

APPENDIX H – TOOWOOMBA REGIONAL PLANNING SCHEME 2012 STRATEGIC FRAMEWORK

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes		
<p>(1) Open space, both natural and managed, is an intrinsic feature of the whole Region. From becalmed suburban tree-lined boulevards to the majestic Toowoomba escarpment and the numerous and extensive State Forests and National Parks, the Toowoomba Regional Council area is infused with a broad spectrum of parks, gardens, reserves and bushland that underlines its Toowoomba Garden City status.</p> <p>(2) Settlement opportunities range from a multitude of diverse vibrant rural towns to the highly urbanised forms within Toowoomba City and its suburbs and interspaced with the significant rural townships of Clifton, Crows Nest, Highfields, Millmerran, Oakley and Pittsworth. These settlements are interspaced by extensive areas of natural bushland and rural production, providing a strong sense of identity through their individual local character and built form responses. It is the intent of this plan that these towns remain viable places in perpetuity.</p> <p>(3) Toowoomba Regional Council area has a network of strong and dynamic towns. These towns support and service the needs and aspirations of the local communities and provide central place functions for their adjacent agricultural, manufacturing, Defence and extractive and mining industries. Population growth is directed towards the existing network of urban areas and towns rather than dispersed population growth throughout the rural area.</p> <p>(4) There are seven major urban areas and towns throughout the Toowoomba Regional Council area. These are:</p> <p>(a) Toowoomba City</p> <p>(i) Toowoomba City is the principal centre in the Toowoomba Regional Council area and Southern Queensland, as well as northern inland New South Wales, for employment, retail and commerce, government, community services, medical services, education, cultural and recreational activities. Located on the eastern edge of the Great Dividing Range escarpment, Toowoomba City is Australia's largest inland non-capital city.</p> <p>(ii) Known as the 'Garden City', Toowoomba City hosts the Carnival of Flowers – the longest running floral event of its kind in Australia – each</p>	Yes	<p>Complies: The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct that is expected to attract tourists from across the Toowoomba and Darling Downs regions. The facility has been designed to allow for the potential to host intra and inter-state events which would also attract visitors from other regions within Queensland and Australia. Accordingly, the proposed development will consolidate and reinforce the role of Toowoomba as a regional centre for sport and recreation through the concentration of regionally significant sport and recreation facilities at this location. The detailed design of the development will seek to incorporate high-quality sustainable urban design features which appropriately reflect the community's expectations for Toowoomba. Additionally, the precinct will incorporate tree-lined streets, a district park and native vegetation, to ensure it complements and helps underline Toowoomba's Garden City status.</p> <p>This element identifies the west Toowoomba area as a major growth front, and accordingly the development provides recreation and community facilities which will service this area and encourage growth within surrounding residential communities.</p>

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<p>September and annual Easterfest music festival over the Easter weekend. There are more than 150 public parks and gardens in Toowoomba, including state heritage listed Queens Park and Picnic Point.</p> <p>(iii) Toowoomba has an extensive heritage building portfolio including residential, commercial, industrial and community buildings. In addition, its network of mature tree-lined boulevards (dominated by camphor laurels) is a signature icon that one has entered the 'Garden City'.</p> <p>(iv) As principal regional centre for the Darling Downs, Toowoomba provides the higher order retail, commercial, health, education, legal and government facilities for Southern Queensland.</p> <p>(v) The future economic growth of the Toowoomba centre is maintained: (A) through its principal regional centre function to the whole of the Toowoomba Regional Council area and Southern Queensland; (B) the significant development potential associated with the emerging energy resources from the Surat Basin; (C) the continued growth in development and employment associated with valueadding in food processing.</p> <p>(vi) Toowoomba City has thriving and diverse neighbourhoods that have a strong sense of community and local identity. Toowoomba City and the surrounding urban areas continue to experience sustained growth in residential, retail/commercial and industrial land uses. In response to these pressures, local planning will be undertaken to address issues such as growth management, infrastructure management, urban design and local character, and the transitioning of non-urban (predominately rural residential and rural) to urban areas and enterprise areas.</p> <p>(vii) The Toowoomba CBD is the civic, retail and commerce 'heart' of the Region. The Toowoomba City Centre Master Plan (TCCMP) outcomes are facilitated through the planning scheme by reinforcing the primacy of the City and providing the land use development framework for the centre over the next 20 years, which builds on the strengths of the City's natural and built assets such as parks, heritage buildings and streetscapes and laneways that sustain the CBD as a liveable centre.</p>		

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<p>(viii) Residential growth will be accommodated through new urban areas in Drayton, Glenvale and Darling Heights, and urban infill at increased residential densities in the form of detached dwellings on standard and small lots, dual occupancy and multiple dwellings within:</p> <p>(A) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy);</p> <p>(B) Land that benefits visually from high quality parkland;</p> <p>(C) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs);</p> <p>(D) A central transport corridor bounded by Nelson, West, Jellicoe and Hume Street, and</p> <p>(E) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).</p> <p>Residential development outside of these areas will consist of detached dwellings on standard lots and dual occupancy.</p> <p>Future urban areas outside the existing urban footprint are not released prior to 2031 and are protected from development which would compromise longterm growth options beyond 2031.</p> <p>(b) Clifton</p> <p>(i) Clifton is located approximately 40 kilometres south of Toowoomba and approximately 8.5km west of the New England Highway, which provides a high level of accessibility to Toowoomba City and Warwick.</p> <p>(A) Clifton is a self-contained community that provides a range of services to its residents and performs a major centre role in the Region to service the surrounding rural hinterland and communities. Retail, commercial and community uses and services are focused within the town centre along the main street (King Street). The main industrial area is in the area southwest of the town, comprising a variety of lot sizes with strong links to the local road network and surrounding areas. Major community facilities include a secondary</p>		

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<p>school and an area integrated sports and showground complex in the northeast of the town.</p> <p>(B) The historic buildings and streetscapes of Clifton, which have been used in a number of Australian movies, are important elements that contribute to the local identity. The distinguished boulevard of boab trees that were planted to honour the men of WWI is an important cultural heritage feature in the main street. The cultural and tourism attractions also include the Clifton and District Historical Museum located in the former Butter Factor in Clifton and are enhanced by the Sister Kenny memorial and Rudd's Pub in the nearby township of Nobby.</p> <p>(C) Residential growth will be accommodated through a mix of housing forms, including detached dwellings on standard and small lots, dual occupancy and multiple dwellings throughout the town.</p> <p>(c) Crows Nest</p> <p>(i) Crows Nest is situated on the western slopes of the Great Dividing range, approximately 45 kilometres northeast of Toowoomba City on the New England Highway. The town is surrounded by state forests and national parks including nearby Crows Nest Falls, Ravensbourne and Geeham National Parks. Part of the Bicentennial National Trail runs through the town. Lakes Perseverance and Cressbrook dams, which provide the major water supply for Toowoomba, are located approximately 6km east of the town and are major water recreational facilities in the Region.</p> <p>(ii) The town originated as a stopping place for timber haulers and is named after Jimmy Crow, a local aboriginal man who lived in a hollow tree and gave directions to early European settlers who passed with the bullock teams.</p> <p>(iii) The town centre is focussed on the 'Village Green', a central park adjacent to the New England Highway with wide streets abutting the park. The park, which contains a statue of Jimmy Crow, is the centre for celebrations and events/festivals within the town. The central focus of the Village Green as an important community place is consolidated by the recreation reserve opposite (western alignment of the New England</p>		

