



THE
RAILWAY



discover the opportunity

Toowoomba Railway Parklands Priority Development Area

Development Scheme

Effective: 28 January 2016

Last Amended: day month year



THE
MILL



THE
SHED



THE
RISE



THE
PARKLANDS



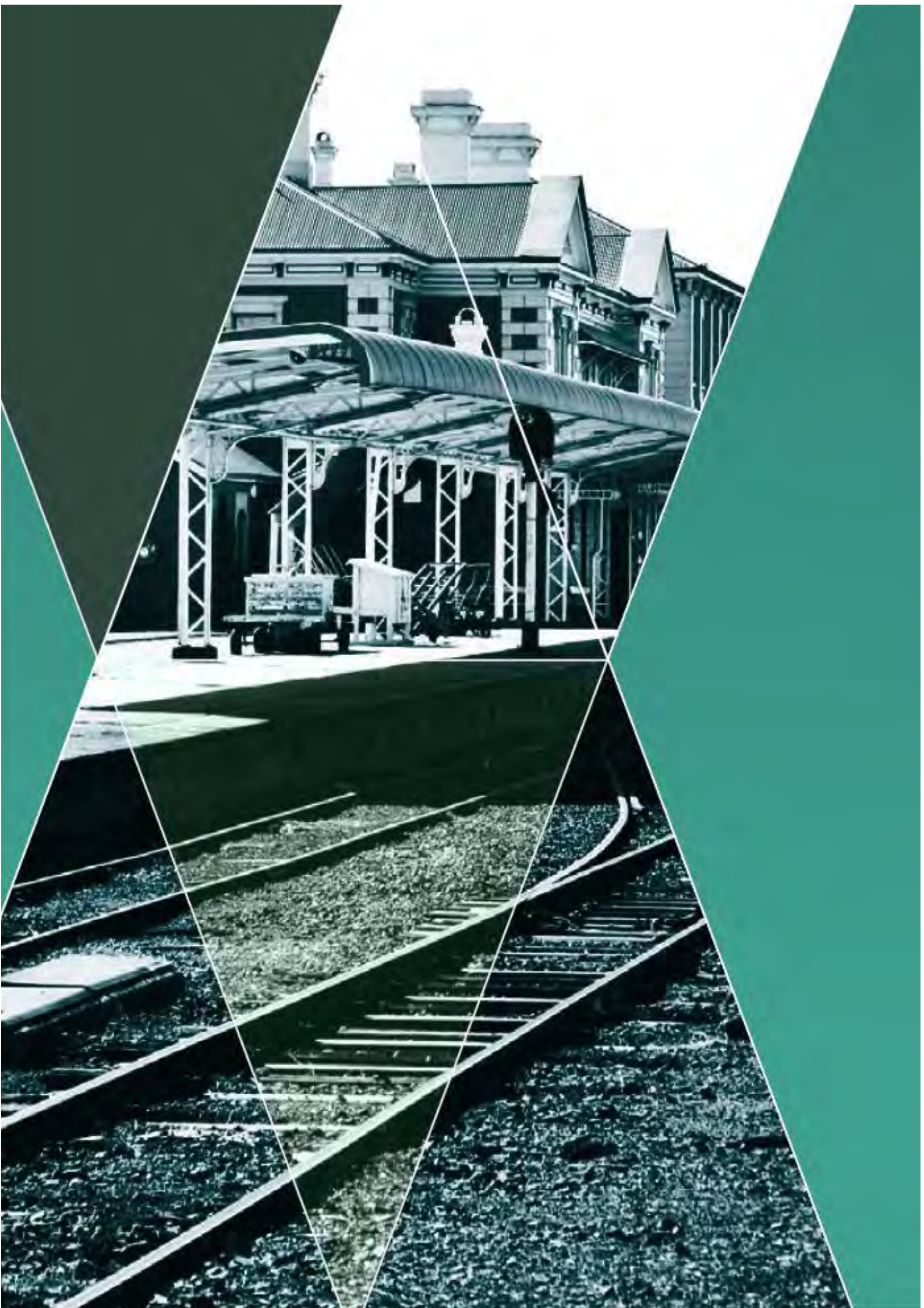
THE
FOUNDRY



THE
LINK



THE
GASWORKS



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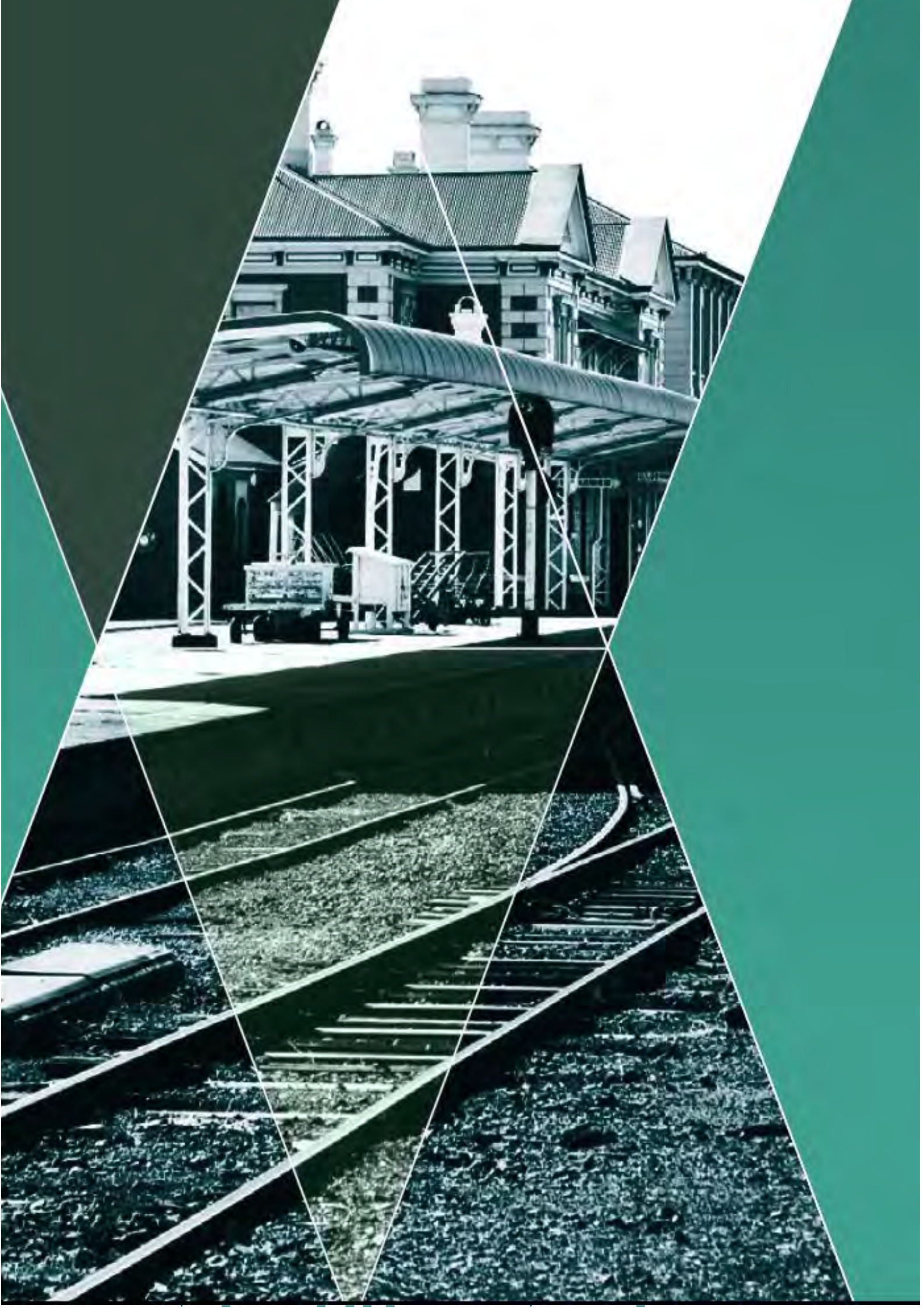
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Discover the opportunity...

This is the Toowoomba Railway Parklands Priority Development Area Development Scheme. The development scheme represents a bold strategic vision that invites the rediscovery of opportunity and potential, right in the centre of Toowoomba city.



THE
FOUNDRY



THE
GASWORKS



THE
MILL



THE
LINK



THE
PARKLANDS



THE
SHED



THE
RISE





The PDA will bring benefits to the development industry, providing a clear vision and plan for the area, faster assessment processes, streamlined requirements for public notification and greater certainty under the development scheme. It provides strategies focussed specifically on delivering for the local conditions of the PDA and its overall preferred outcomes.



The Mill is centred around the historic flour mill that operated on the site from 1899 until 2011. The Mill precinct is intended to be redeveloped for a mixture of uses, including medium density residential with ground level retail and commercial uses. Activities will include centralised urban plazas and public/semi-public spaces providing connectivity to the urban parkland network, bringing the parklands into the existing urban fabric.





THE
LINK

Linking the PDA to the CBD itself, the Link represents an area of the CBD with significant potential. Future redevelopment will morph existing commercial areas into high amenity areas of mixed use, providing development growth alongside high quality enhancements of the public realm between the PDA and the CBD. Residential, business and retail uses will consolidate and refurbish existing and new floor spaces, complementing and reinvigorating some of Toowoomba's most iconic commercial heritage buildings, the qualities of which are recognised, retained and protected.



THE
PARKLANDS

The Parklands will see the former railyards site transformed into a regionally significant, all inclusive, community asset. As the centrepiece of the PDA the Parklands will be a generous and integrated series of open spaces for activity, recreation, engagement, interaction and relaxation. An extensive network of pathways, cycleways and new bridge crossings over Gowrie Creek will create the Parklands as a destination but also an imperative link between areas of Toowoomba long separated by infrastructure and industry.



