



# Planning for **CENTRAL HIGHFIELDS' FUTURE**

Toowoomba Regional Council worked in partnership with the Highfields community to develop the Central Highfields Master Plan over a series of interactive workshops.

The final master plan, adopted by Council in July 2018 will guide delivery of services to cater for the projected 7000 additional people who will call Highfields home by 2031.

During this process, Council purchased approximately 20 hectares of land that will accommodate future growth of the centre. The purchase gives Council greater control over how the centre develops and increased capacity to facilitate the community vision and values expressed in the Central Highfields Master Plan.

## Site Survey and Analysis

Residents may observe activities on site and notice small markers on some trees. Council is currently gathering detailed information about the site including a feature survey, infrastructure mapping and a vegetation survey.

The vegetation survey will accurately identify the location of existing trees on the Council owned site and collect relevant management information such as tree species, age, health and special features.

Survey information will provide a sound basis for further technical investigations required in planning for infrastructure and landuse, and development of the detailed Structure Plan.

## Central Highfields Structure Plan

Over the coming months Council will work with Highfields residents to develop a Structure Plan that will guide the future development of the area and provide detail on a range of urban design outcomes including:

- Built Form
- Public and Civic open space
- Movement networks
- Street and parking design
- Landscape design
- Place character
- Essential urban infrastructure

Council anticipates that community workshops to investigate the Urban Design and Placemaking elements will run in early 2019.

## Commercial Investment Research

Council has engaged specialist consultants to identify potential private sector investment and development opportunities related to uses that would normally be found in a vibrant town centre. These investment opportunities will compliment civic and public open space and built form outcomes, and provide greater housing choice. This information will inform Council decisions aligned with the community outcomes expressed in the Central Highfields Master Plan, as well as ensuring delivery and timing of development provides a responsible return on the land investment.