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<p>Highway) which includes the Crows Nest Regional Art Gallery in the former shire hall, swimming pool, bowls club and adjacent hospital.</p> <p>(iv) The commercial centre is of a main street style with buildings aligned to the street front and continuous awnings over the footpaths that overlook the Village Green. Conservation of the town's historic buildings, character and unique town setting will be balanced with localised growth and significant increases in destination and passing tourist traffic. The existing retail, commercial and community functions will be preserved and opportunities to attract and diversify the centre's functions will be investigated through local planning.</p> <p>(v) Crows Nest offers an attractive small town lifestyle that capitalises on 'free change' lifestyle opportunities and provides a range of community facilities and services including primary and secondary schools, hospital/nursing home, sporting/recreational and cultural uses. With improved road access and public transport services, Crows Nest is within daily commuting distance to Toowoomba City. The New England Highway between Toowoomba and Crows Nest has become a minor tourist route with galleries, specialist nurseries, antique stores, art galleries and museums exploiting traffic passing to the nearby national parks and lakes and Bunya Mountains to the north.</p> <p>(vi) Residential growth will be accommodated through a mix of housing forms, including detached dwellings on standard and small lots, dual occupancy and multiple dwellings within an 800m walking area around the town centre (being land within the Major Centre Zone within Crows Nest) and detached dwellings on standard lots and dual occupancy elsewhere throughout the town.</p> <p>(d) Highfields</p> <p>(i) Highfields is located 12 kilometres north of Toowoomba on the New England Highway. The area originally attracted timber-getters and workers associated with the expansion of the railway line from Toowoomba to Ipswich through Highfields and Murphy's Creek. Dairying occupied the cleared hills.</p> <p>(ii) Highfields has evolved to function as a significant satellite town, offering an attractive suburban and rural residential lifestyle with the convenience of proximity to Toowoomba City, as well as easy</p>		

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<p>accessibility to the Defence force bases at Cabarlah and Oakley. Notwithstanding the close settlement relationship with Toowoomba City, Highfields will continue to grow as a self-contained community with a range of employment, retail/commercial, community and cultural facilities.</p> <p>(iii) The original Highfields centre and the Cabarlah township in the north of the district straddle the New England Highway. Traffic volumes and speeds of the highway restrict pedestrian and east-west vehicle traffic movements. Future development is located on the western side of the New England Highway to avoid fragmentation of development, to capitalise on urban infrastructure and to maintain efficiency of highway functions. Land to the east of the highway is constrained by the escarpment. The New England Highway continues to provide a tourism focus, attracting day trippers from Toowoomba as well as long distance travellers.</p> <p>(iv) Highfields has a distinct local suburban residential character with a more urbanised and dense town centre. An inter-urban break reinforces the character of a physically discrete settlement from Toowoomba City.</p> <p>(v) Highfields Village (Highfields and O'Brien Roads) is the town centre and is the major activity centre for the district and northern catchment of the regional council area. Development consolidates the Highfields town centre and incorporates a mix of uses and increased residential population. The centre has a 'main street' style, with a Town Square that provides a community and civic focal point. A range of higher order retail (including bulky-goods) and commercial, community, entertainment and cultural facilities is accommodated in the centre.</p> <p>(vi) Residential growth will be accommodated through expansion of new urban areas to the northwest of the town centre and increased residential density in and within an 800m walking area around the town centre (being land within the Major Centre Zone in Highfields).</p> <p>(e) Oakley</p> <p>(i) Oakley is located 29 kilometres west of Toowoomba City. It has a diversified economy with well established links to surrounding agricultural (including broadacre cropping and grazing), Defence and</p>		

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<p>expanding mining sectors and performs a major centre role to surrounding rural hinterland and communities in the west/northwest.</p> <p>(ii) The town is located on the Warrego Highway, part of the national highway system, and offers a direct, quick link to Toowoomba City. The town is also located on the main rail link connecting southwest Queensland with Brisbane (via Toowoomba) which provides freight transport.</p> <p>(iii) The town is named after the river oaks that dominate the creek which bisects the town. The creek system is retained and enhanced and provides a link to a number of major open space areas within the town.</p> <p>(iv) The town centre established in the northern section of Campbell Street near the railway line. The 'main street' style of the town centre has the character of a traditional Queensland country town with a long, wide main street (central parking) and continuous built form fronting the street. This character and heritage buildings are retained and enhanced as the focal point for commerce, retail and community activities within the town. The town centre was redeveloped in 2005 with significant landscaping and street tree planting and larger shops (supermarket) were sleeved behind buildings fronting and integrating with the main street.</p> <p>(v) The Oakley Civic Precinct, to the south of the town centre, is located on the main street adjoining Bicentennial Park which includes a statue of famous local Australian racehorse Bernborough. The precinct includes the cultural/conference centre, library and aquatic centre. Other major community facilities include primary and secondary schools, hospital, RSL club and sporting grounds.</p> <p>(vi) Major employment generators in the town include the abattoir and Army Aviation Centre. The Oakley Army Aviation Centre, which was established on the outskirts of the town during World War II, is also home to the Museum of Australian Army Flying. The University of Queensland has a campus for Equine Studies in the town.</p> <p>(vii) Residential growth is accommodated in the form of detached dwellings on standard lots and dual occupancy within the existing town area and new urban area in the southeast of the town and through a mix of housing forms, including detached dwellings on standard and</p>		

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<p>small lots, dual occupancy and multiple dwellings within an 800m walking area of the town centre (being land within the Major Centre Zone in Oakley) and within a 400m walking area of the Kerrytown Shopping Centre complex.</p> <p>(f) Pittsworth</p> <p>(i) Pittsworth is a large rural town located approximately 40 kilometres southwest of Toowoomba. It is situated on the basalt upland, overlooking the alluvium floodplains of the Condamine River. This floodplain has some of the best quality soils in Australia with mixed farming - predominantly grains and cotton - grown in the area. Established around a pastoral station and later hotel (Beauaraba), the town was named after the 'Pitt' family who had large landholdings in the district.</p> <p>(ii) Pittsworth is a self-contained community that provides a range of services to its residents and surrounding agricultural areas. It has a small manufacturing base. The annual Pittsworth Sprints consists of two days of car sprints against the clock on a set course around the Pittsworth Industrial Estate.</p> <p>(iii) Yandilla Street is the town centre and performs a major activity centre role by providing a range of retail, commerce, community and entertainment services. Opportunities exist to conserve these existing functions and diversity the centre's functions while maintaining the character of the town centre.</p> <p>(iv) The town centre has a main street style with small scale buildings that front the street. It contains a number of important heritage buildings including the former shire hall and council chambers and ANZ bank. It is planted with Silky Oaks and Jacarandas that enhance the amenity of the centre.</p> <p>(v) Localised growth associated with surrounding agriculture and mining is anticipated. However, the location of Pittsworth on highly productive agricultural land constrains urban expansion. Future expansion of the urban area will be underpinned by community need and enhancement of services/facilities and will be managed through local planning.</p>		