THE
GASWORKS

The Gasworks will take character cues from the key historical gasworks site which operated in the precinct from 1878 to 1960. The recent decommissioning and full remediation of the site readies a key catalyst opportunity, to enable conversion of surrounding light industry and business uses to medium density residential and commercial uses, with grand, high quality public realms for circulation and interest. The precinct will leverage off its proximity to the CBD, entertainment and park precincts all within short walking distance of the Gasworks.



THE
SHED

The Shed represents the greatest investment for the community, in delivering the Parklands. It will be an invaluable asset for Council and the public, central to the new Parklands and the PDA and easily accessed from the CBD. The Shed will be a community facility and event space, festival and market ready and surrounded by multi-use plaza spaces connected to the broader PDA open space and movement networks. The refurbishment of the Shed will exemplify the rich railway history of the site and surrounds, and will be a critical piece in interfacing the Parklands with infrastructure corridors.



THE
RISE

The Rise complements Toowoomba's rich residential character and tree lined streetscapes. Having much potential for growth and development, uses will predominantly increase residential opportunities and options for affordable, attractive living, optimising views across the Parklands along interfacing streets. Properties in proximity to the railway station will continue to evolve as a business, cultural, retail and entertainment hub, well connected to and supporting the Parklands and Russell Street's commercial heritage character.



THE
FOUNDRY

The Foundry is a Toowoomba landmark - the site of Toowoomba's longest operating metal foundry dating back to 1871, heritage listed building components, and a large employer to many Toowoomba locals throughout the years. The Foundry will be sensitively developed to incorporate a mixture of uses, including medium density residential, ground level retail and commercial activities. It will activate circulation from Ruthven Street and to the Parklands, through high quality public/semi-public spaces. The Foundry precinct will provide a critical opportunity to connect Evelyn and Campbell Streets through to the parkland, making the integrated spaces legible and accessible to the surrounding community.

Why Toowoomba?

The Toowoomba Railway Parklands Priority Development Area is set to facilitate development during a time of unprecedented opportunity and investment. As Queensland's largest inland city servicing the Darling Downs and South West Queensland, Toowoomba is well positioned at the epicentre of this region's significant agricultural, infrastructure and mining activity.

The market fundamentals have improved over the last two years with key improvements including:

- *Material increase in dwelling approvals over the last 12 months for medium density product*
- *Developer confidence lifted in the viability of medium density product*
- *Considerably stronger sales volumes*
- *Dwelling price points have improved to a level that is likely to be viable for more medium density options*
- *New Brisbane West Wellcamp Airport has opened and been received positively by the market*
- *Grand Central shopping centre expansion – approved, financially committed and underway*

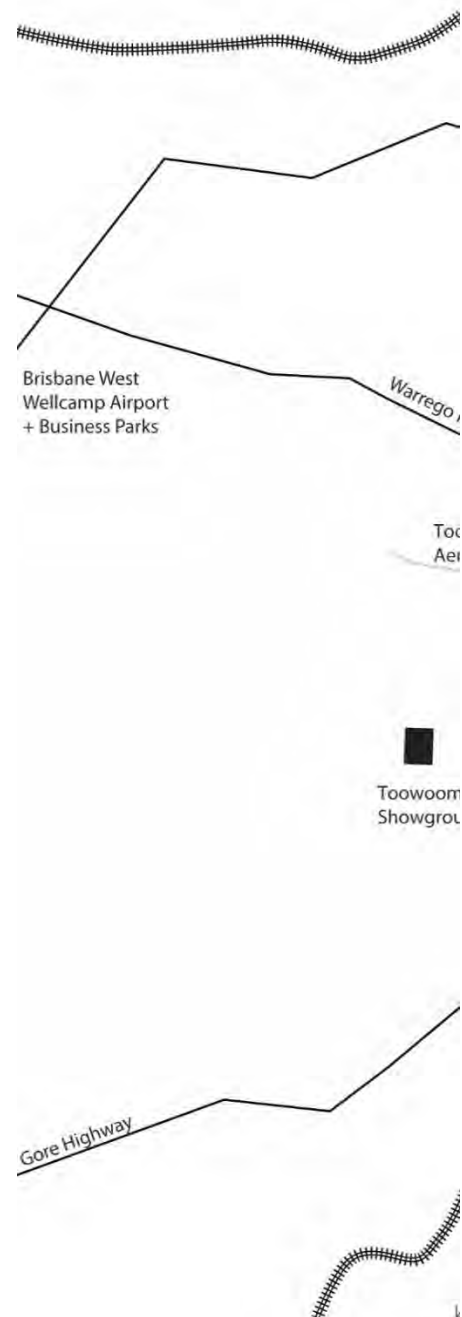
These market conditions will continue to support an increase in attached product to counter diminishing affordability.

Population growth between
2011-2013
doubled

48% increase in number of
apartments being built in
the city between 2001-2011

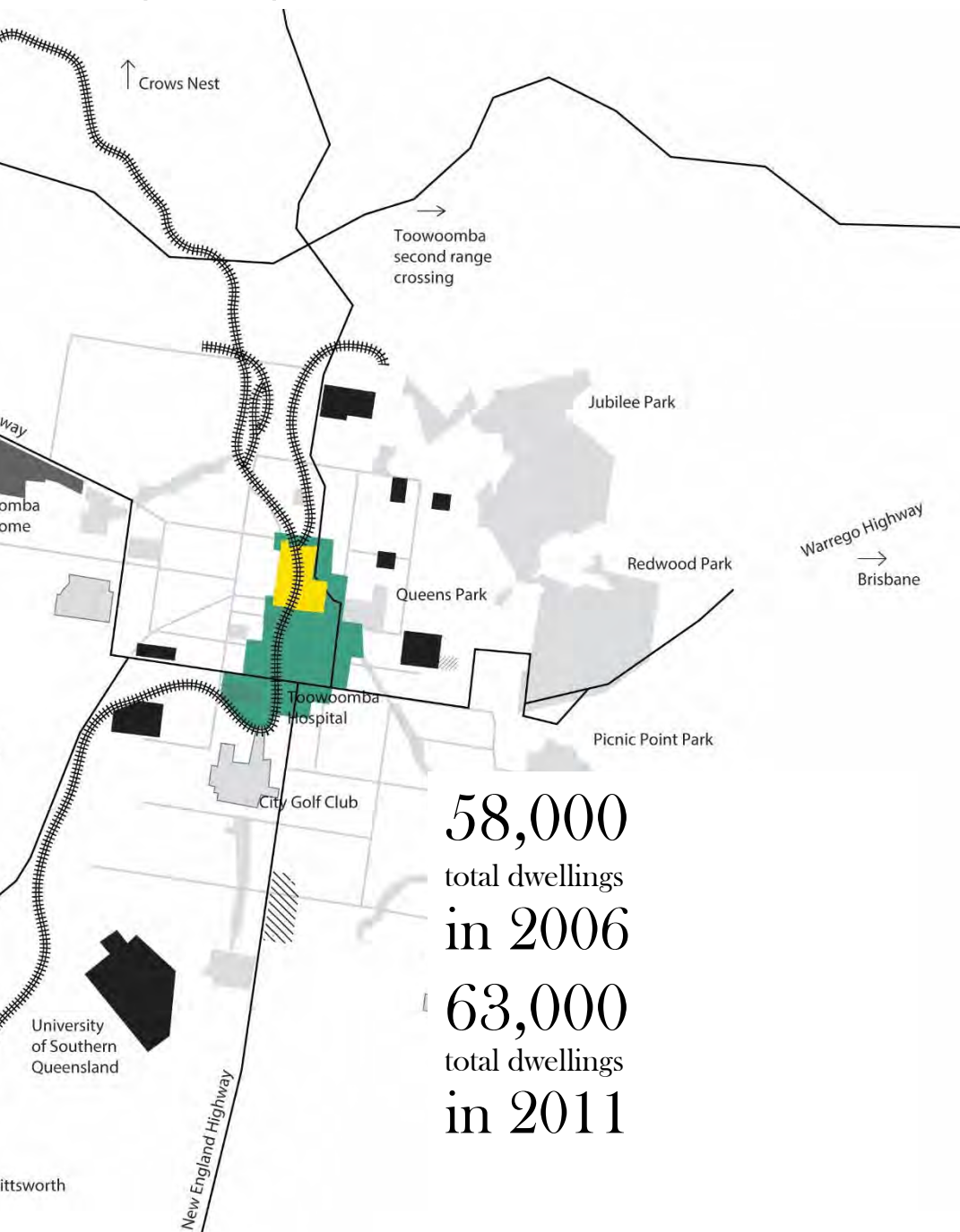
5th
largest
city in Queensland

Australia's
largest
non-capital inland city



Toowoomba is one of only three regions in Queensland where a recent survey of property professionals and developers saw every respondent regard the local market as rising. Respondents cited population growth, new infrastructure and low interest rates as key drivers of current activity levels within Toowoomba.

[SOURCE UDIA]



\$1.6b
+1800
FTE jobs
for Toowoomba

50,000
new residents
by 2035

Brisbane West
Wellcamp Airport

15 mins
747 compatible

Gross Regional Product

\$8.2b
3% of Gross
State Product

58,000
total dwellings
in 2006
63,000
total dwellings
in 2011

The development scheme is a unique opportunity to reinvigorate key sites that traditionally have represented the industrial and commercial evolution of the city.

The scheme will provide clarity and certainty, supporting development of a mixed-use urban village that embraces the city's rich heritage.

A regionally significant parkland will be the centrepiece to energise market appeal and investment, promoting an exciting, inner city lifestyle opportunity.

