally only from the internal street network; access is available to Boundary Street, and to Hursley Road and Glenvale Road east of McDougall Street.

### Internal Connectivity

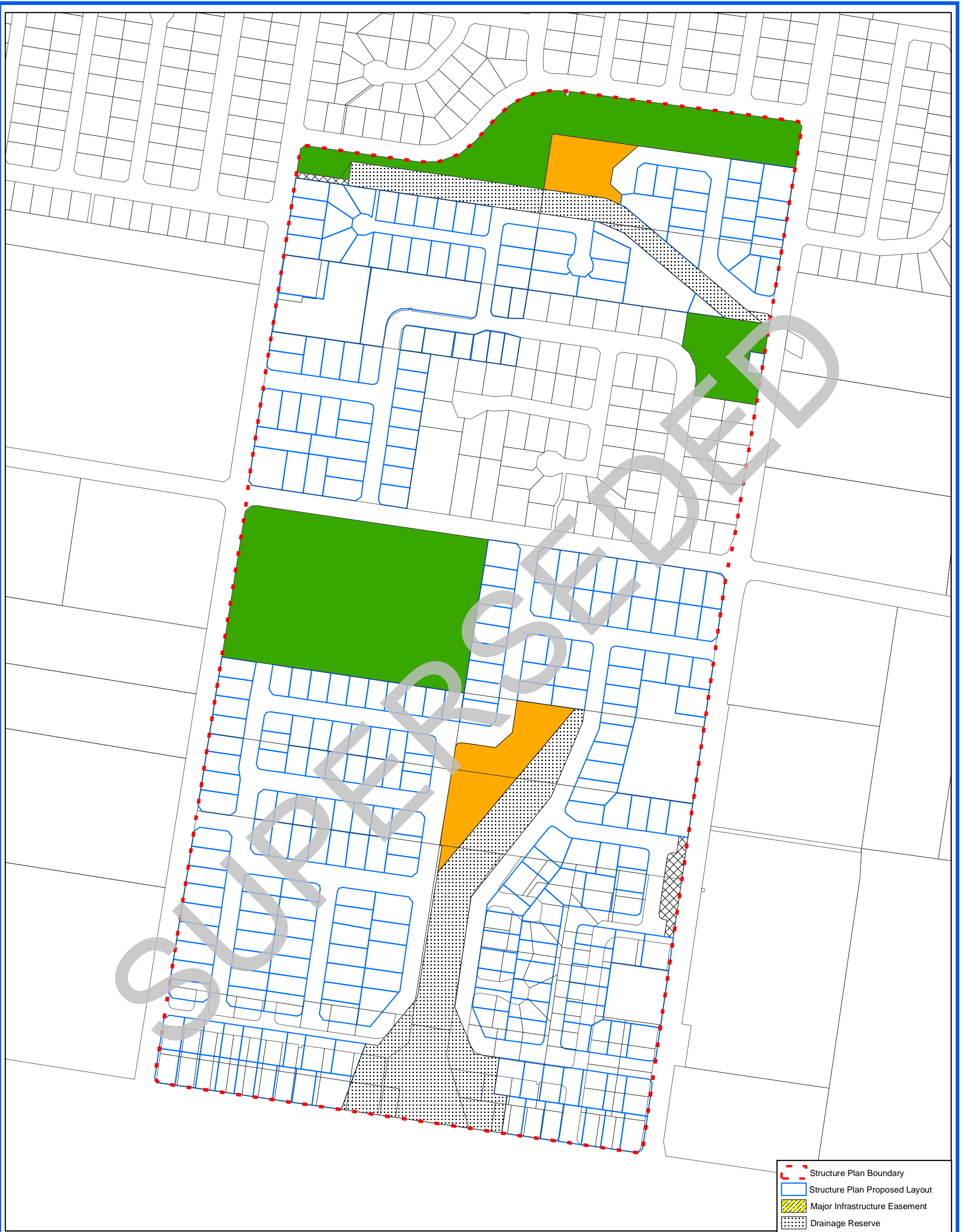
- Street layout based on a modified grid pattern
- McDougall Street provides the main thoroughfare for internal access to the new subdivisions
- Open space network provides opportunities for pedestrian and bikeway facilities, north to south at the Silky Oak Drive end, and links Boundary Street with McDougall Street.

### Open Space/ Drainage

- Extensions to Silky Oak Drive linear park system to provide additional recreation opportunities and to accommodate trunk drainage requirements extending from Hursley Road to Glenvale Road.
- Trunk drainage line extending east from Boundary Street to be developed as part of a new linear park at the centre of the western area subdivision.
- Street frontage to the linear park (associated with the trunk drainage line) maximised to facilitate access and passive surveillance.
- Detention basin to be constructed adjacent to Boundary Street within linear park.

### Other

- Extension of road reserve toward the west end of Glenvale Road provides opportunity for access to school opposite and possible opportunity to formalise parking in that location.
- Existing houses considered likely to be retained have been integrated within the subdivision pattern.



	Structure Plan Boundary
	Structure Plan Proposed Layout
	Major Infrastructure Easement
	Drainage Reserve
	Existing Park
	Further Investigation Area
	Proposed Environmental Park
	Proposed Park
	Proposed Toowoomba Bypass Area
	Unconstructed Road Reserve
	Existing Cadastral Boundaries
	Proposed Roundabout



# STRUCTURE PLAN - AREA 2

## SCHEMATIC DEVELOPMENT PLAN

Amendment 2, 6, 7

# Planning Principles

## Structure Plan: Area 3

### Residential area south of South Street

#### Access

- Single point of subdivision access from Greenwattle Street, central to frontage and oriented toward a central park
- Direct property access from Greenwattle Street (no access from South Street or Karina Street)

#### Internal Connectivity

- Loop street system north and south of the subdivision access street/central park

#### Open Space

- New central park at termination of the subdivision access street
- Street frontage to central park maximised