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<p>(vi) Residential growth will be accommodated through a mix of housing forms, including detached dwellings on standard and small lots, dual occupancy and multiple dwellings throughout the town.</p> <p>(g) Millmerran</p> <p>(i) Millmerran is a rural town located on the Gore Highway approximately 75 kilometres southwest of Toowoomba. It is located near a lookout commonly used by the local aboriginal population prior to European settlement from which the town derives its name. European settlement is linked with the pastoral industry and began with the establishment of a number of pastoral stations including 'Yandilla'.</p> <p>(ii) Millmerran performs a major service centre role to surrounding agricultural enterprises and has a small manufacturing base. A coal-fired power station is located to the south of the town.</p> <p>(iii) Millmerran is a self-contained community that has a range of services including a hospital, primary and secondary (P-10) schools and good sporting facilities, including the Millmerran Indoor Sports Complex, a multipurpose sports complex that is the largest single building in Millmerran.</p> <p>(iv) Millmerran is home to a series of larger-than-life murals placed throughout the town to depict specific rural industries as well as, stages of the town's and district's history. The town character is dominated by grain silos.</p> <p>(v) The commerce area of Millmerran is located in the main street (Campbell Street) which runs north from the Gore Highway. The street is characterised by centre median street tree planting and comprises a mix of building styles, including some heritage buildings. The centre continues to be the focus for retail, commerce and community functions.</p> <p>(vi) New urban development occurs within the existing town and provides a variety of lifestyle choices, including detached dwellings on standard and small lot sizes, dual occupancy and multiple dwellings throughout the town and larger rural residential development in the southwest of the town.¹⁰</p> <p>(vii) Two industrial estates have been developed, including an area to the northeast that accommodates heavy industry activities.</p>		

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<p>(viii) The Australian Camp Oven Festival, held in Millmerran, is a biennial event that occurs in even-numbered years.</p> <p>(5) Growth that aligns with the existing and planned community and network infrastructure, occurs in integrated and compact form to promote and create accessible and walkable communities. Opportunities for broadening the housing mix provide a variety of opportunities for all members of the community, irrespective of age, lifestyle, economic status and physical ability, providing the opportunity for the Region's residents to age in place. Such needs consist of providing a diversity of housing forms supported and reinforced by robust and appropriate economic and community based activities including education, health, employment, services and recreational facilities, that are dispersed throughout the Toowoomba Regional Council area not concentrated into an ever decreasing number of larger centres at the expense of smaller or more disparate centres. Diverse rural towns and townships retain their attractive and vibrant character which underpins the uniqueness of the Toowoomba Region area.</p> <p>(6) The greatest housing diversity occurs in infill areas within existing urban areas. Residential development in greenfield areas will initially be dominated by detached housing on lots over 500m² in area however greater diversity will develop around centres, parkland and employment areas as they establish under the guidance of local plans.¹¹</p> <p>(7) The settlement pattern and built form of the region's urban areas and towns evolves to respond to the natural hazards affecting them so that people, property and infrastructure are more resilient to natural hazard risks over time, such that:</p> <p>(a) In Toowoomba City and other greenfield expansion areas such as Highfields, Drayton and Westbrook, future urban development is compatible with the nature of flood risk to which it is subject through strategies of avoidance and floodplain protection, providing flood resilient urban and built form, minimising mitigation works and avoiding increasing disaster management or recovery responsibilities (including avoiding developing or expanding vulnerable uses in flood risk areas or higher risk overland flow path areas);</p> <p>(b) In Oakey, greenfield and higher density infill development are oriented away from flood risk areas, flood resilient low density residential, industrial</p>		

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<p>and commercial development occurs in areas of tolerable flood risk, and vulnerable uses are avoided and not expanded in flood risk areas;</p> <p>(c) In Cooyar, future urban growth is avoided in flood risk areas and instead development focuses on long-term movement of the town area away from natural hazard risk;</p> <p>(d) In Yarraman, residential and centres/industrial growth within the floodway of Yarraman Creek is avoided, flood resilient low density residential, industrial and commercial development occurs in areas of tolerable flood risk, and vulnerable uses are avoided in flood risk areas or higher risk overland flow path areas;</p> <p>(e) In MacLagan and Quinalow, greenfield development occurs outside the floodplain, flood resilient low density residential, industrial and commercial development occurs in areas of tolerable flood risk, and vulnerable uses are avoided in flood risk areas; and</p> <p>(f) In Jondaryan, future growth is encouraged well away from Lagoon Creek, flood resilient low density township development occurs in areas of tolerable flood risk, and vulnerable uses are avoided in flood risk areas.</p> <p>(8) Built forms are responsive to the climatic conditions, local topographic constraints and the variability in climate that is projected to be caused through climate change. Through reinforcement of a compact urban form, lands within urban areas that have high biophysical status and scenic value are conserved. Further, Indigenous and European historic and cultural past is respected, while promoting modern architectural forms and styles. Places of natural and spiritual significance are respected and conserved.</p> <p>(9) Rural residential development is limited to the opportunities within existing rural residential areas.</p> <p>(10) Regionally significant and logistic industries will establish within the Charlton Wellcamp Enterprise Area provided that their impacts are contained within the estate borders. Other industries will be accommodated within existing industrial areas throughout the Region, both on existing vacant land and on sites that become available as existing industry relocates into the Charlton Wellcamp Enterprise Area.</p> <p>(11) Retail and business services will be accommodated within the network of activity centres with the Toowoomba City Centre continuing to provide the greatest amount and broadest range of activity and services to the Region. The</p>		