High quality amenity, vibrant CBD convenience, and recreation and entertainment opportunities will make the Toowoomba Railway



*Parklands PDA a real choice
for future markets, motivating
development and revitalisation.*

*This document includes the
Toowoomba Railway Parklands PDA
Development Scheme.*

*It has been produced to
communicate the development
intents and outcomes of the PDA,
and to provide the framework as to
how they can be delivered through
supporting development controls.*



What are the preferred outcomes of the development scheme?

The Toowoomba Railway Parklands Priority Development Area will deliver new community assets and facilities for the residents of Toowoomba; including

new parkland, community spaces, as well as function and event spaces. It will also facilitate major urban renewal and redevelopment of neglected areas of the city.

The Toowoomba Railway Parklands Priority Development Area is set to facilitate development at a time of unprecedented opportunity and investment within Toowoomba. The recent and future investment in infrastructure and the flow-on benefits of continued mining and agricultural growth within the Surat Basin means that Toowoomba’s time is now.

High value heritage buildings will be protected to give the PDA its unique character. However, there are still significant opportunities for major redevelopment and refurbishment of the area to facilitate new forms of development that respect its intrinsic character.

DEVELOPMENT OUTCOME	AREA	YIELD	% OF PDA LANDS
Total PDA area	51.3ha	-	100%
Urban parkland network (total open space) Including the Central Parklands	8.6 ha (5.1ha)	-	17% (10%)
Lands available for urban renewal	25.7 ha	-	50%
Residential dwelling units (capacity)	-	2,270	-
Residential dwelling units (projected)	-	1,500	-
Commercial floor space (retail and office - capacity)	-	43,500m ²	-
Commercial floor space (retail and office - projected)	-	8,500m ²	-
Total future potential road area	17 ha	-	33%





Toowoomba
Railway
Parklands PDA
Development
Scheme

1 Introduction

1.1 Economic Development Act

The *Economic Development Act 2012* (the Act) establishes the Minister for Economic Development Queensland (MEDQ), who operates as a corporation sole to exercise the functions and delegations of the MEDQ.

The main purpose of the Act is to facilitate economic development and development for community purposes in the State. The Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Area (PDAs).

1.2 Priority development area

The Toowoomba Railway Parklands Priority Development Area (PDA) was declared by regulation on 12 December 2014.

The MEDQ has delegated responsibility for development assessment within the Toowoomba Railway Parklands PDA to Toowoomba Regional Council (Council).

1.3 Application of the development scheme

The Toowoomba Railway Parklands PDA Development Scheme (the development scheme) is applicable to all development on land within the boundaries of the PDA (refer Map 2 (PDA Boundary and key features, in section 2.1)).

From the date of approval under a regulation, the scheme replaces the Toowoomba Railway Parklands PDA Interim Land Use Plan which commenced upon declaration.

1.4 Elements of the development scheme

The development scheme consists of:

- i. A land use plan;
- ii. An infrastructure plan; and
- iii. An implementation strategy.

The land use plan regulates development within the PDA, and includes a Vision, PDA-wide criteria and precinct provisions which state the desired form of development within the PDA. The vision for the PDA is expressed through a vision statement.

The infrastructure plan details the infrastructure needed to support the land use plan for the PDA and funding arrangements.

The implementation strategy describes strategies and mechanisms that will complement the land use plan and infrastructure plan to meet the vision for the Toowoomba Railway Parklands PDA.

1.5 State interests

Relevant matters of State interest have been considered in the preparation of the development scheme¹.

1.6 Acknowledgements

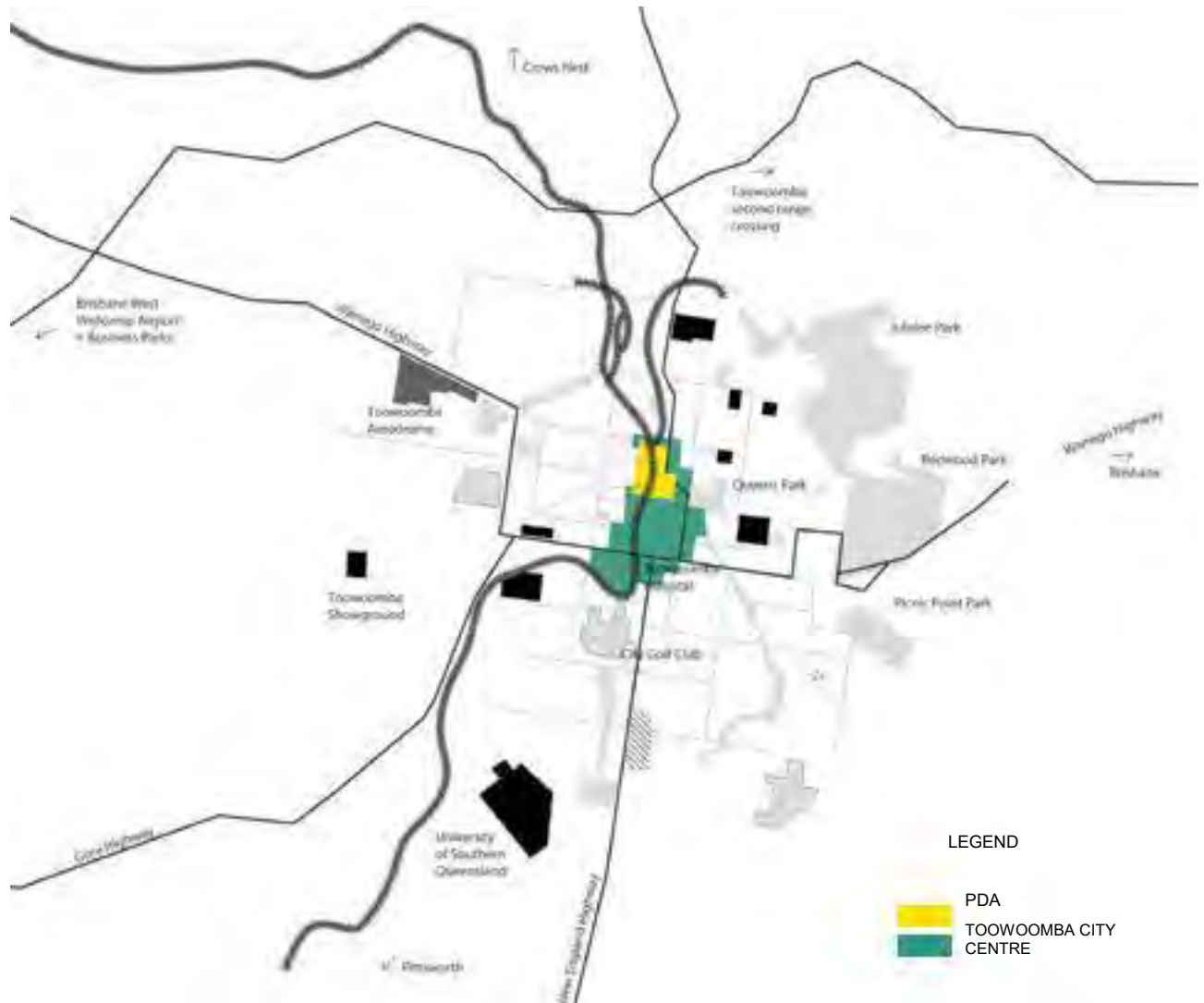
The development scheme was prepared under delegation by Toowoomba Regional Council in collaboration with the Department of State Development, Manufacturing, Infrastructure and Planning, other state agencies and industry representatives.

¹ For the purposes of addressing state interests in development assessment, the State Assessment and Referral Agency (SARA) online mapping provides guidance in identifying if a state interest is relevant to the assessment of a PDA development application (refer to: <https://planning.dsdmp.qld.gov.au/planning/better-development/the-development-assessment-process/the-states-role>).

Where the MEDQ delegates development assessment functions and powers, applicants and the delegate should also refer to <http://www.dilgp.qld.gov.au/resources/guideline/pda/practice-note-14-state-interests.pdf> (note: the functions and powers of the MEDQ under the definition are not delegated).

2 Strategic context

Map 1: PDA location and context map



2.1 Location

Toowoomba is Australia's second largest inland city and services the areas of the Darling Downs and South West Queensland. The city is positioned at the epicentre of this region's significant agricultural, infrastructure and mining activities, and as the principal regional activity centre of South West Queensland,

Toowoomba will accommodate approximately 50,000 new residents by 2035.

This growth is reinforced by recent and continued investment in major infrastructure projects such as the recently completed Toowoomba Wellcamp Airport, forecast to transfer

200,000 passengers in the first year of operation (2015) and the proposed Second Range Crossing, which is estimated to deliver 1,800 full time jobs to Toowoomba. Significant investment in the expansion of the Grand Central shopping centre to the south of the CBD is also a positive indicator of strong growth in the region.

The Toowoomba Railway Parklands PDA represents a significant opportunity for growth and development investment, offering inner city development through the revitalisation of underutilised industrial sites and fringe areas of the CBD.

The Toowoomba Railway Parklands PDA covers a total area of 51.3 hectares, centred on the operational Toowoomba railyards and the surrounding area, which extends north to Bridge Street, south to Russell Street, Mort Street to the west and Ruthven and Neil Streets to the east.

The PDA is situated north of Toowoomba's Central Business District (CBD) and within the city centre frame. Its central location provides good access to everyday business, community services and core infrastructure. Regionally significant uses in the CBD and surrounds include the Toowoomba and St Vincent's Hospitals, public and private schools, University of Southern Queensland, the Toowoomba Aerodrome, Oakey Army Aviation Base and Toowoomba Wellcamp Airport.