### Residential area north of South Street

#### Access

- Primary subdivision access from Greenwattle Street, just north of the trunk drainage line, and from Glenvale Street, about mid-way between Greenwattle Street and Croydon Street, the former access oriented towards a new park
- Secondary subdivision access from Greenwattle Street and Glenvale Street at the mid-point of the church property frontage
- Direct property access from Greenwattle Street and Glenvale Street

#### Internal Connectivity

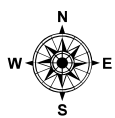
- Street layout based on a modified grid pattern
- Street connections to existing subdivision at Weir Court, Elizabeth Kenny Court and Croydon Street
- Internal street connections to possible future development within the church property
- Opportunity for pedestrian and cyclist pathways linking the external street system east to west along the main trunk drainage line and north from the drainage line to the primary subdivision access for Glenvale Street

#### Open Space/Drainage

- Trunk drainage lines to be developed as part of a new linear park system
- Street frontage to the linear park system (associated with the trunk drainage lines) maximised
- Westward and minor southward extension of existing park fronting Elizabeth Kenny Court

### Industrial area north of South Street

- Single point of access from Hampton Street about mid-way between the Stephen Street and Stark Court intersections (possible future connection to South Street east of Karina Street)
- Low impact/residential “friendly” uses preferred which address the linear park system
- Street frontage to the linear park system (associated with the main trunk drainage line) maximised











SCALE  
1:4,500

# STRUCTURE PLAN - AREA 3

## SCHEMATIC DEVELOPMENT PLAN

Amendment 6

-  Structure Plan Proposed Layout
-  Structure Plan Area Boundary
-  Unconstructed Road Reserve
-  Proposed Park
-  Drainage Reserve
-  Existing Parkland
-  Proposed Environmental Park
-  Existing Cadastral Boundaries

# Planning Principles

## Structure Plan: Area 4

### Description

Residential (and commercial) area generally bounded by Anzac Avenue, Luck Street, Rudd Street, Parker Street, Cambooya Street and Colvin Street.

### Access

- No direct property access to Anzac Avenue

### Internal connectivity

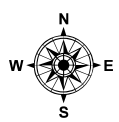
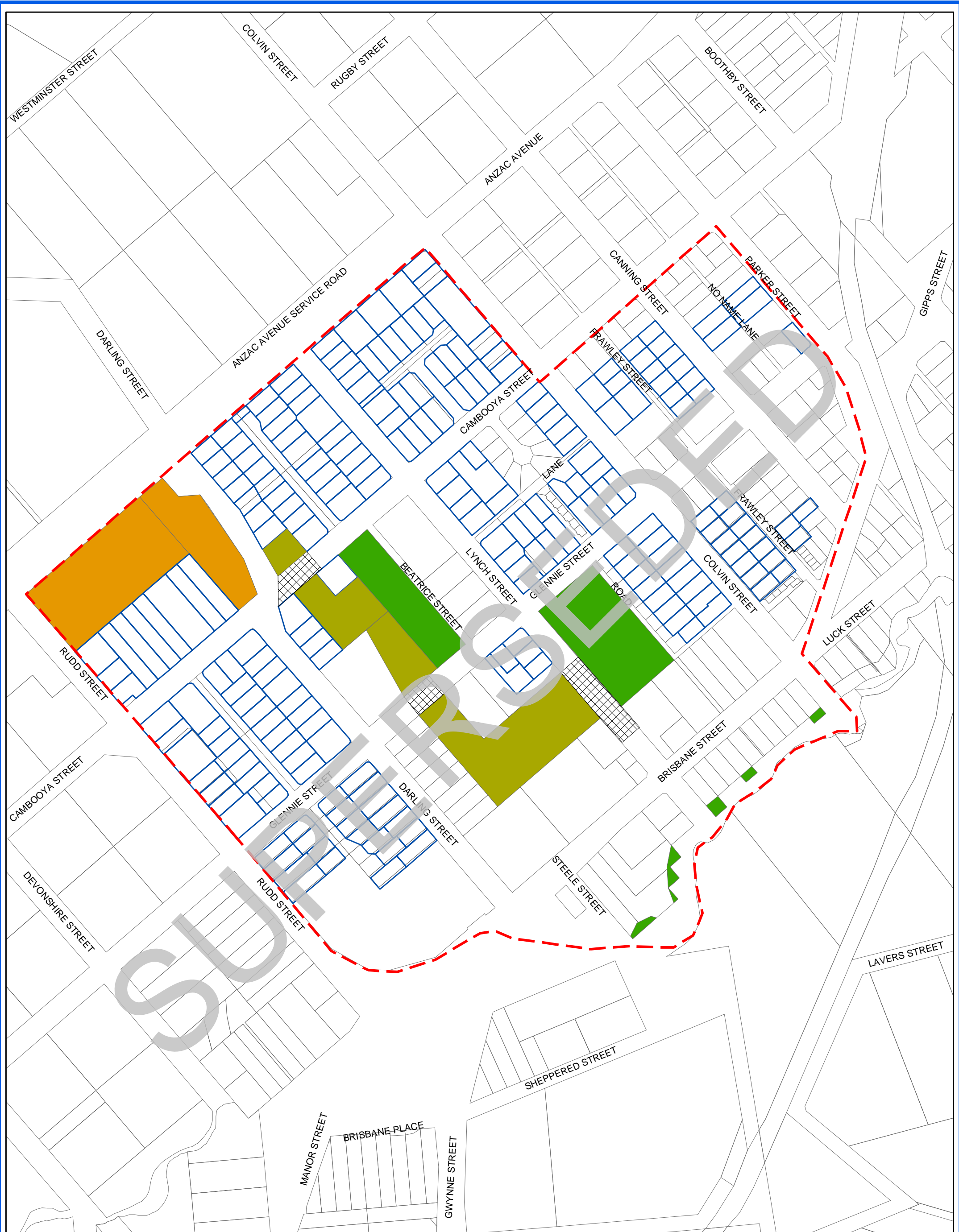
- Resubdivision of existing street blocks to increase residential density following recent extension of trunk sewerage system to area.