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<p>major activity centres of Highfields, Kearneys Spring, Wilsonton, Clifford Gardens and the town centres of Oakley, Pittsworth, Crows Nest, Millmerran and Clifton will provide substantial retail, office and community functions. Other centres at the district and local levels throughout the Region will provide facilities and services at a more local scale.</p> <p>(12) Provision has been made for the following transport links between Toowoomba and South-East Queensland:</p> <ul style="list-style-type: none"> (a) the Commonwealth Government's Inland Rail Alignment Study; (b) the Gowrie-Grandchester rail project; and (c) the Toowoomba by-pass. 		
<p>3.3.2 Element – network of towns</p> <p>(1) The Toowoomba Region is characterised by a range of attractive and vibrant rural towns that are connected through an integrated transport system which is focused to the key regional centre of the Toowoomba City Centre.</p>	Yes	The proposed development seeks to consolidate and reinforce the role of Toowoomba as a regional centre for sport and recreation through the concentration of regionally significant sport and recreation facilities at this location.
<p>3.3.3 Element – compact urban form</p> <p>(1) A compact urban form promotes self-containment of communities that are:</p> <ul style="list-style-type: none"> (a) defined by a distinct urban boundary; and (b) are provided with housing opportunities, community services and facilities, employment, adequate infrastructure and an integrated transport system. 	No	
<p>3.3.4 Element – suburban neighbourhoods</p> <p>(1) Suburban neighbourhoods provide the bulk of residential housing within the Toowoomba Regional Council area.</p> <p>(2) Suburban neighbourhoods provide housing, products and services of daily convenience and community and recreational uses to their immediate neighbourhood.</p>	No	
<p>3.3.5 Element – urban neighbourhoods</p> <p>(1) Urban neighbourhoods promote the development of a compact urban form by facilitating medium density housing in areas with access to a mix of urban retail, commercial, service, community, entertainment uses, employment and high quality parkland to residents within walking distance.</p>	No	
<p>3.3.6 Element – centres of activity</p> <p>(1) These centres provide goods and services to surrounding residential areas and are the focus for higher density urban residential living.</p>	Yes	The proposed development seeks to consolidate and reinforce the role of Toowoomba as a regional centre for sport and

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3.3.7 Element – central business district (CBD) (1) The Toowoomba CBD is the principal regional activity centre and heart of non-residential activities, including shopping, offices, government, higher education and entertainment for the Toowoomba Region. (2) A variety of short term and long term accommodation facilities (e.g. hotels, motels) are available for interstate and international tourism.	No	recreation through the concentration of regionally significant sport and recreation facilities at this location.
3.3.8 Element – sustainable urban development (1) Sympathetic design for climate creates more sustainable design and lifestyles that needs less energy use and provides for more affordable living. (2) The Toowoomba Region's climate varies from the coastal subtropical climate by being warmer in summer and cooler in winter with less rainfall except for the immediate area adjacent to the escarpment. This climate has become one of the defining characteristic of design in the Region. (3) Good design responds to the climate of the Region and the adopted lifestyles of its residents and visitors, while acknowledging the history and traditions of the place.	Yes	The detailed design of the development will seek to incorporate high-quality urban design features where possible. The designs will ensure the development is sustainable and appropriately responds to the region's climate.
3.3.9 Element – rural landscape (1) The rural landscapes of the Toowoomba Region are a valued visual and economic asset which are managed through best practice in agricultural and conservation techniques.	No	
3.3.10 Element – natural places (1) Natural places (areas of ecological significance, waterways, wetlands and ecological corridors) are the lungs, water source and ecological library that support the environmental, social and economic foundation to the sustainability of the Toowoomba Regional Council area. Without natural places the Toowoomba Regional Council area is diminished.	Yes	The proposed development has been designed to protect the natural features of the site where possible. Additionally, the proposed development involves a new district park and open space areas which will incorporate native plants and environmental features that appropriately complement the existing natural features of the site.
3.3.11 Element – development constraints (1) Areas with development constraints and areas exposed to natural hazards are identified and managed to ensure that the risks to life, land use and natural systems are avoided or mitigated.	Yes	The subject land contains areas identified as Bushfire Hazard, however it is noted that with the development of the site and the surrounding transport infrastructure, the proposed development will not result in an increased risk to people or property.

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3.3.12 Element – incompatible land uses (1) The impacts of uses are contained within the site, designated area, estate or zoned area. (2) Land to accommodate population growth and future infrastructure networks is identified and potential impacts, including reverse amenity impacts, associated with noise, odour or visual amenity are mitigated or avoided.	No	
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes (1) The Toowoomba Regional Council area possesses a rich and diverse natural environment with values for air quality, water resources and land based features interconnecting as viable and sustainable ecosystems. These functions are valued for their ability to provide ecosystem services of clean air, clean water, habitat and food and fibre production for the Region, Queensland and internationally. (2) The condition, extent, diversity and connectivity of the Region's natural assets are respected, protected, managed and enhanced. The ecological integrity and processes necessary for biodiversity to be resilient to climate change and other threats is maintained. (3) Ecosystem function and resulting ecosystem services are maintained and valued. (4) The relationship between ecosystem health and human individual and community health and well-being and the continuity of our society is recognised and respected. (5) Although the Region has been extensively cleared for agriculture, it still contains significant areas of remnant native vegetation, including: (a) 21 regional ecosystems considered to be of high endangerment; (b) 40 regional ecosystems considered to be of medium endangerment; and (c) 66 regional ecosystems considered to be of low endangerment. These areas provide habitat to a variety of endangered, vulnerable and rare flora and fauna and are conserved. Where appropriate environmental corridors are provided to enable biophysical connectivity for flora and fauna (refer to Strategic Framework Map SF2 – Natural Environment).	Yes	The proposed development has been designed to minimise impacts on areas of ecological significance. Additionally, the TRSP will incorporate native plants and vegetation which appropriately integrate with existing vegetation and assist in providing a rich and diverse natural environment within the site. Reference is made to the Ecological Assessment Report attached at Appendix P .

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<p>(6) The regional landscape comprises significant elements which contribute to the character and sense of place of the Region, including:</p> <ul style="list-style-type: none"> (a) the Great Dividing Range, especially the Toowoomba escarpment; (b) major tributaries of the Murray Darling Basin, including the Condamine River; and (c) significant urban water storages. 		
<p>3.4.2 Element - protect ecosystems with biodiversity values</p> <p>(1) Key environmental resources of regional and local significance, particularly those associated with water and biodiversity, including ecological corridors, are identified and conserved.</p>	Yes	The proposed development has been designed to ensure it minimises impacts on areas of ecological significance where possible. Reference is made to the Ecological Assessment Report attached at Appendix P .
<p>3.4.3 Element – waterways, wetlands and aquifers</p> <p>(1) The waterways, wetlands and aquifers that originate in and traverse the Toowoomba Regional Council area have local regional and national significance. The environmental values and functions of waterways, wetlands and aquifers are ecologically robust and sustainable. They contribute to the environmental, economic and social identity and cohesion of Toowoomba. To compromise these resources is to compromise the very essence of the Toowoomba Regional Council area.</p>	No	
<p>3.4.4 Element - air quality</p> <p>(1) Air and acoustic quality are important factors in maintaining quality of life, amenity, health, livability and well-being of the community and the natural environment. Air and acoustic impacts are not bound by cadastral or administrative boundaries. Many urban and rural activities generate noise and odours that are a function of everyday activities; where these activities do not create a hazard, these impacts are considered to contribute to the ambient or background noise and odours normally associated with these places.</p>	No	
<p>3.4.5 Element – climate change</p> <p>(1) Climate change projections for eastern Australia suggest that future climate will be characterised by:</p> <ul style="list-style-type: none"> (a) lower annual average rainfall; (b) more intense extreme rainfall events; (c) higher average temperatures; (d) more frequent occurrence of extreme temperatures; and 	No	