Map 2 PDA boundary and key features



2.2 Key existing attributes



Railyards

The central component of the PDA is the existing railyards, with a number of railway lines, an unused Goods Shed and the Toowoomba Railway Station. The Goods Shed and adjoining land between existing operational rail lines and Gowrie Creek have been released for redevelopment for parkland and events-based uses. The main operating railway line which extends north-south through the PDA, will remain operational with its current operations generally limited to a single daily train movement in each direction. Other key operational structures of the railyards include a fibre optic signal box that services other parts of the rail network. Among a number of heritage and cultural values listed for the railyards site, the Toowoomba Railway Station and Toowoomba Goods Shed are recognised as important landmark elements for the PDA.

Heritage

The PDA contains a number of large-scale historical industrial facilities, including the former Defiance Flour Mill and Toowoomba Foundry. These are important sites in the PDA, in particular their landmark buildings, structures and traditional land use as long-standing employment generators in the city's history. The sites have not been redeveloped since the discontinuation of their respective traditional uses.

A number of other sites and features in the PDA have been identified as having heritage value (refer to Schedule 3).



Waterways

Gowrie Creek passes north to south through the PDA, predominantly within the existing railyards land. It extends south towards the new Outer Circulating Road (OCR), and joins with East Creek, heading east towards Queens Park from that confluence. Both waterways have drainage, recreation and natural values including fisheries resources and fish habitat values. While Gowrie Creek to the north of the PDA is a reasonably naturalised channel, it becomes a more engineered channel to contain and conduct water flow, in its more southern and eastern (East Creek) extents.



Diversity

A mix of residential housing, commercial and light industry land uses characterise the western parts of the PDA. Southern parts of the PDA are characterised by clusters of small to mid-sized sites which accommodate a mix of industrial, service and business activities, with commercial character buildings along Russell Street contributing to streetscapes lined by buildings of significant heritage.

2.3 Precincts of the PDA

Precincts within the PDA have been identified through the definition of infrastructure corridors, distinct built form and land use functions. The extent of these precincts are shown on Map 3.

Precinct 1 – Central precinct

The Precinct 1 area encompasses former and existing railyards lands and is defined by the existing rail corridor to Bridge Street in the north and Russell Street in the south. The Precinct contains the currently unused Toowoomba Goods Shed and other remnant buildings and structures ancillary to the use of the railyards. The precinct also encompasses the Toowoomba Railway Station, an iconic, historical building that in addition to its operation as a working station, accommodates a museum, restaurant and function facility. Gowrie Creek runs through the Central precinct.

Precinct 2 – City link precinct

Precinct 2 is located within the area identified as the CBD in Council's Toowoomba City Centre Master Plan², and directly links the CBD and the Central Precinct of the PDA. It is defined by key infrastructure corridors, being the Outer Circulating Road (OCR) to the north, the railway line and Neil Street to the east, and Russell Street to the south. The precinct is identified as part of the city core and contains clusters of commercial character buildings and small to mid-sized industrial and commercial sites.

Precinct 3 – Ruthven Street precinct

Precinct 3 incorporates land east of the rail line to Ruthven Street, north to Bridge Street and south to Campbell and Neil Streets. The precinct encompasses the former Defiance Flour Mill, Toowoomba Foundry and Gasworks.

The precinct incorporates large consolidated land holdings directly interfacing with the Central Parkland Precinct and smaller clusters of small to mid-sized industrial and commercial sites.

Precinct 4 – Mort Street precinct

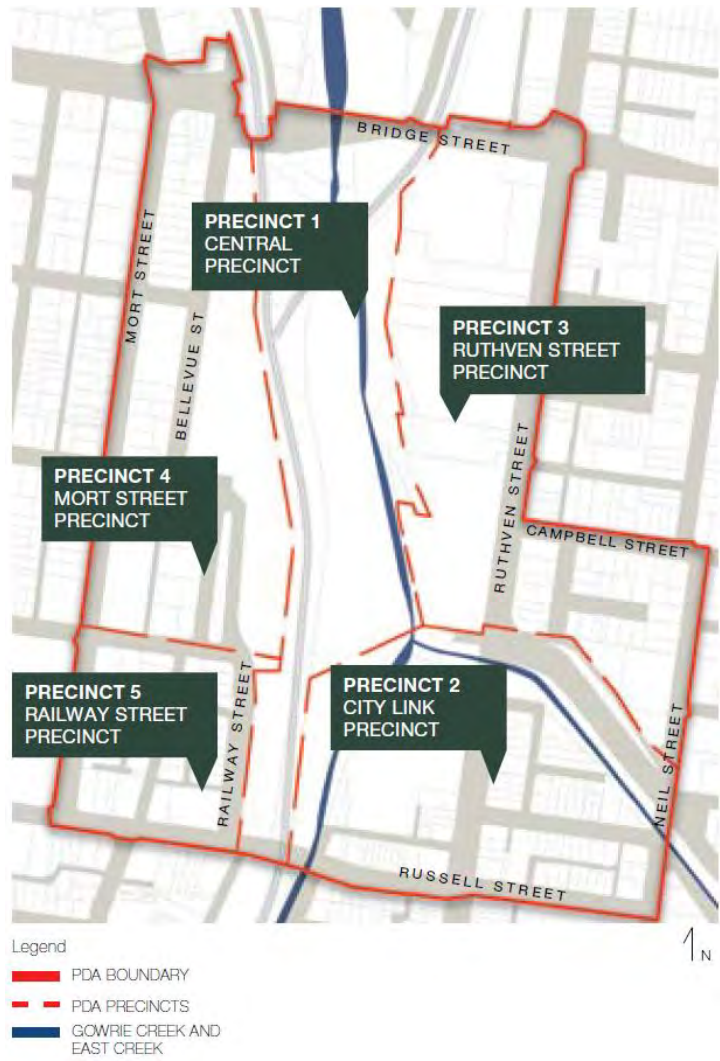
Precinct 4 extends west of the rail line to Mort Street, Taylor Street in the south and Bridge Street to the north (including those lots fronting Bridge Street). The precinct contains areas of elevated detached residential housing and commercial and light industrial uses overlooking the railyards. It has a strong neighbourhood character with tree lined streets and character buildings. The heritage listed Carlton House in Mill Street is a key feature in the precinct.

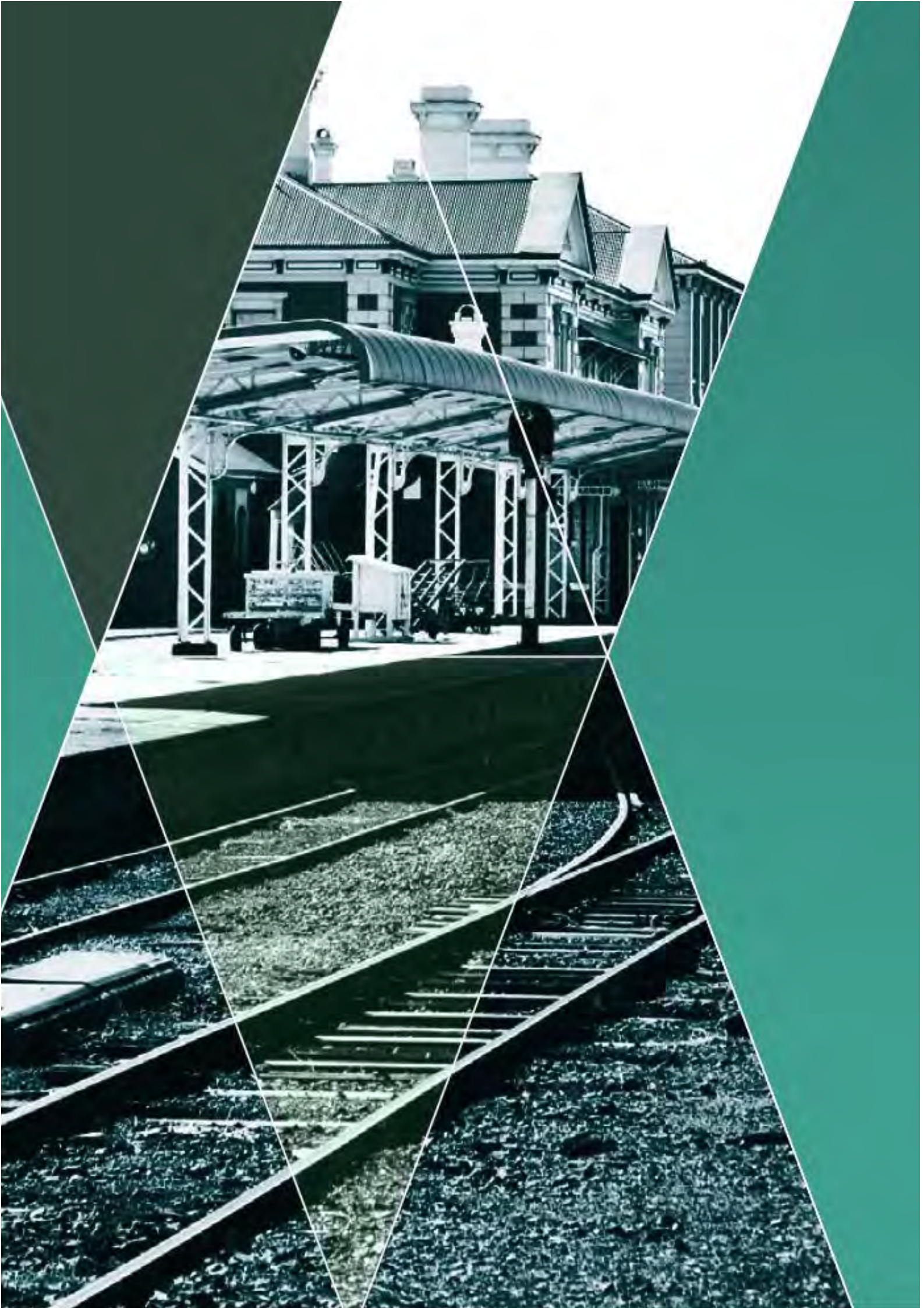
Precinct 5 – Railway Street precinct

Precinct 5 is the south west corner of the PDA, bounded by Railway, Russell and Mort Streets. The precinct provides a mixture of uses including retail, industrial, business, a cluster of food and drink, galleries and community-based services in the vicinity of the Toowoomba Railway Station.