### Open space/ Drainage

- Provision for trunk drainage including a proposed detention basin adjacent to Colvin Street.
- Linear park system from Anzac Avenue on steeply sloping land to Lynch Street near Luck Street.

### Other

- Existing houses considered likely to be retained have been integrated within the subdivision pattern











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1:4,500

# STRUCTURE PLAN - AREA 4

## SCHEMATIC DEVELOPMENT PLAN

Amendments 2, 6

-  Structure Plan Proposed Layout
-  Structure Plan Area Boundary
-  Unconstructed Road Reserve
-  Proposed Park
-  Drainage Reserve
-  Existing Parkland
-  Proposed Environmental Park
-  Existing Cadastral Boundaries

# Planning Principles

## Structure Plan: Area 5 - 1

### Description

Small residential/rural residential area east of Handley and Gorman Streets.

### Access

- › New subdivision is accessed primarily from Handley Street.
- › Direct property access available from all area streets.

### Internal Connectivity

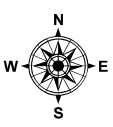
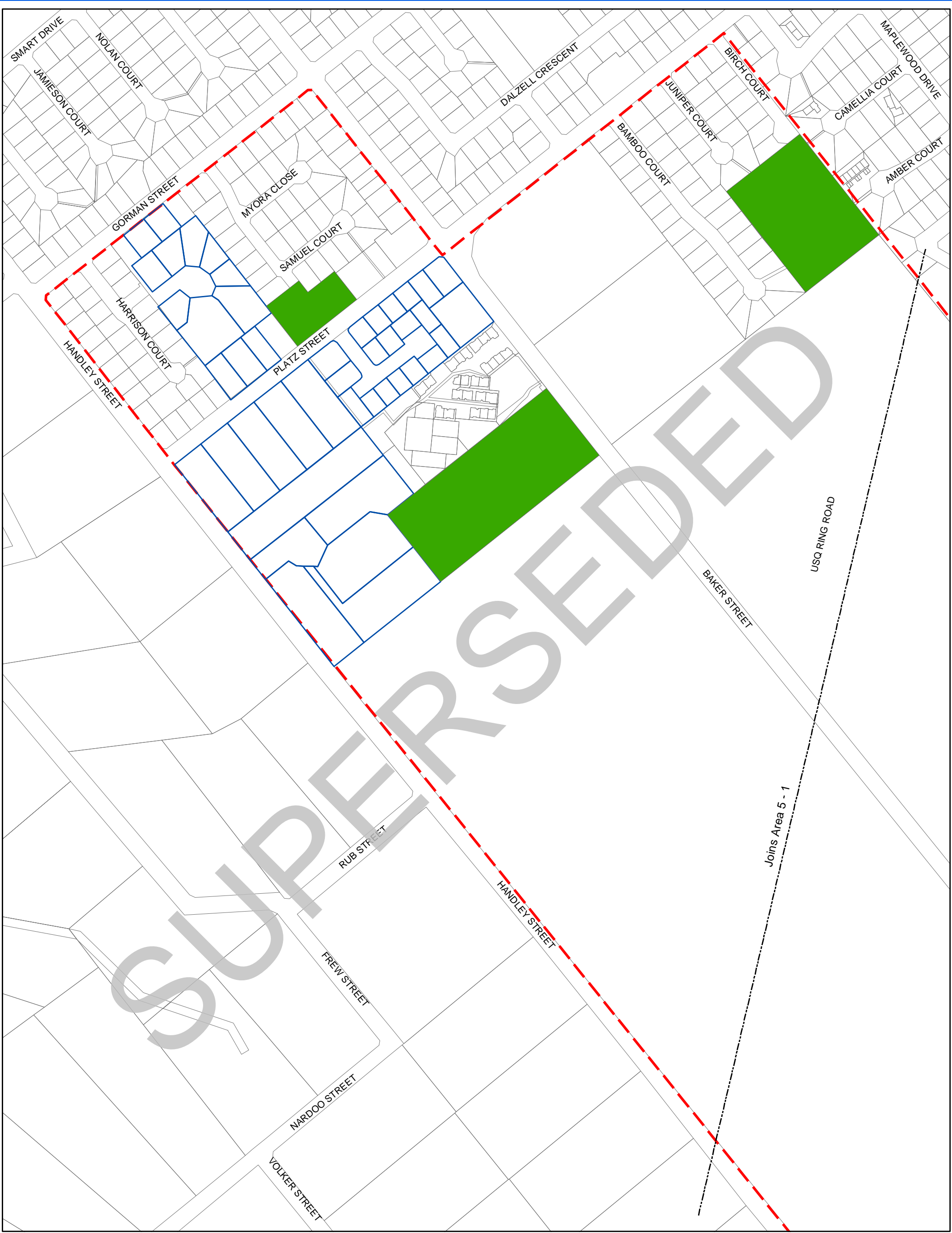
- › Street layout is based on a cul-de-sac configuration given the constrained nature of the area.
- › The parkland allocated on Platz Street provides opportunities for pedestrian and cycleway links to areas adjacent to the subdivision.

### Open Space/ Drainage

- › New park land has been allocated on Platz Street

### Other

- › Larger lots incorporated to accommodate areas of steeper slopes particularly properties fronting Handley Street and at the southern end of Platz Street.
- › Suitability of “battle-axe” access arrangements to rural residential lots off Handley Street requires careful consideration.











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# STRUCTURE PLAN - AREA 5 - 1

## SCHEMATIC DEVELOPMENT PLAN

Amendments 2, 6

-  Structure Plan Proposed Layout
-  Structure Plan Area Boundary
-  Unconstructed Road Reserve
-  Proposed Park
-  Drainage Reserve
-  Existing Parkland
-  Further Investigation Required
-  Existing Cadastral Boundaries

# Planning Principles

## Structure Plan: Area 5 - 2

### Description

Residential area generally north and west of Nelson and Kearney Streets.

### Access

- › Primary subdivision access from:
  - Kearney Street at about the mid-point of the area frontage Emma Drive.
  - West Street toward the northern end of the area frontage.
- › Secondary subdivision access also from Kearney Street.