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<p>(e) more frequent extreme fire danger days.</p> <p>(2) Small changes in temperature and rainfall conditions and be associated with large changes in extreme weather events, such as heat waves, stronger winds, increased lightning and higher intensity rainfall.</p> <p>(3) Changes in extreme weather events that are projected for eastern Australia include:</p> <p>(a) an increase in hot days and warm nights and a decrease in the frequency of cold nights;</p> <p>(b) an increase in both daily precipitation intensity (rain per rain-day) and the number of dry days, leading to longer dry spells interrupted by heavier rainfall events; and</p> <p>(c) El Nino becoming drier and La Nina becoming wetter.</p> <p>(4) These projections suggest that changes in the flood, bushfire and storm risk can be expected.</p>		
<p>3.4.6 Element – environmental offsets</p> <p>(1) The process of development may result in unavoidable impacts on environmental values. Opportunities exist for the establishment of environmental offsets as a mechanism to mitigate or ameliorate these impacts. In order to maximise environmental benefit, it is highly desirable that state agency requirements for environmental offsets in terms of the location for offsets, mechanisms used to achieve offsets and the environmental outcomes sought closely are aligned with the natural environment strategic outcomes.</p>	No	
3.5 COMMUNITY IDENTITY AND DIVERSITY		
<p>3.5.1 Strategic Outcomes</p> <p>(1) Toowoomba is a growing regional city with an increasingly cosmopolitan heart that has retained the 'country town feel' that is greatly valued by residents and visitors.</p> <p>(2) The self-reliant and self contained qualities of rural towns that are an intrinsic part of the Region's character and identity are retained and enhanced.</p> <p>(3) Community facilities and housing options respond to and provide for the diversity of our communities.</p> <p>(4) All members of the community, irrespective of age, lifestyle, economic status and physical ability, are provided with the opportunity to make the choice to</p>	Yes	<p>The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct which includes a district park and various sporting fields, facilities and associated amenities that services all members of the community and promotes active recreation. The TRSP has been designed to ensure it appropriately integrates with the surrounding locality and is consistent with the community's expectations for new community facilities within the Toowoomba Region. The detailed designs of the development will incorporate high-quality urban design features, which are reflective of the Toowoomba region,</p>

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Theme/Element	Relevance Yes/No	Assessment
<p>age in place. This is achieved by providing a diversity of housing forms supported and reinforced by robust and appropriate economic and community based activities including education, health, employment, services and recreational facilities. These services and facilities are dispersed throughout the Region, not concentrated into an ever decreasing number of larger centres at the expense of smaller or more disparate centres.</p> <p>(5) Toowoomba Region's proud sporting tradition is an important component of the communities' identity and heritage. Continuation of this tradition important and is achieved through the provision of a hierarchy of sporting parks, facilities and community support networks.</p> <p>(6) Residents enjoy a range of community services and facilities appropriate to their needs and feel a strong sense of community identity, safety and security in the Toowoomba Regional Council area as a whole and the specific neighbourhood in which they reside.</p> <p>(7) The supply and construction of private schools in the Toowoomba Region reflects the socioeconomic profile of the population, its religious and ethnic mix, access to existing private schools within the Region and patterns of preference among families.</p> <p>(8) A community that is planned, designed and managed so that it is sustainable, safe and able to respond to the changing environment and community landscape.</p> <p>(9) A continuous supply and cater for a balanced range of community facilities, including cultural and physical activity opportunities, natural environments and attractive landscapes, to meet community needs is ensured through:</p> <ul style="list-style-type: none"> (a) parks and facilities - a wide range and equitable distribution of high quality, usable parks and recreation facilities; (b) recreation diversity - parks and recreation facilities of different types and scales, containing different landforms, fauna communities, vegetation types and features, and maximising opportunities to protect cultural, recreational, ecological and aesthetic values; and (c) facilities and infrastructure - high quality physical activity facilities that are appropriate for potential users. 		and assist in identifying Toowoomba as the main centre for sport and recreation within the region.

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Theme/Element	Relevance Yes/No	Assessment
3.5.2 Element – rural community identity (1) Rural communities are characterised by a broad spectrum of activities that are often interspaced by considerable distances. These activities extend from conventional agricultural practices to localised service industries to highly sophisticated agro-industrial complexes. Rural towns on the other hand often have a very broad spectrum of uses and services that often exceed that anticipated for the population being served. Both of these situations are reflected in a very high level of independence and a heightened sense of place and belonging.	No	
3.5.3 Element – Toowoomba City identity (1) The Toowoomba CBD is the centre and heart of activities, including shopping, offices, government, higher education and entertainment. It is the focus of community identity for the whole Region.	No	
3.5.4 Element – urban design (1) Toowoomba has an urban history of over 150 years. The City itself and all of the rural towns have fundamental features that are intrinsic to their character and design. The urban design characteristics contribute to their identity, sense of community, sense of place and liveability. (2) Land uses are arranged across a spectrum from natural to rural to urban. This ordering system ensures that an appropriate mix of uses and intensities of development are located within urban centres and rural towns. There is a priority on promoting a mix of housing, employment and community activities in walkable, transit-focused centres.	Yes	The TRSP has been designed to ensure it appropriately integrates with the surrounding locality and is consistent with the community's expectations for new community facilities within the Toowoomba Region. The detailed designs of the development will incorporate sustainable high-quality urban design features which are reflective of the Toowoomba region and assist in identifying Toowoomba as the main centre for sport and recreation within the region.
3.5.5 Element – community facilities and services (1) Toowoomba is a place where each resident is connected to the community and also where local residents rely on the community for cultural activities, entertainment, recreation, education, and their unique lifestyle. (2) A variety of short term and long term accommodation facilities (e.g. hotels, motels) are available for interstate and international tourism.	Yes	The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct which provide sporting, recreation and public spaces for use by the community.
3.5.6 Element – sport and recreation (1) Areas of public open space provide a mixture of passive and active recreation opportunities for a full spectrum of the community.	Yes	The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct which includes various sporting fields, facilities and associated amenities to provide recreation activities that service the full spectrum of the community.