² Refer to Toowoomba Regional Council's website to view the Toowoomba City Centre Master Plan.

Map 3: PDA precincts plan





Land use plan

3 Land Use Plan

3.1 Operation of the land use plan.

3.1.1 Purpose of the land use plan

The land use plan establishes the requirements of the development scheme that will regulate development and help achieve the vision for the Toowoomba Railway Parklands PDA (refer to Figure 1).

3.1.2 Vision

The PDA vision in Section 3.3 incorporates:

- i. a vision statement (Section 3.3); and
- ii. structural elements (Section 3.4).

The location of structural elements are shown on Map 4 – Structural Elements Plan.

3.1.3 PDA development requirements

The PDA development requirements are expressed as:

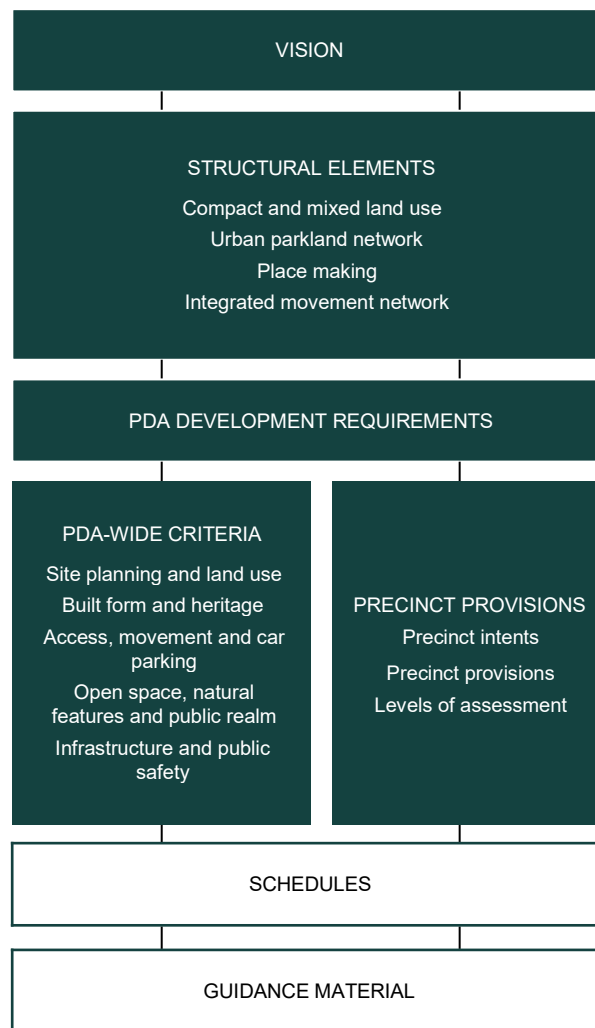
- i. PDA-wide criteria (see Section 3.5); and
- ii. Precinct provisions (see Section 3.6).

The PDA-wide criteria apply to all PDA assessable development but do not apply to accepted development.

The provisions for each precinct apply to:

- i. land in that precinct (as expressed through the precinct intents and outcomes), and

Figure 1: Land Use Plan Structure



- ii. all development in that precinct (as expressed in the relevant level of assessment table for each precinct (Table 2-6)).

Guidance material³ may provide assistance as to how to achieve the PDA-wide criteria and precinct provisions.

3.1.4 Levels of assessment

Levels of assessment tables (Tables 2-6) in the following sections prescribe for each precinct:

- i. PDA accepted development (column 1);
- ii. PDA assessable development which is permissible (column 2a); and
- iii. PDA assessable development which is prohibited (column 2b).

3.1.5 Schedules

Schedule 1 identifies development that is accepted development in all precincts of the PDA.

Schedule 2 provides the definitions and activity groups required to interpret and apply the scheme.

Schedule 3 provides a list of the significant heritage sites within the PDA.

Schedule 4 provides the requirements for PDA accepted development.

³ Refer to State government guidelines available at www.dsdmip.qld.gov.au and Council guidelines at www.toowoombarc.qld.gov.au/railwayparklands. Guidelines should be read in conjunction with the Land use plan, Infrastructure plan and Implementation strategy and any other document or guideline called up by the scheme.

3.2 Development assessment

3.2.1 Interpretation

Section 33 of the Act defines development.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

3.2.2 Requirements for accepted development

PDA accepted development that is subject to requirements must comply with Schedule 4.

3.2.3 Development application

The PDA-wide criteria, precinct provisions and relevant guidance material is to be taken into account in the preparation of a PDA development application and the assessment of the application.

The Infrastructure Plan (Section 4) and Implementation Strategy (Section 5) include further information that should be considered in the preparation, design and feasibility of development proposals.

3.2.4 Development approval

A PDA development approval will be required for development identified as PDA assessable development. A PDA development application must be lodged with the MEDQ⁴ for assessment and decision.

Identification of development as PDA assessable development does not mean that a PDA development approval (with or without conditions) will be granted. Development must be consistent with the scheme to receive approval.

A development permit is required before PDA assessable development is undertaken.

3.2.5 Development consistent with the land use plan

PDA assessable development is consistent with the land use plan if:

- i. The development complies with all relevant PDA-wide criteria (Section 3.5) and the precinct provisions (Section 3.6); or
- ii. The development does not comply with one or more aspects of the PDA-wide criteria or precinct provisions but:
 - a. The development does not conflict with the PDA vision (Section 3.3); and
 - b. There are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide

criteria or the
precinct provisions.

4 MEDQ may delegate certain functions and powers under s. 169 of the Act to a local government. Development assessment powers have been delegated by the MEDQ to Toowoomba Regional Council.

In this section 'grounds' means matters of public interest which include matters specified as the main purposes of the Act as well as:

- i. Overwhelming community need; and
- ii. Superior design outcomes.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.2.6 Development inconsistent with the land use plan

PDA prohibited development is inconsistent with the land use plan. Under the Act, PDA assessable development that is inconsistent with the land use plan cannot be granted approval.

3.2.7 Demonstrating development is consistent with the land use plan

PDA assessable development must demonstrate how it is consistent with the PDA vision, PDA-wide criteria and precinct provisions, and should demonstrate that development will not compromise or unreasonably prejudice the opportunities for the development of the remaining area in the precinct and/or PDA. Applicants may demonstrate this through a PDA preliminary approval⁵ or Plan of Development (PoD).

⁵ A PDA preliminary approval is a PDA development approval that approves development subject to conditions, but does not authorise PDA assessable development to take place. A development permit is required in order to carry out PDA assessable development.

3.2.7.1 PDA preliminary approval

While there is no requirement to obtain a PDA preliminary approval, applicants may use PDA preliminary approvals to stage development or to gain approval for a development concept before undertaking detailed planning.

PDA preliminary approvals may demonstrate how development achieves the requirements of the scheme at an intermediate level of spatial planning between the elements of the vision and precinct provisions and the individual development proposals and associated Plans of Development (PoDs).

A PDA preliminary approval may include:

- i. all or a relevant part of a precinct determined in consultation with Council;
- ii. identification of the location of connections to network infrastructure, including transport, within the precinct;
- iii. identification of land uses and development density;
- iv. if required, a resolution to any constraints that may determine the extent of developable area or appropriate uses;
- v. a resolution of the boundaries of centres, public open space and any identified sites for community infrastructure such as parks and schools; and
- vi. a demonstration that the development proposal:

does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the vision, PDA-wide criteria and precinct provisions;

- a. is consistent with existing and approved development in the PDA preliminary approval area or adjoining areas;
- b. addresses additional requirements for development in the precinct; and
- c. addresses other matters specified in an EDQ guideline.

Applicants should discuss the use of a PDA preliminary approval with Council in facilitation meetings.

Council may request changes to a proposal relating to a PDA preliminary approval application.

3.2.7.2 Plan of development

A PoD may accompany an application for a material change of use (MCU) or reconfiguring a lot (RAL) and may deal with any proposed use as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant PDA development requirements and precinct provisions.

A PoD should indicate the location and function of temporary and permanent uses and structures and how these uses and structures will relate to each other.

The PoD cannot include land beyond the boundary of the land, the subject of the application, but may cover only part of the land the subject of the application. An applicant may also be required to demonstrate impacts and connections to areas adjoining the subject land in a separate plan to the PoD.

Under Schedule 1, development in accordance with a PoD is accepted development and requires no further development approval under the scheme⁶.

3.2.8 Infrastructure agreements

An infrastructure agreement may be required to address the provisions and requirements of the Infrastructure Plan and Implementation Strategy.

3.2.9 Notification requirements

A PDA development application will require public notification if the application involves land located within the PDA and:

- i. is adjacent to existing residential zoned land outside the PDA, and exceeds permissible height under the scheme; or
- ii. exceeds permissible floor space for business activities nominated within the scheme; or
- iii. will result in the demolition or removal of a PDA significant heritage place identified within the development scheme (refer to Schedule 3).

⁶ For further advice on preparing a PoD refer to the applicable EDQ practice note available at www.dsdmip.qld.gov.au.



In addition, in accordance with s84 of the Act, a PDA development application may require public notification if the application includes a proposal for a use or is of a size or nature which, in the opinion of the MEDQ⁷, warrants public notification.

3.2.10 Relationship with Local Government Planning Scheme and other legislation

The scheme may apply a provision of a planning instrument or a plan, policy or code made under the *Planning Act 2016* (PA) or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

In addition to assessment against the scheme, development may require assessment against other legislation such as SPA, the *Plumbing and Drainage Act 2002* and the *Building Act 1975*.