### Internal Connectivity

- › Street layout is based on a modified grid pattern as far as practicable given constraints relating to existing development.
- › New subdivision will not have a vehicle connection to the existing subdivision at the southern end of the area (cul-de-sac head proposed to northern end of Anita Drive).
- › Opportunities for pedestrian and cycleway links have been maximised as far as possible.

### Open Space/Drainage

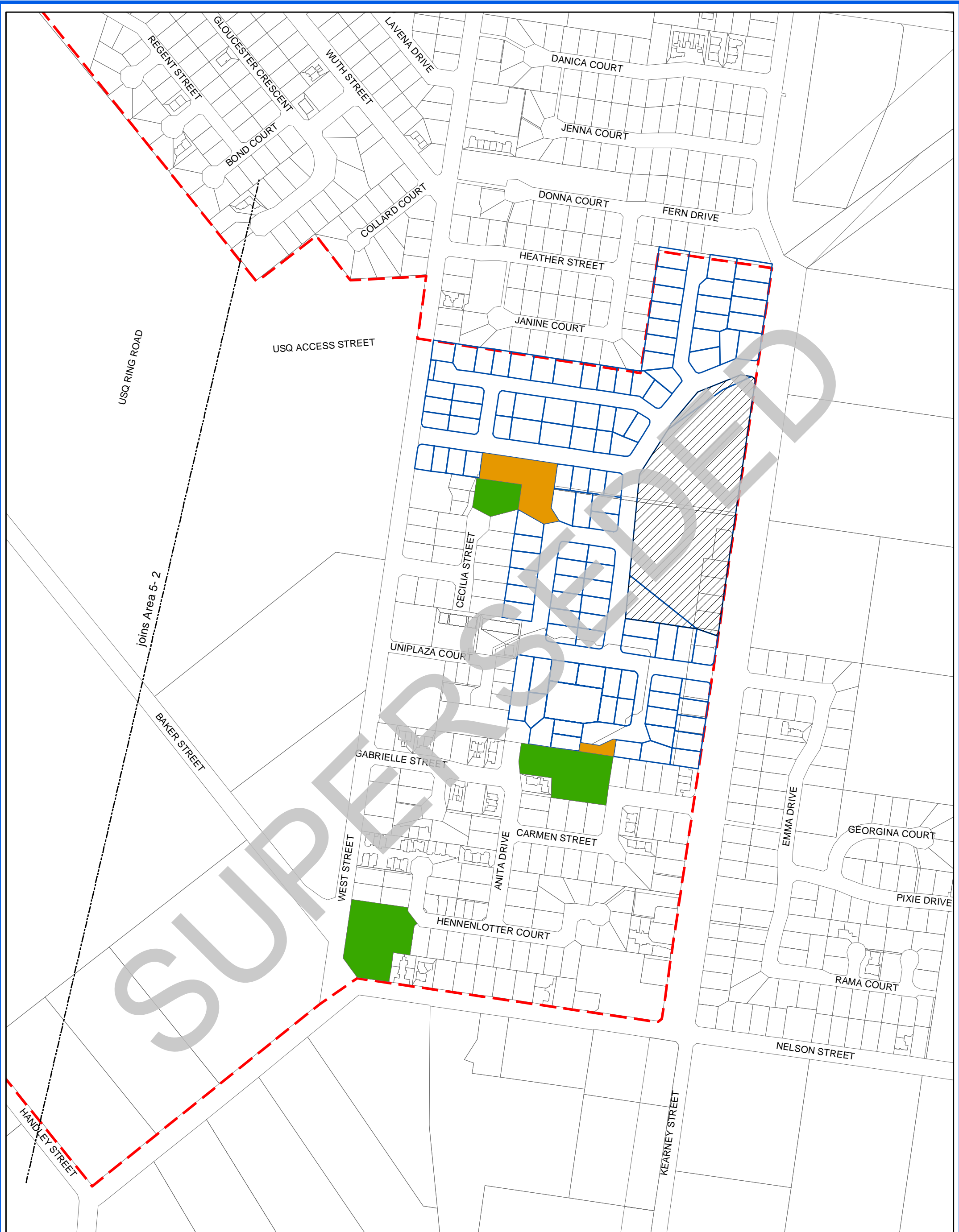
- › Future development and use of the large area fronting Kearney Street will be subject to the outcome of geotechnical and other investigations.

### Open Space

- › Extension to existing park at the northern end of Cecilia Street to adjoin primary subdivision access street from West Street.
- › Minor extension to existing park extending between Anita Drive and Carmen Street to allow pedestrian connection between existing and new subdivision.

### Other

- › Existing houses considered likely to be retained have been integrated within the subdivision pattern.











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# STRUCTURE PLAN - AREA 5 - 2

## SCHEMATIC DEVELOPMENT PLAN

Amendment 2, 6

-  Structure Plan Proposed Layout
-  Structure Plan Area Boundary
-  Unconstructed Road Reserve
-  Proposed Park
-  Drainage Reserve
-  Existing Parkland
-  Further Investigation Required
-  Existing Cadastral Boundaries

# Planning Principles

## Structure Plan: Area 6

### Residential area east of Hume Street

#### Access

- Primary subdivision access from:
  - Hume Street, at Pillar Street and Dallang Road
  - Ramsay Street, at Pillar Street
- Secondary subdivision access at existing and proposed subdivision streets and from:
  - Spring Street, just east of Hume Street, and
  - Hume Street, midway between Spring Street and Pillar Street
- Direct property access from Ramsay Street, Spring Street, Hume Street and Nelson Street

#### Internal Connectivity

- Street layout based on a modified grid pattern
- Street connections to the existing and proposed subdivisions and to Dallang Road and Pillar Street (limited connections only)
- Roundabout at first intersection east bound on Pillar Street and on Dallang Road as an entry/traffic control feature
- Opportunity for pedestrian and cyclist pathways linking the external street system east to west and north to south along the existing/future street system