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Theme/Element	Relevance Yes/No	Assessment
3.5.7 Element – urban parks and public places (1) An integrated open space network is provided to meet the recreational and leisure needs of the community. Activity centres incorporate attractive, high-amenity public areas at locations that encourage and support social interaction, casual meeting and active lifestyles.	Yes	The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct which includes a district park and various sporting fields, facilities and associated amenities for use by the community that seek to encourage social interaction, casual meeting and active lifestyles.
3.5.8 Element – housing diversity and affordability (1) Toowoomba has traditionally been composed of a continuum of compact urban and rural communities. In earlier periods these communities had a broad spectrum of housing options and forms. Despite this, the production of new suburban housing since the post WWII era and especially post 1970, has been dominated by the fully detached house on a relatively large suburban block. The net result has been that modern suburbs and extensions of rural towns have been car dominated and dominated by detached housing with very little alternative housing provided by the market. It is the intent of this scheme to provide opportunities to increase housing choice and therefore provide a variety of housing forms to improve affordable living options, to provide housing for people of all income levels and to allow people the opportunity to age in place.	No	
3.5.9 Element – cultural diversity and heritage (1) Communities of the Toowoomba Regional Council area value and share the diverse cultural heritage and intergenerational knowledge and skills that are a feature of the Region.	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes (1) Scenic landscapes are valued and protected and natural resources are well managed. (2) The protection and conservation of water resources is critical to the sustainability of all activities in the Region. (3) Diversified rural production is: (a) sustainably managed; (b) adaptive to changing markets and the highest and best use of land; and (c) efficient and adaptive to changing climatic conditions.	Yes	The TRSP has been designed to appropriately integrate with and enhance the scenic landscape values of the site. Additionally, the proposed development will be connected to new recycled water infrastructure to service the development's irrigation requirements to improve sustainability and minimise the impact on Toowoomba's potable water supply.

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Theme/Element	Relevance Yes/No	Assessment
<p>(4) The economic benefits of extracting non-renewable resources are balanced against:</p> <ul style="list-style-type: none"> (a) socio-economic and environmental impacts; and (b) the long term sustainable use of the land for non-extractive renewable activities. <p>(5) Land and energy resources are sustainably managed to allow communities to meet present and future needs while not compromising the ability of future generations to meet their needs.</p> <p>(6) Development in and adjacent to natural resource areas is managed to prevent and otherwise minimise impacts on the continued and future use of the resource.</p> <p>(7) Use of the land and its natural resources is undertaken in a way that does not cause an adverse impact on the environment.</p> <p>(8) Natural ecosystems and water resources are critical to the sustainability of all activities in the Region and are to be protected and conserved.</p>		
<p>3.6.2 Element – scenic amenity</p> <p>(1) The scenic landscapes and landscapes of rural and heritage value help define the character and identity of Toowoomba. Changes to the essential characteristics of landscape are undertaken in a measured and informed manner.</p>	No	
<p>3.6.3 Element – water resources</p> <p>(1) The protection and conservation of water resources is critical to the sustainability of all activities in the Region.</p>	Yes	The proposed development will be connected to new recycled water infrastructure to service the development's irrigation requirements to improve sustainability and minimise the impact on Toowoomba's potable water supply.
<p>3.6.4 Element – sustainable production</p> <p>(1) Diversified rural production and natural resource uses are undertaken in an efficient and sustainable manner that is adaptive to technological advances and increased climate variability.</p> <p>(2) Ensure agricultural land is protected from development that leads to its alienation or diminished productivity.</p> <p>(3) Ensure climate change impacts and opportunities are considered in land use planning and land management.</p>	No	
<p>3.6.5 Element – natural economic resources</p>	No	

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Theme/Element	Relevance Yes/No	Assessment
<p>(1) Extractive resources and associated haulage routes are protected and extraction only occurs where socio-economic benefits exist and where negative impacts on communities, agricultural land and other natural environmental values can be mitigated to acceptable levels.</p> <p>(2) This Region contains a portion of the Surat Basin which is currently undergoing an expansion in the mining, gas drilling and exploration activities. The regions resources include non-renewable resources and consist of minerals, coal, water, timber, gas and extractive resources (rock, sand and soil). Extractive and mineral resource sectors contribute to the local and global economies and communities. The location and impacts of mining will vary as resource information becomes available. However extractive industries can be planned and integrated into regional land use patterns.</p> <p>(3) Impacts and benefits of resource projects are well identified and analysed across existing regional community, economy and environmental sources. Cumulative and regional impacts of multiple, sequential resource projects are monitored and reported. Secondary impacts resulting from an expansion in the resource sector need to be mitigated and managed. These could include impacts on new residential developments on water quality and the impacts of a transient population largely unaware of resource management issues in the area, e.g. weed seed spread from increased traffic. Emissions and impacts from resource projects are identified and sustainably managed, comply with legislation and are publicly reported.</p>		
<p>3.6.6 Element – stock routes</p> <p>(1) Ensure the function, connectivity and pasture productivity of the Stock Route Network is maintained for sustainable use by travelling stock on hoof.</p>	No	
3.7 ACCESS AND MOBILITY		
<p>3.7.1 Strategic Outcomes</p> <p>(1) Toowoomba Region is serviced by a road, rail and air network that provides practical transportation options which ensures the continuity and establishment of robust and complete communities by providing connection and mobility for all.</p> <p>(2) A sustainable integrated transport system provides effective rural and urban road and rail as well as air connections for the safe and efficient movement of people, the provision of services and distribution of freight, within and beyond</p>	Yes	<p>The TRSP will be connected to the existing local and state transport networks with a primary connection to Gowrie Junction Road and secondary connection to the Toowoomba Connection Road. The primary access will provide vehicle, pedestrian and cyclist infrastructure to connect all transport modes within the site to the wider transport network. The proposed development seeks to encourage active transport options and accordingly incorporates a comprehensive pedestrian and cycle network. The internal active transport</p>

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Theme/Element	Relevance Yes/No	Assessment
<p>the Region, without significantly diminishing the amenity of the communities that transport networks transect.</p> <p>(3) The Region's road network comprises:</p> <ul style="list-style-type: none"> (a) quality rural and urban roads that support the needs of the community and the functions of freight, passenger transport and active transport; (b) higher order arterial roads that support significant inter-regional and intra-regional vehicle movements; (c) connected highways that support intra-regional vehicle movements and freight movements; (d) local roads dedicated to local people, which enhances the level of amenity experienced within neighbourhoods; and (e) roads which retain character elements identified within the Region through comprehensive landscaping and inclusion of pedestrian and where appropriate separate cycle networks. <p>(4) The Region offers sustainable travel choices and significant investment in viable alternatives to individual car-based travel, through well established public, passenger and active transport infrastructure and services including car share, bus services, cycle and pedestrian networks.</p> <p>(5) Investment in the transport system is based on minimising the impacts of transport on the health of the community and the environment, while addressing the accessibility needs of all community members. These opportunities are maximised by promoting compact walkable mixed-use communities that are highly self contained, maximising short trips and minimising long trips for social, commercial, entertainment and recreation activities and especially the daily commute.</p> <p>(6) Pedestrian and cycle networks are designed to provide safe, efficient and legible connections between residences, centres and other logical destinations. Integrating the Region's natural environment with the pedestrian and cycle network is a key feature in providing an enjoyable and safe facility.</p> <p>(7) Car parking is designed to meet the logical needs of uses and patrons; it should not dominate or detract from the amenity of use or destination or deter the use of active and transport passenger modes.</p> <p>(8) Investment in our future transport system is supported through the protection and preservation of transport infrastructure corridors from encroachment by</p>		<p>network provides connections between facilities within the site, other transport infrastructure (i.e. public transport and car parking) and the proposed district park. The proposed development will also incorporate public transport infrastructure to ensure future public and private transport options can be appropriately accommodated.</p> <p>Reference is made to the Traffic Impact Assessment attached at Appendix R.</p>