3.2.11 Interim uses

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long-term use of the land. Interim land uses may occur as appropriately developed and operated and where located in areas which will not compromise the zone intent in the longer term.

Interim uses should be low intensity in nature and characterised by a low investment in buildings and infrastructure relative to the value of the site.

An interim use may be approved if it can be demonstrated that an interim use will not preclude or delay an appropriate long-term use or intensity of development. Information to support an application for an interim use may include:

- i. a context plan
- ii. a schedule of land supply and projected take-up rates, or
- iii. plans showing how the development could transition from the proposed interim use to an appropriate longer term use⁸.

A condition of approval may be imposed that limits the duration of an interim use. Interim uses will only be approved if it can be demonstrated that the use will not prejudice the achievement of the PDA Vision and structural elements.

⁷ MEDQ may delegate certain functions and powers under s.169 of the Act to a local government. Development assessment powers have been delegated by the MEDQ to Toowoomba Regional Council.

⁸ For more information, refer to EDQ's PDA Guideline Number 09 - Centres <https://www.dsdmip.qld.gov.au/resources/guideline/pda/guideline-09-centres-may2015.pdf>



3.3 Vision

The Toowoomba Railway Parklands PDA will develop as an active, high quality, mixed density urban village which will reinforce and frame the Toowoomba CBD core area. It will embrace its geographic location to integrate industrial, heritage, residential choices and valuable urban parklands, through efficiently connected movement corridors. It will provide unique community and social functions, contributing to amenity for the broader Toowoomba region.

High quality, well designed buildings and urban environments will be a feature and an asset of the area, creating strong appeal for residents, visitors, workers and investors.



The Toowoomba Railway Parklands PDA will:

- support- and activate a cohesive city centre for Toowoomba and strengthen its future as a primary regional city for the Darling Downs and Queensland;
- support- and reinforce the Toowoomba CBD and regional economy;
- encourage- investment and the expansion of residential living within the Toowoomba CBD;
- provide- for a diversity of housing choices, including a range of dwelling densities, as part of integrated mixed-use precincts;

- provide- a range of commercial, retail and entertainment activities and community services in a manner that supports the CBD and overall function of the PDA and its key activity precincts;
- incorporate- buildings of a scale, form and height supported by market demand and take up;
- sensitively- adapt and re-use buildings and sites of heritage value and cultural significance;

- support- the delivery of the urban parklands network, and in particular a multi-use central parkland of regional significance to service the broader community and attract investment and development within the PDA; and
- create- a high quality and authentic urban environment for residents, the community and visitors.

The PDA will achieve this vision through the structural elements, PDA-wide criteria and precinct provisions outlined in this scheme.



3.4 Structural elements

The Structural elements identified in Map 4: Structural elements plan apply to all PDA assessable development in the PDA.

To the extent that the Structural elements are relevant, they are to be taken into account in the preparation of PDA development applications and the assessment of those applications. The structural elements will support the delivery of the vision.

3.4.1 Land use

Land use mix creates an active, high quality, mixed density urban village.

The City Frame area is an extension of the city centre core comprising inner city business activities south of Chalk Drive and a mix of medium density residential accommodation and inner-city business activities north of Chalk Drive.

The Main Street area comprises predominately commercial uses at ground level with medium density residential uses in upper levels. Residential development takes advantage of the adjacent railway parklands.

The Cultural Hub area comprises vibrant, engaging business activities such as cafes, restaurants, galleries and artist workshops.

The Central Parkland area contains a variety of passive and active recreational opportunities for both local and regional

users centred on a multipurpose event space created from a refurbished goods shed.

The Low to Medium Density Residential area is predominantly a residential area increasing in density from Mort St as it moves towards the central parkland.

The Community Use area consists primarily of the existing railway operational area which will continue to operate.

Activity Streets are streets where development activates the street at ground floor level through land uses and building design that create activity in the street.

Map 4: Structural elements plan*



Legend

— PDA boundary	Urban parkland network	Integrated movement network
Compact mixed land use	 Central parkland	 Outer Circulating Road
 Low to medium density residential	 Local park	 Primary access road
 Cultural hub	 Community use	 Secondary access road (Internal circulation roads)
 City frame	 Central parklands gateway	 Proposed pedestrian / cycle link
 Main street	Place making	 Principal cycle network
 Activity Streets	 Gowrie Creek	 Railway line and safety edges
	 East Creek	 Key crossing

3.4.2 Urban parkland network

The PDAs urban parkland network consists of accessible, connected, public open spaces and local parks, which are structured around a regionally significant central parkland.

The urban parkland network incorporates respite and recreational areas to meet the needs of the community.

The central parkland is the most significant component of the urban parkland network, incorporating a variety of passive and active recreational opportunities for both local and regional users. The central parkland provides a western 'bookend' to the urban parkland network with Queens Park forming the eastern 'bookend' and Cathro/ Chalk Drive Park the link between the two.

The refurbished Toowoomba Goods Shed is a defining feature of the urban parkland network, designed and used for a diverse mix of formal and informal community interaction, events, entertainment, education and boutique retail and business opportunities.

A high-quality pedestrian/cyclist connection will link the eastern and western sections of Campbell Street through the Central Parkland, spanning Gowrie Creek and the railway line.

Development on land adjoining the Urban Parkland Network takes advantage of the high level

of amenity it offers and is designed so as to enhance and be enhanced by the parkland.

3.4.3 Place making

The PDA is characterised by natural and built form place making elements. These elements are defined by the PDA's post-industrial, indigenous and cultural heritage and its relationship to the rail yards, Gowrie and East Creeks⁹.

The- central parkland is a key place making element providing highly accessible open space designed to reflect the PDA's natural and post-industrial character and community values.

Central parkland gateways reinforce the identity of the PDA, reflecting natural and built form transitions in character between the central parklands and adjoining mixed use urban areas and major infrastructure corridors.

Significant- heritage sites and features reinforce an industrial character and identity. These are reflected in high quality and compatible architectural features, landscape design, streetscapes and public art and through well designed adaptive re-use¹⁰ development that is compatible with the heritage values of these sites and features.

⁹ For guidance refer to the Healthy Waterways' relevant guidelines found at [http:// healthywaterways.org/resources](http://healthywaterways.org/resources)

¹⁰ Applicants should have regard to the Department of Environment and Science guidelines entitled *No prudent and feasible alternative, Developing heritage places: using the development criteria and Archival recording of heritage places* available at www.des.qld.gov.au.

Development- recognises, enhances and integrates with existing key natural features of the PDA, such as Gowrie and East Creeks and the mature trees of Mort Street and Cathro Park.

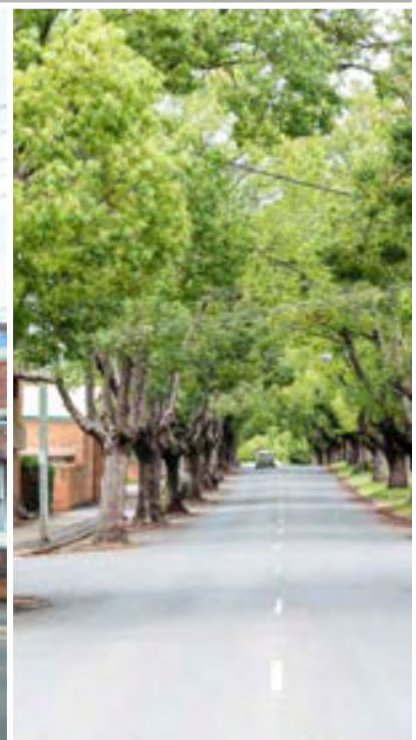
3.4.4 Integrated movement network

The PDA is structured around an integrated movement network that facilitates efficient, legible and safe multi-modal access throughout the PDA, and connects efficiently with external movement networks.

The integrated movement network incorporates:

- Primary access roads that provide high level connections to the PDA from the surrounding road network. These roads are in place and no new primary access roads are proposed;
- Secondary access roads that provide for movement within the PDA and link to the primary access roads. These roads are in place and no new primary access roads are proposed;
- Public transport routes that provide access to and from the PDA via the local bus network. No new bus routes are planned; and
- Pedestrian and cycle paths providing active transport opportunities to and from and within the PDA. Additional cycle paths are proposed within the PDA as part of the further

development of the principal cycle network throughout the Toowoomba region. A new pedestrian and cycle link will cross Gowrie Creek and the railway lines through the Central Parklands providing greater connectivity between land east and west of the railway line and in particular new residential development west of the railway line and east of Gowrie Creek.



3.5 PDA-wide criteria

The following criteria apply to all PDA assessable development within the PDA. Criteria are to be considered when preparing and assessing PDA development applications.

The PDA-wide criteria should be read in conjunction with the relevant precinct provisions.

The infrastructure plan and implementation strategy may also be relevant to the design and feasibility of development proposals.

More detail on complying with the PDA-wide criteria can be found in the guidance materials referenced where relevant¹¹.

3.5.1 Site planning and land use

Development will be supported where it:

- a. provides visual and/ or physical connections with significant heritage sites, natural and built form character areas, the urban parkland network, primary and secondary access roads and activity streets;
- b. is designed and sited to minimise any adverse amenity impacts generated by existing rail and road infrastructure and existing and planned land uses within the surrounding area¹²;
- c. incorporates land uses that activate existing laneways and promote engaging laneway environments¹³;
- d. provides for a variety of built form and public realm outcomes designed to accommodate a range of residential, commercial, retail, entertainment and community activities;
- e. provides sufficient landscaping, waste storage, car parking, access and circulation areas, in a manner that makes efficient use of land and resources;
- f. orientates and integrates the public realm with open space areas at ground level;
- g. provides for a range of housing options that respond to different household types (including: families, singles, couples, students, older people, group accommodation and people with special needs)¹⁴;
- h. contributes to the creation of visual and physical connections between the central parklands and primary and secondary access roads and activity streets. Connections may be in the form of linear plazas, or new streets with wide verges, and may be a combination of public and semi-public spaces, fronted onto and activated by engaging land uses and quality built form interfaces;
- i. minimises impacts on Gowrie Creek and East Creek where on adjoining sites; and
- j. provides for the continued use of existing rail lines and has no detrimental effect on rail operations.