#### Open Space/Drainage

- Westward extension of existing park south of and fronting Dallang Road
- New park within future subdivision on existing football ground incorporating a detention basin only if the need for a detention basin is identified
- Eastward extension of existing park fronting Spring Street
- Southward and minor westward extension of proposed park north of Dallang Road
- Westward extension of existing park outside area south of Dallang Road to provide frontage to new street system within the area
- Street frontage to parks maximised

#### Other

- Existing houses considered likely to be retained have been integrated within the subdivision pattern

### Residential area west of Hume Street

#### Access

- Secondary subdivision access from:
  - Hume Street, at two points south of Dallang Road and clear of existing subdivision access opposite
  - Nelson Street, just east of the Council owned property
- Direct property access from Hume Street and Nelson Street

#### Internal Connectivity

- Street layout based on a modified grid pattern
- Street connections to the existing subdivision

#### Other

- Existing houses considered likely to be retained have been integrated within the subdivision pattern
- Street frontage provided to Council owned property outside area.











SCALE  
1:5,000

# STRUCTURE PLAN - AREA 6

## SCHEMATIC DEVELOPMENT PLAN

Amendment 6

-  Structure Plan Proposed Layout
-  Structure Plan Area Boundary
-  Unconstructed Road Reserve
-  Proposed Park
-  Drainage Reserve
-  Existing Parkland
-  Proposed Roundabout
-  Existing Cadastral Boundaries

# Planning Principles

## Structure Plan: Area 7

### Access

- Primary subdivision access from:
  - Ramsay Street, at Tarlington Street, and central to the Council nursery frontage north of the Pillar Street intersection
  - Spring Street, just east of Glenfield Court
  - Mackenzie Street, at the southern end of the area frontage
- Secondary subdivision access at existing subdivision streets, and from Mackenzie Street, at the northern end of the area frontage
- Direct property access from Ramsay Street, Spring Street and Mackenzie Street

### Internal Connectivity

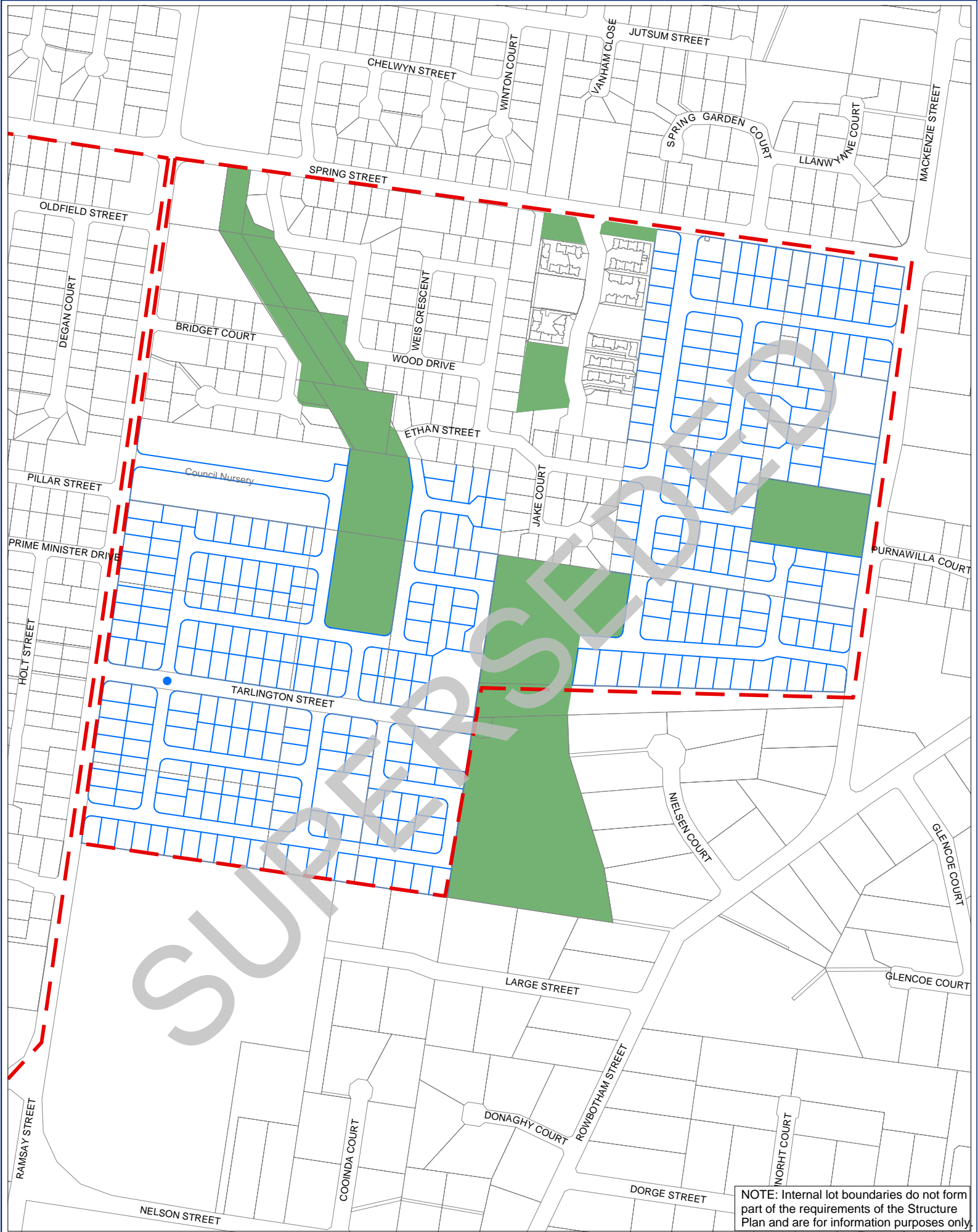
- Street layout based on a modified grid pattern
- Street connections to the existing and proposed subdivisions (with the exception of Glenfield Court) and to Tarlington Street
- Roundabout at first intersection eastbound on Tarlington Street as entry/traffic control feature
- Opportunity for pedestrian and cyclist pathways linking the external street system east to west along the future street system and north to south along the trunk drainage line

### Other

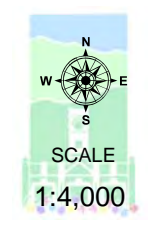
- Existing houses considered likely to be retained have been integrated within the subdivision pattern
- Local shops and support functions located at the intersection of Ramsay Street and Spring Street
- Larger lots within the property in the south-eastern corner of the area to facilitate retention of existing vegetation

### Open Space/Drainage

- Provision for drainage pedestrian connection from future development of the property south of the area fronting Ramsay Street
- New park fronting Mackenzie Street
- Trunk drainage line to be developed as part of a new linear park system
- Existing bushland park at the eastern end of Tarlington Street to be extended northward
- Street frontage to parks maximised








NOTE: Internal lot boundaries do not form part of the requirements of the Structure Plan and are for information purposes only.