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Theme/Element	Relevance Yes/No	Assessment
<p>incompatible uses. Protection of future transport corridors will assist in provision of the Toowoomba Bypass, Gowrie-Grandchester rail project, Commonwealth Government's Inland Rail Alignment Study and greater capacity within the Toowoomba Airport.</p> <p>(9) Options to enable larger aircraft to land within the Region will be explored with the Army Aviation Airfield at Oakley to be considered as one option.</p> <p>(10) Safe, integrated, accessible and well connected local communities, both physically and through community participation and ownership, including provision of active transport infrastructure for connectivity, mobility and accessibility for residents and encouragement of physical activity through more walking and cycling trips whether for recreation or to and from nearby destinations. Transport Planning and Coordination Act 1994 (TPCA) defines active transport infrastructure as – Infrastructure for use in connection with active transport, including the following:</p> <ul style="list-style-type: none"> (a) a path or walkway for use by pedestrians; (b) a path, lane or other infrastructure for use by cyclists; (c) a device or facility designed and constructed for parking bicycles; and (d) an end-of-trip facility. 		
<p>3.7.2 Element – integrated transport system</p> <p>(1) An effective, efficient, safe, equitable transport system is provided which:</p> <ul style="list-style-type: none"> (a) is supported by compact urban growth; (b) integrates all modes of transport; (c) conserves community character; and (d) enhances liveability. 	Yes	<p>The internal transport network has been designed to ensure it is effective, efficient, safe and equitable, and integrates all modes of transport, while ensure it does not adversely impact on the amenity of the area.</p>
<p>3.7.3 Element – active transport</p> <p>(1) A comprehensive walk and cycle network, including end-of-trip facilities, is integrated with road, open space and public transport networks.</p>	Yes	<p>The proposed development seeks to encourage active transport options, and accordingly, incorporates a comprehensive pedestrian and cycle network. The internal active transport network provides connections between facilities within the site, other transport infrastructure (i.e. public transport and car parking) and the proposed district park. This internal network also services Gowrie Junction Road to the connect to the wider transport network. Reference is made to the Traffic Impact Assessment attached at Appendix R.</p>

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Theme/Element	Relevance Yes/No	Assessment
3.7.4 Element – public transport (1) A public transport network is created which facilitates an efficient, effective, equitable and responsive public transport system that supports the travel requirements of residents and visitors to the Region and reduces reliance on private car-based travel.	Yes	The proposed development will incorporate public transport infrastructure to ensure future public and private transport options can be appropriately accommodated. Reference is made to the Traffic Impact Assessment attached at Appendix R .
3.7.5 Element – road network (1) A safe and functional road network is created that connects to and enhances state and national transport networks while providing a safe and attractive local street network and balancing the needs of all road users.	Yes	The internal road network has been designed to ensure it is safe, functional and balances the needs of all road users. Reference is made to the Traffic Impact Assessment attached at Appendix R .
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes (1) Infrastructure and services: (a) are planned, delivered and managed in an integrated manner to promote efficient development; (b) support the desired quality of life for current and future generations whilst protecting the surrounding environment; (c) are delivered to ensure the timely provision of infrastructure, guides and services growth within the Region; (d) are resilient to, and are designed to operate during or recover quickly from, natural hazard events; (e) are prioritised to best utilise public resources and to ensure the community's needs are met. (2) The Region's water is managed in a holistic total water cycle basis to secure a sustainable supply to our water-wise community. (3) Council is committed to securing our community's water needs in the long term by ensuring: (a) the principal water source of Cooby Dam is preserved and enhanced to ensure that water supply is not compromised; (b) alternative water supply methods, including bores, are maintained to ensure that the demands for water resources are met; and (c) further implementation of water efficient technologies are highly supported within the Region to ensure the efficient use of this resource.	Yes	The proposed development will be connected to all urban infrastructure in accordance with the relevant requirements. This includes Council's reticulated water supply and sewerage networks, and telecommunications and electricity supply infrastructure. Additionally, the development will be serviced by new recycled water infrastructure to provide sufficient capacity for irrigation purposes and to minimise impacts on Toowoomba's potable water supply. The capacity of existing networks will be confirmed during Detailed Design to ensure that the networks can sufficiently cater for the proposed development and existing surrounding land uses. Upgrades to this infrastructure will be provided if required. Reference is made to the Concept Water and Sewer Assessment and Electrical Services Assessment attached at Appendices S and U respectively.

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Theme/Element	Relevance Yes/No	Assessment
<p>(4) Public and environmental health is protected through effective wastewater and stormwater management.</p> <p>(5) Environmental impacts due to the generation of waste are minimised through improved consumption behaviour, effective recycling infrastructure and practices and the reduction of emissions from landfills.</p> <p>(6) Up-to-date information and communications technology is accessible to all sectors of the community.</p> <p>(7) Energy infrastructure has sufficient capacity and is located in areas able to support the needs of the Region and considers low emission energy generation.</p>		
<p>3.8.2 Element – coordinated infrastructure planning and delivery</p> <p>(1) The infrastructure and services provided within the Region satisfy the demand and ensure sufficient capacity for future generations.</p> <p>(2) The use of new technologies is promoted to enable sustainable outcomes to be achieved.</p>	Yes	<p>The capacity of existing infrastructure networks will be confirmed during the Detailed Design stage. Where any capacity issues are identified, existing infrastructure will be upgraded to ensure the proposed development and existing uses in the locality are sufficiently serviced. Reference is made to the Concept Water and Sewer Assessment attached at Appendix S.</p>
<p>3.8.3 Element – integrating water management and infrastructure</p> <p>(1) Water infrastructure is provided and sustainably managed on a total water cycle basis to maintain the wellbeing of the community and the environment.</p> <p>(2) The implementation of new technologies assists in reducing the environmental impacts of development upon the natural environment. Methods implemented included water sensitive urban design principles within developments, encouragement of improved consumption behaviour, effective recycling practices and reduction in emissions.</p>	Yes	<p>The proposed development will be connected to Council's existing reticulated water supply network to provide potable water and water for fire-fighting purposes to the site. Additionally, to minimise the impact of the development of Toowoomba's water supply, the development will also be connected to new recycled water infrastructure for the irrigation of parks and open space areas. Reference is made to the Concept Water and Sewer Assessment attached at Appendix S.</p>
<p>3.8.4 Element – waste water management infrastructure and services</p> <p>(1) Waste management and recycling infrastructure and practices meet the needs of the community and minimise environmental impacts.</p> <p>(2) The treatment of waste water for reuse has been encouraged when safe and viable.</p> <p>(3) Development for urban purposes including community infrastructure is planned, designed, constructed and operated to manage stormwater and waste water in ways that protect the environmental values specified in the Environmental Protection (Water) Policy 2009 and are consistent with any relevant Total Water Cycle Management Plan, Healthy Waters Management Plan, and groundwater protection planning.</p>	Yes	<p>The proposed development will be connected to Council's reticulated wastewater infrastructure. The capacity of the existing infrastructure network will be confirmed during Detailed Design stage to ensure the proposed development can be appropriately serviced. Reference is made to the Concept Water and Sewer Assessment attached at Appendix S.</p>