¹¹ Refer to the relevant PDA guidelines available at www.edq.qld.gov.au/resources/prioritydevelopment-areas-guidelines-and-practice-notes.html and Council guidelines at www.toowoombarc.qld.gov.au/railwayparklands. Guidelines should be read in conjunction with the Land use plan, Infrastructure plan and Implementation strategy and any other document or guideline called up by the scheme.

¹² Refer to State Development Assessment Provisions Supporting Information Community Amenity (Noise) and Queensland Development Code Mandatory Part 4.4 Buildings in Transport Noise Corridors (QDC MP4.4)

¹³ For residential laneways, refer to EDQ Practice Note no. 12 Rear Lanes: Design and development

¹⁴ Refer to EDQ guidelines for residential site planning, including Residential 30 guideline

3.5.2 Built form and heritage

New buildings and the reuse of existing buildings will be supported where they:

- a. use quality building materials to create visually interesting facades and rooflines;
- b. demonstrate innovation in design through the use of heritage place making elements¹⁵;
- c. have a building height that:

¹⁵ Development should demonstrate consideration of the requirements, standards and guidance identified in the *Developing Heritage Places: Using the development criteria document*, prepared by Department of Environment and Science, 2013, as amended or replaced from time to time.



- i. is consistent with building heights nominated in Map 5 (Building heights plan) where the adjoining premises does not contain a dwelling; OR
- ii. is no more than 1 storey higher than the lowest adjoining residential building; OR
- iii. is not greater than 10 storeys and demonstrates exceptional and superior design outcomes for the city;
- d. are designed with open space areas at ground level consisting of landscaped areas and private or semi-public open space areas to provide for appropriate breaks between buildings, site circulation, and deep planting;

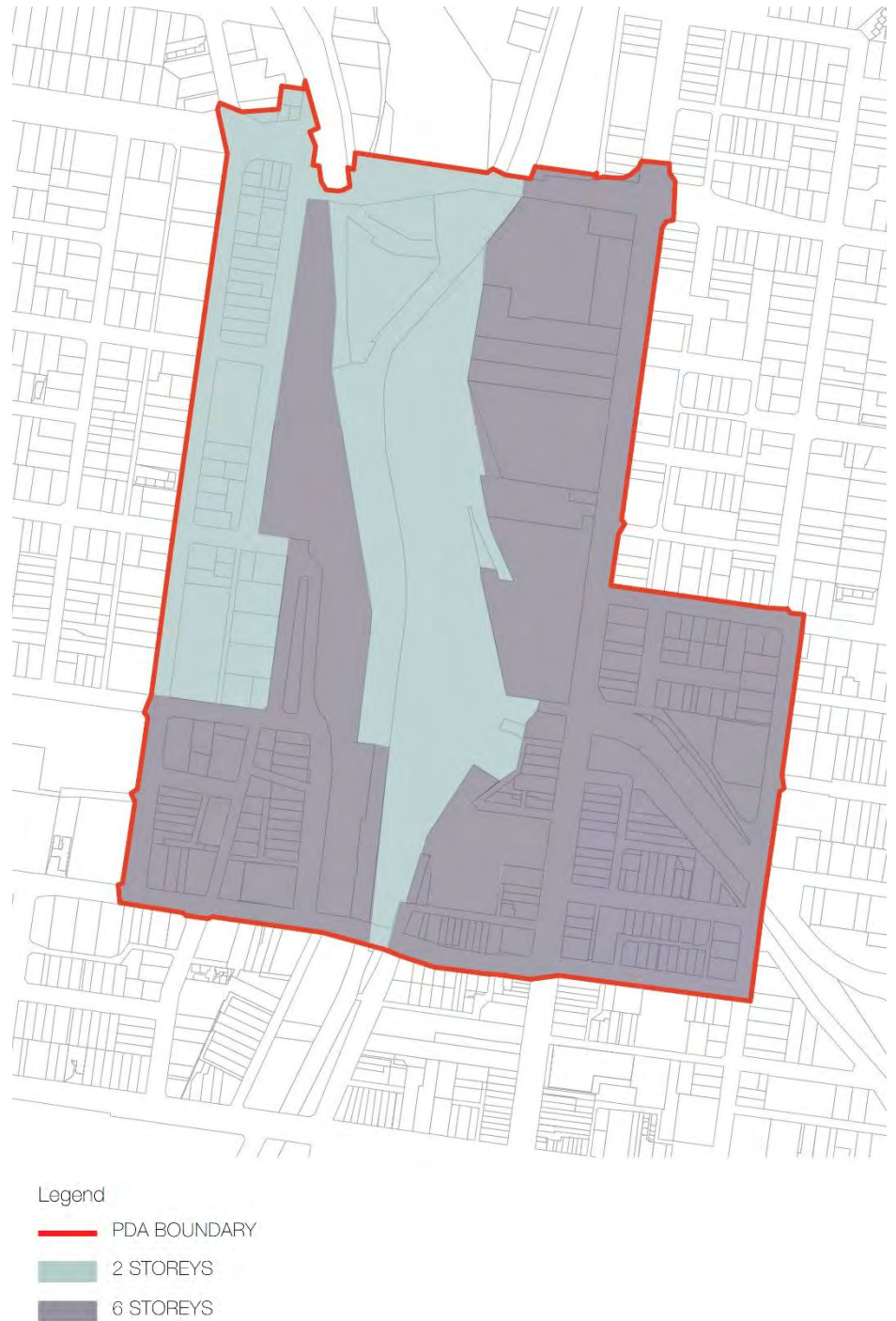


provide building setbacks¹⁶ that are sufficient to ensure the building:

- i. does not dominate the street or neighbouring built form;
- ii. does not prejudice the development of adjoining sites,
- iii. creates attractive and viable communal spaces and landscaped areas at the front and rear of buildings; and
- iv. does not compromise adjoining buildings' access to sufficient light and ventilation;
- f. provide opportunities to overlook primary and secondary access roads, activity streets or any part of the urban parkland network;
- g. are designed to be climate compatible and address impacts from sun, wind reflection and overshadowing;
- h. propose floor plates and ceiling heights of a size that allows for future adaptive re-use;
- i. conceal roof mounted telecommunication, plant and service structures from public spaces at ground level;

¹⁶ Refer to PDA guideline No. 07 Low Rise Buildings (<http://www.dilgp.qld.gov.au/resources/guideline/pda/guideline-07-low-rise-buildings-may2015.pdf>) and PDA Guideline No.08 Medium and high rise buildings (<http://www.dilgp.qld.gov.au/resources/guideline/pda/guideline-08-med-high-rise-buildings-may2015.pdf>)

Map 5: Building heights plan



- j. are on a significant heritage site (refer to Schedule 3), and adaptively re-uses buildings and structures in a manner that respects and conserves the heritage values of the buildings and surrounding site whilst accommodating new building work, activities and land uses that are compatible with or enhance the heritage significance of each place and the surrounding precinct¹⁷;
- k. use windows and doors on ground level to provide visual and / or physical connections with significant heritage sites, natural and built form character areas, the urban parkland network, primary and secondary access roads and activity streets;
- l. provide fencing that contributes to privacy, screening, security and street character while maintaining a visual relationship between dwellings and public spaces;
- m. appropriately apply accessible housing principles where dwellings are proposed specifically for retirees and people with special needs¹⁸; and
- n. are of human scale where fronting public realm and streets.



¹⁷ Refer to Guideline: Developing heritage places for guidance on adaptive reuse - <http://www.qld.gov.au/environment/land/heritage/publications/>

¹⁸ Refer to PDA Guideline No. 02 Accessible Housing (<http://www.dilgp.qld.gov.au/resources/guideline/pda/guideline-02-accessible-housing.pdf>)

3.5.3 Access, movement and car parking

Development will be supported where it adequately¹⁹:

- a. promotes activity, movement and circulation along primary and secondary access roads and activity streets;
- b. manages impacts to existing road networks by minimising crossovers to primary and secondary access roads, and, where possible, accesses sites from the lowest order road;
- c. services large sites via laneways, within or under buildings sleeved by useable floor space, or behind buildings;
- d. provides vehicle manoeuvring and parking that is safe and convenient for residents, workers, visitors and servicing;
- e. provides car parking that minimises visual impacts and is sleeved or screened from the street;
- f. provides safe, legible and separated pedestrian pathways through car parking areas;
- g. promotes public transport use to ease congestion and car dependency²⁰;
- h. provides car parking in accordance with Table 1 – PDA Car parking rates, ensuring each stage of development is serviced by sufficient car parks as necessary;
- i. does not compromise efficiency, function and convenience of use or capacity of the overall road network;
- j. contributes to streetscape works, providing wide, landscaped and shaded pathways that preserve sight lines for safe access and movement;
- k. provides ease of access and movement to and from open space of the urban parklands network;
- l. makes adequate provision to connect with public transport networks;
- m. provides way finding and signage to create coordinated, legible movement networks;
- n. allows safe crossing of railway lines²¹ and intersections by providing legible treatment of pavements, appropriate signalisation and clear sight lines around crossing points; and
- o. provides for pedestrian and cycle movement on an alignment between the eastern and western section of Campbell Street via a bridge over Gowrie Creek and operational rail lines

Table 1: PDA CAR PARKING RATES

LAND USE	CAR PARKING RATE	NOTES
Accommodation activities	1 car park per one- or two-bedroom unit 2 car parks per three-bedroom unit	<i>Where the applicant can provide technical assessment that demonstrates suitable car parking provision for uses under this category, the provision will be assessed by the assessment manager based on relevant merit</i>
Business activities	1 car park per 50m ² GFA	
Services, community and other uses	As per technical assessment of car parking provision suitable to proposed use.	