# STRUCTURE PLAN - AREA 7

## SCHEMATIC DEVELOPMENT PLAN

-  - Structure Plan Area Boundary
-  - Proposed Layout
-  - Roundabout
-  - Parkland
-  - Existing Cadastral Boundaries

Amendment 6

# Planning Principles

## Structure Plan: Area 8

### Access

- Two main access points – one from each boundary street located mid-way along the frontage
- Boulevard entry roads as entry/ traffic control features oriented towards a central park
- Secondary access points at two locations on the boundary streets to improve accessibility and distribute traffic flows
- Southward extension of Aberdeen Street along the existing park frontage
- Closure of the existing slip-lane to external traffic

### Internal Connectivity

- Roads based on a modified grid which improves connectivity within the neighbourhood
- Roads orientated towards existing parks and converging on the proposed central park
- Multiple opportunities for pedestrian and cyclist pathways

### Open Space

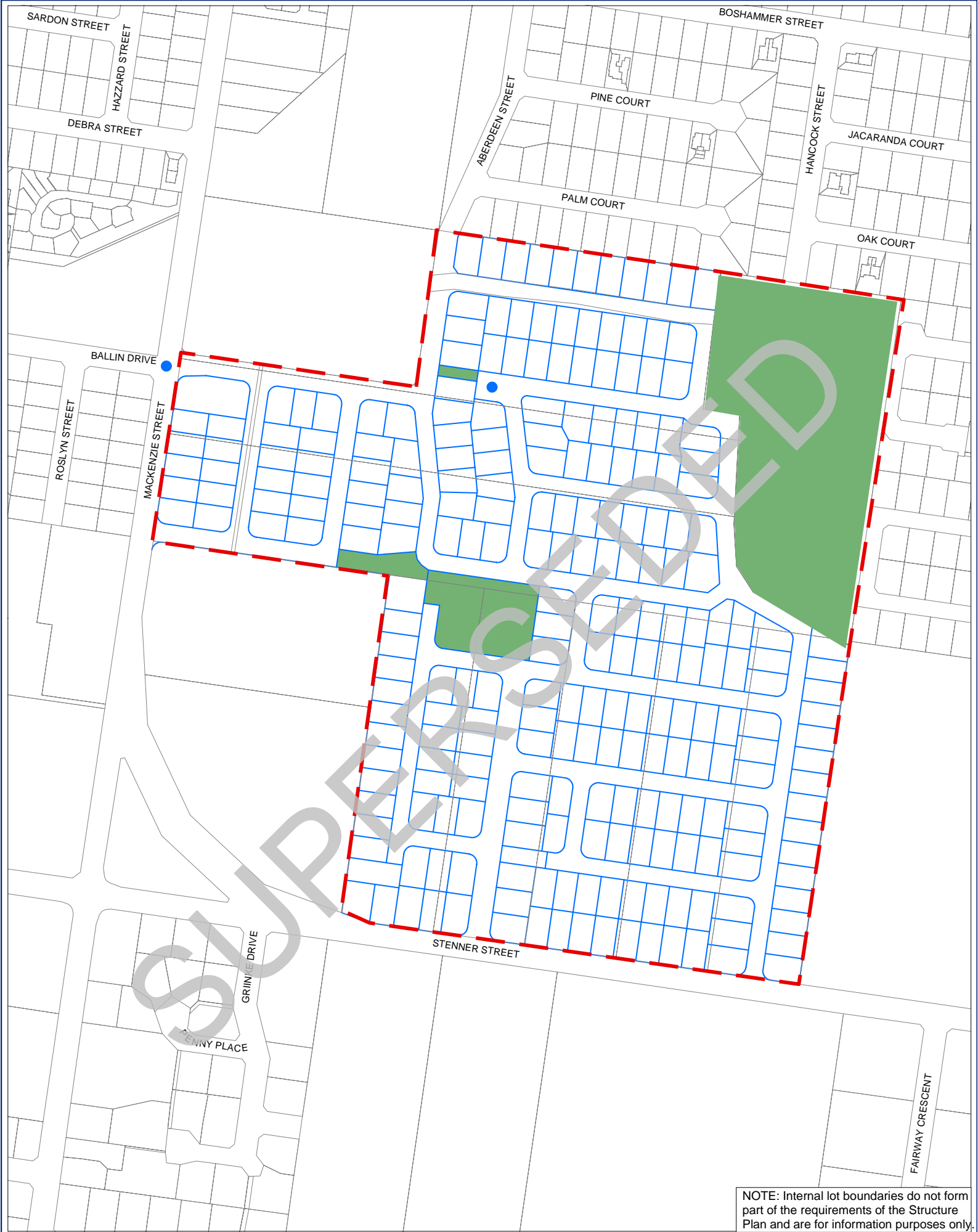
- Reliance on use of existing parks
- New central park as a focal point within the neighbourhood
- Road frontage to existing and proposed parks maximised to promote passive surveillance

### Community Facilities

- Road system partly oriented toward existing school west of Mackenzie Street

### Residential Densities

- Existing houses worthy of retention have been incorporated
- Opportunities exist for a variety of residential lot sizes (terrace/cottage/courtyard/traditional)








NOTE: Internal lot boundaries do not form part of the requirements of the Structure Plan and are for information purposes only.