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Theme/Element	Relevance Yes/No	Assessment
(4) Healthy waters are maintained. This includes water quality, physical and chemical properties of water as well as the management of the frequency of stormwater flows.		
3.8.5 Element – utility infrastructure and services (1) The Region: (a) has access to up-to-date information and communications technology; (b) is serviced by energy infrastructure that keeps pace with future growth; and (c) supports the use of viable low emissions energy sources where appropriate.	Yes	The proposed development will be connected to telecommunications and electricity infrastructure as required. Additionally, the location of the site is such that it is adequately serviced by existing wireless telecommunications infrastructure. Reference is made to the Electrical Services Assessment attached at Appendix U .
3.8.6 Element – waste management and recycling (1) Waste is managed in the Region holistically to minimise adverse impacts on the environment using the waste hierarchy and the triple bottom line principle.	No	
3.9 ECONOMIC DEVELOPMENT		
3.9.1 Strategic Outcomes (1) The Toowoomba Region has a strong, prosperous and progressive economy that contributes to the health and wellbeing of both rural and urban communities and contributes to the character and liveability of the Region. (2) The Region promotes a diverse range of business, industry and tourism activity that is innovative, environmentally sustainable and generates a diverse range of employment opportunities. (3) Toowoomba City is the principal activity centre for the Region and provides a mix of businesses, industries and services which are readily accessible to our local and regional communities. (4) Our rural communities have strong and viable economies which support and are underpinned by a sustainable rural production sector. Readily accessible activity centres are located across the Toowoomba Regional Council area. (5) The Toowoomba Region supports two prime sectors of regional growth:	Yes	The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct that will assist in consolidating and reinforcing Toowoomba as a regional centre for sport and recreation. Additionally, the proposed development will result in a direct injection of funds of up to \$180M into the region, during the full construction of the precinct. The Infrastructure Entity has calculated that the project will involve the creation of over 200 full-time equivalent (FTE) positions during construction, with an additional 260 FTE positions supported indirectly through other industries and household consumption.

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<p>(a) energy, through the Surat Energy province includes coal, coal seam gas, coal seam gas water, ethanol and power station development has the potential to more than triple the Gross Regional Product and create more than 16,000 new jobs in the Region over the next 22 years;</p> <p>(b) food processing, centred on value adding to agricultural production from the Darling Downs; and</p> <p>(c) in addition the Region has also fostered and expanded upon its expertise in offering administrative (Federal, State and Local Government), quality health and education services (both public and private); local tourism, fibre composite advanced manufacturing, agribusiness and aviation/Defence.</p> <p>(6) Energy and allied industries provide a significant opportunity to maximise economic outcomes for the Region. The on-going development of the Region's energy resources will provide significant flow-on effects to supply chain businesses from mining services and other sectors including construction, infrastructure, transportation and accommodation.</p> <p>(7) The Commonwealth Government's Inland Rail Alignment Study, completed in 2010, established that the North-South Rail Corridor connecting Melbourne and Brisbane along the Western Corridor will meet future freight demand nationally and internationally between 2030 and 2035 or earlier if the total tonnage of 25-26 million tonnes per annum is reached. The current interstate tonnage is approximately 5.2 million tonnes per annum. It is anticipated that this corridor will alleviate freight demands on the Melbourne-Sydney and Sydney-Brisbane coastal routes. It will also bring a national freight focus to the Toowoomba Regional Council area, enhancing market access and facilitating development, particularly the Charlton Wellcamp Enterprise Area.</p> <p>(8) The Charlton Wellcamp Enterprise Area, located 13km west of Toowoomba at the junction of the Warrego, New England and Gore highways, provides much needed industrial land for the Region. The Toowoomba Regional Council sees the area as having potential to be a key catalyst for business growth, leading to a more self-sustained economy.</p> <p>(9) Economic development in the Region is supported by an efficient, sustainable and responsive freight system that meets the needs of the community and industry in the Region.</p> <p>(10) Economic development opportunities are promoted in the parts of the Region (including Cooyar, Oakey, MacLagan, Quinalow, Yarraman and Jondaryan)</p>		

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Theme/Element	Relevance Yes/No	Assessment
that are impacted by natural hazards to assist these communities to orient away from identified risk areas over time.		
3.9.2 Element - economic growth (1) The economic diversity of the Region provides employment and investment opportunities for residents and contributes significantly to the stability and economic robustness of the regional economy.	Yes	The proposed development result in a direct injection of funds of up to \$180M into the region, during the full construction of the precinct. The Infrastructure Entity has calculated that the project will involve the creation of over 200 full-time equivalent (FTE) positions during construction, with an additional 260 FTE positions supported indirectly through other industries and household consumption.
3.9.3 Element – activity centres and employment (1) The Region is served by a strong and dynamic CBD and complimented by a network of district, town neighbourhood and mixed-use villages.	Yes	The proposed development seeks to consolidate and reinforce the role of Toowoomba as a regional centre for sport and recreation through the concentration of regionally significant sport and recreation facilities at this location.
3.9.4 Element – creative and knowledge-based industries (1) The Region has a thriving creative industry sector and supports innovation and clusters of science and technology, health, education and training. (2) The education and knowledge is diversified and competitive State, private and corporate education opportunities are available to all members of the community through either formal or virtual facilities and supported with appropriate telecommunication, learning and accommodation infrastructure.	No	
3.9.5 Element – tourism (1) The Region has a diverse range of tourist attractions including its natural features, parklands, community events and a broad range of local food and wine products and locally made art and crafts. (2) Close proximity to Brisbane and the Gold and Sunshine Coasts make the Region an attractive destination for day trippers and overnight stays. (3) The regions distinct seasons offer a unique opportunity in the Queensland tourism market.	Yes	The LGID seeks to facilitate the establishment of a regionally significant sport and recreation precinct that is expected to attract tourists from all across the Toowoomba and Darling Downs regions. The facility has been designed to allow for the potential to host intra and inter-state events which would also attract visitors from other regions within Queensland and Australia. Accordingly, it is considered that the proposed development complies with the intent of this element.