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Amendment 6

# STRUCTURE PLAN - AREA 8

## SCHEMATIC DEVELOPMENT PLAN

-  - Structure Plan Area Boundary
-  - Proposed Layout
-  - Roundabout
-  - Parkland
-  - Existing Cadastral Boundaries

# PLANNING PRINCIPLES

## STRUCTURE PLAN: AREA 9

### Urban Residential Areas

#### Description

Urban Residential area generally west of the New England Highway and north of the existing urban residential development to the extent allowable by the existing and proposed gravity feed sewer alignment.

#### Access

- ▶ Primary Subdivision Access from New England Highway at extension of Hermitage Road. This access will need to be remodelled and upgraded in accordance with the requirements of the Department of Main Roads.
- ▶ No additional direct property access to New England Highway.
- ▶ Secondary Subdivision Access from:
  - Southern Access- Greene Street (left in from New England Highway only) – O'Brien Street to be extended northwards;
  - Northern Access- is gained from Weale Street at the northeastern corner of the Structure Plan 9 Area. The New England Highway median may be required to be updated and/or closed (i.e. left in and out).

### Park Residential Areas

Park Residential subdivision is generally located on the balance of the Structure Plan 9 Area. The boundary of the Park Residential area is generally defined by Goombungee Road to the west southwest and Weale Street to the north.

#### Access

- ▶ Access
  - Cul-de-sac spurs from Goombungee Road and low side of eastern urban residential road system.
- ▶ Direct Access
  - Western Rural residential lots have direct access from Goombungee Road.

#### Internal Connectivity

- ▶ Urban residential street layout is based on a modified grid pattern as far as is practicable, given the site's constraints.

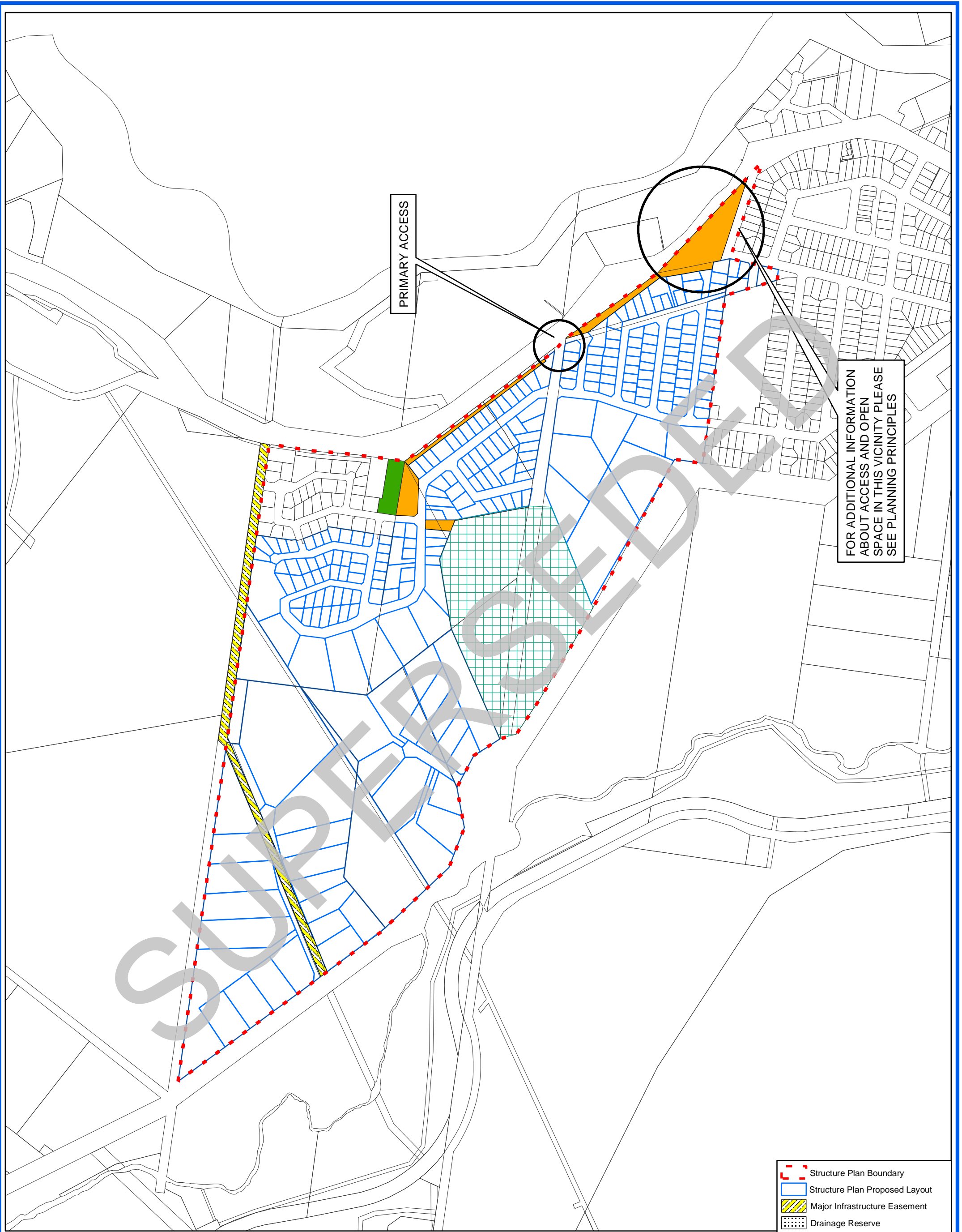
- ▶ Traffic calming treatment directs vehicular traffic to the north or south of the area linking the existing urban residential subdivisions.
- ▶ Opportunities for pedestrian and cycle pathways linking new developments to existing subdivisions and providing connections to and between open space areas in the north and south of the area.













#### Open Space

- ▶ Existing open space between the New England Highway and Greene Street is to be linked to new open space/ park located to the south side of Weale Street, fronting McShane Drive.
- ▶ The open space in road reserve adjoining Greene Street to be formalised.

#### Other

- ▶ Allowance made for land requirements for future major road (Tunnel Portal) construction.
- ▶ Noise buffer setbacks provided to facilitate attenuation of traffic noise from New England Highway. A noise report will be required and development will need to comply with Department of Main Roads Noise Management Code of Practice for New England Highway and Proposed Toowoomba Bypass Tunnel.
- ▶ Allowance made for alignment of mains water supply and high pressure gas pipeline routes.
- ▶ All planning provisions (within Toowoomba Planning Scheme 2003) in regard to “Potential bushfire Areas” and “Steep and Potentially Unstable Land” apply to this Structure Plan area.



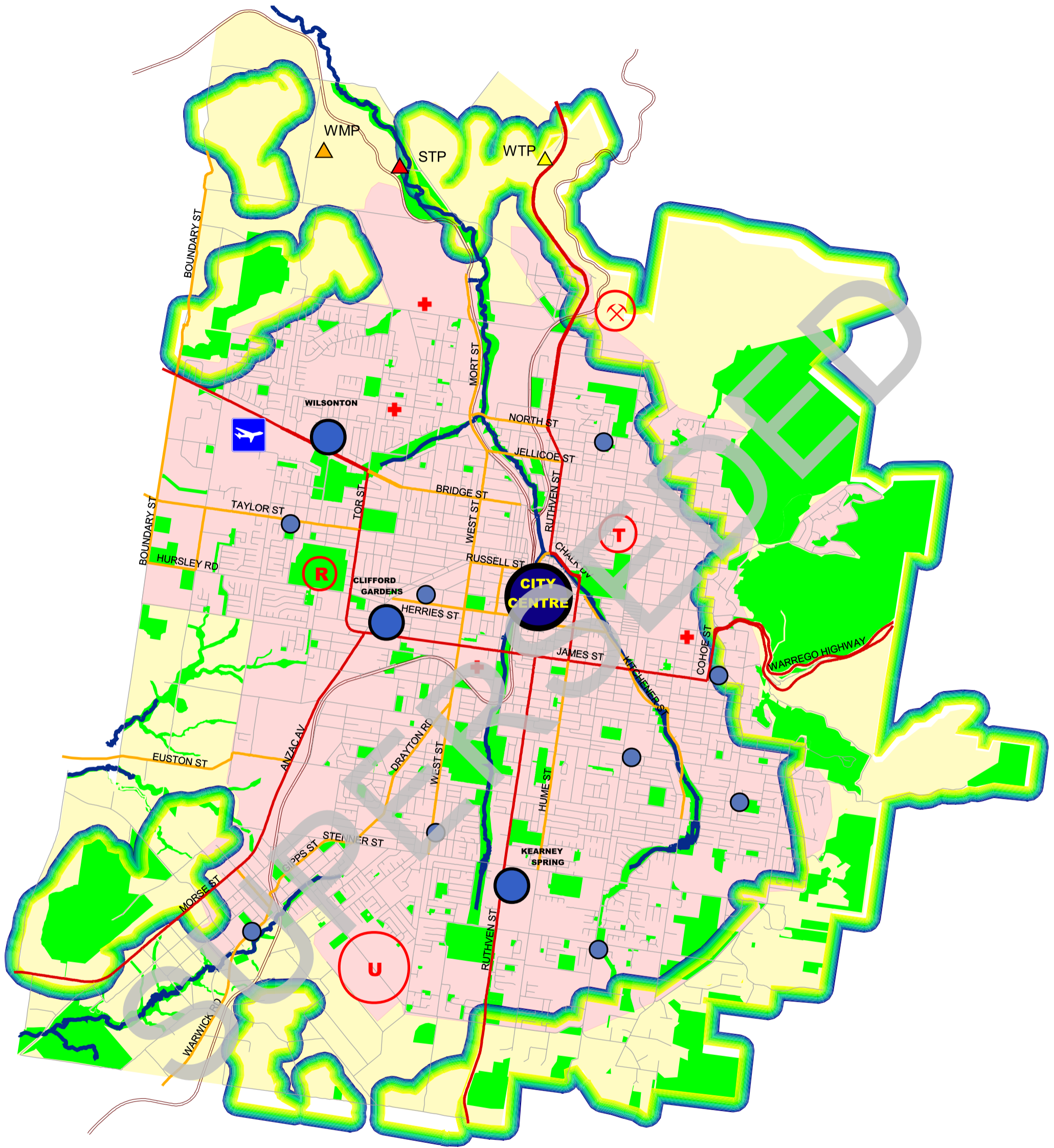
-  Structure Plan Boundary
-  Structure Plan Proposed Layout
-  Major Infrastructure Easement
-  Drainage Reserve
-  Existing Park
-  Further Investigation Area
-  Proposed Environmental Park
-  Proposed Park
-  Proposed Toowoomba Bypass Area
-  Unconstructed Road Reserve
-  Existing Cadastral Boundaries
-  Proposed Roundabout



# STRUCTURE PLAN - AREA 9

## SCHEMATIC DEVELOPMENT PLAN

Amendment 5



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TOOWOOMBA PLANNING SCHEME 2003 - VALUABLE FEATURES MAP

- |  |                       |  |            |  |                   |  |  |
|--|-----------------------|--|------------|--|-------------------|--|--|
|  | City Centre           |  | Racecourse |  | Hospitals         |  | Urban Area   |
|  | Sub-Regional Centre   |  | University |  | Toowoomba Airport |  | Major Openspace  |
|  | Major Suburban Centre |  | TAFE       |  | Arterial          |  | Significant Environmental Feature<br>- View/Vegetation/Stability |
|  |                       |  | Quarry     |  | Sub-Arterial      |  | (WMP) Water Treatment Plant                                      |
|  |                       |  |            |  | Major Creeks      |  | (WMP) Waste Management Plant                                     |
|  |                       |  |            |  | Railway Line      |  | (STP) Sewerage Treatment Plant                                   |