¹⁹ Refer to the Toowoomba Regional Planning Scheme - Planning Scheme Policy No 2. Engineering Standards – Roads and Drainage Infrastructure for standard requirements other than car parking rates

²⁰ End-of-trip bicycle facilities to be provided in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings.

²¹ The design, citing and operation of any railway line crossing must be consistent with the requirements of Queensland Rail as the railway manager.

3.5.4 Open space, natural features and public realm

Development will be supported where it:

- a. delivers on the key outcomes and design intentions identified in any applicable Council guidelines for the parklands area²²;
- b. contributes to publicly accessible open space and achieving the urban parkland network;
- c. enhances views to Gowrie Creek and provides physical links to the central parklands;
- d. mitigates any adverse impacts on natural features of the PDA including Gowrie Creek²³, East Creek²⁴ and significant landscape trees such as those in Mort Street;
- e. retains existing endemic vegetation in landscaping works and provides a site responsive planting strategy that reflects the highland subtropical nature of Toowoomba;
- f. minimises adverse impacts on receiving waters and appropriately manages stormwater through water sensitive urban design principles²⁵;
- g. responds to the PDA's post-industrial heritage and uses opportunities to integrate this character through the public realm, landscape design and public art; and
- h. provides adequate and suitable communal and private open space to meet the needs of occupants for privacy, relaxation and entertainment, and to accommodate visitors.

²² Council guidelines at www.toowoombarc.qld.gov.au/railwayparklands

²³ For guidance refer to the Healthy Waterways' relevant guidelines found at [http:// healthywaterways.org/resources](http://healthywaterways.org/resources)

²⁴ Activities or works within identified creeks may be considered waterway barrier works - refer to the Department of Agriculture and Fisheries guidelines available at www.daf.qld.gov.au.

²⁵ The environmental values and water quality objectives are established under the Environmental Protection (Water) Policy (2009).



3.5.5 Infrastructure and public safety

Development will be supported where it:

- a. is provided in an orderly sequence to support uses and works;
- b. is connected to infrastructure services at suitable capacity²⁶, including water supply, sewerage, stormwater, transport and movement networks, energy and telecommunications networks;
- c. provides sufficient waste storage that is adequately designed and located to avoid nuisance to adjoining premises and an unattractive appearance from the street;
- d. is sited, designed and constructed to avoid, minimise or withstand the impacts of site constraints;
- e. ensures people and property are at minimal risk from potential hazards including flooding and contaminated land²⁷;
- f. ensures finished floor levels are above the defined flood event²⁷;
- g. does not change the flood characteristics of the area, taking into account the cumulative impacts of surrounding development²⁷;
- h. ensures that advertising devices²⁸:
 - i. are aesthetically acceptable;
 - ii. integrate into the design of new and, where possible, renewed buildings;
 - iii. are compatible with the precinct intents; and
 - iv. do not create a hazard to pedestrians, cyclists or vehicular traffic;
- i. ensures that buildings and structures do not affect the operational efficiency of nearby airports, and in particular, do not intrude into the Airport Obstacle Limitation Surfaces, or contribute to the attraction of birds and bats into the Wildlife hazard buffer zones²⁹;
- j. minimises adverse impacts on amenity during construction, particularly in relation to noise, traffic, air quality and waste; and
- k. provides safety and security of people and property through the application of Crime Prevention Through Environmental Design (CPTED) principles such as casual surveillance and sight lines, lighting and appropriate signage and wayfinding mechanisms.

²⁶ Refer to Toowoomba Regional Planning Scheme Works and Services Code, Integrated Water Cycle Management Code, Planning Scheme Policy No.2 Roads and Drainage Standards, Planning Scheme Policy No 3. Water and Wastewater Standards.

²⁷ Refer to Toowoomba Regional Planning Scheme Flood Hazard Overlay Code and Flood Hazard Mapping for assessment benchmarks and categorisation.

²⁸ Refer to Toowoomba Regional Planning Scheme Advertising Devices Code.

²⁹ Refer to Toowoomba Regional Planning Scheme Airport Environs Overlay Code (Wildlife Hazard Buffer Zone).

3.6 Precinct Provisions

Precinct provisions provide guidance on where land uses and development within the PDA are preferred, while supporting the achievement of the vision for the PDA.

Interim development will have regard to impacts on the longer term development of the site and ensure the delivery of infrastructure and access and movement networks is consistent with the PDA-wide criteria and precinct provisions.

Precinct provisions should be read in conjunction with the PDA-wide criteria.



3.6.1 Precinct 1 – Central precinct

Precinct intent

Precinct 1 is primarily intended to deliver the regionally significant Central Parkland.

The precinct will provide extensive parklands and open spaces and will include the rehabilitation of Gowrie Creek.

It will establish areas of intensified community activity through the refurbishment of the Toowoomba Goods Shed as a multi-purpose venue used for a mix of formal and informal community interaction, events, entertainment, education and boutique retail and business opportunities. In addition, the precinct will allow for ancillary land uses and community facilities that directly support the utilisation of the parklands. Future community use opportunities may be explored for longer term uses of rail lands if operational requirements for the railway lines change. Non-rail activities in the precinct will be undertaken in a manner that does

not detrimentally affect the continued operation of rail-based activities.

Preferred land uses include:

Where in an existing building:

- Club
 - Community use
 - Educational establishment
 - Function facility
 - Indoor sport and recreation
 - Markets
1. Food and drink outlets
 2. Shops
 3. Offices (where ancillary to a preferred use)

The precinct supports integrated movement throughout the PDA, in particular providing for a new connection between the east and west extents of Campbell Street in the form of a pedestrian/cyclist bridge spanning Gowrie Creek and the railway lines.

These connections within the central parkland will be reinforced by linkages created by development in adjacent precincts. The Central Parkland will complement the broader open space network, in particular providing connectivity to Queens Park via the Chalk Street Park.

Preferred outcomes

Development in Precinct 1 will:

- a. provide for the delivery of the Central Parklands, designed to integrate its historic and ongoing relationship to the railyards, indigenous and cultural heritage;
- b. allow the Toowoomba Goods Shed to be adapted for various community needs, events and functions;
- c. provide for ancillary business uses within the Toowoomba Goods Shed, including food and drink outlets, shops and offices. Such uses may be temporary in nature and can adapt to seasonal and day/ night variances as required;
- d. allow for the continued use of the Toowoomba Railway Station as a mixed-use dining, function and activity node for residents, visitors and the general community;
- e. where on decommissioned railway land, be compatible with:
 - i. the community use function of the Central Parklands, and
 - ii. the function and operation of the adjoining railway.
- f. preserve and enhance the function, natural features and character of Gowrie Creek,
- g. provide opportunities for public access and interaction with Gowrie Creek;



- h. provide an attractive, vegetated interface between the Central Parklands and outer circulating road;
- i. provide a safe and legible pedestrian and cycle access over the railway lines at the western Central Parklands gateway, connecting to Campbell Street;
- j. ensure car parking is provided to service the regional nature of the Central Parklands and the range of uses that may operate within the Toowoomba Goods Shed and Toowoomba Railway Station;
- k. provide way finding and signage for the Central Parklands with particular emphasis on

identifying and navigating entry and exit via the access gateways, its features and landmarks and adjoining precincts, as well as safety information where necessary;

l. incorporate safe and identifiable gateways that contribute to the overall legibility and movement within the Central Parkland; and

m. ensure the parklands are designed, constructed and maintained to ensure the safety of users, including suitable lighting, legible path networks and appropriate landscaping.

Table 2: PRECINCT 1 LEVELS OF ASSESSMENT

PDA accepted development*	PDA assessable development	
Column 1	Column 2a Permissible Development	Column 2b Prohibited Development
1. Park, where not involving operational works. 2. All development mentioned in Schedule 1. 3. Any of the following uses where within an existing building and: i. no more than 25m ² additional GFA is proposed; or ii. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed 4. Bar 5. Community use 6. Club 7. Educational establishment 8. Food and drink outlet 9. Function facility 10. Indoor sport and recreation 11. Major sport and recreation 12. and entertainment facility 13. Market 14. Nightclub entertainment facility 15. Place of worship 16. Shop (where not a supermarket greater than 1,500m ² GFA, or a department store) 17. Substation 18. Telecommunications facility 19. Theatre 20. Tourist attraction 21. Utility installation.	1. All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1 or 2b*.	1. Air services 2. Bulk landscape supplies 3. Cemetery 4. Crematorium 5. Detention facility 6. Extractive industry 7. High impact industry 8. Medium impact industry 9. Motor sport facility 10. Outdoor sales 11. Outstation 12. Relocatable home park 13. Special industry 14. Wholesale Nursery 15. and 16. All Rural activities
*Where development does not meet accepted criteria as stated in Column 1 it becomes PDA assessable development. *For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme – Reconfiguring a Lot Code		



3.6.2 Precinct 2 – City link precinct

Precinct intent

Precinct 2 will provide an important link between the PDA and Toowoomba CBD. In particular the precinct will provide a mix of built form, land uses and streetscape treatments that connect and integrate with the CBD core.

The precinct will provide for street activating commercial uses located at ground level along key access roads and mixed use laneways. New medium density residential development is encouraged above ground floor level however new development is not required to include a residential component.

Prominent corners on Russell and Ruthven Streets provide an opportunity for buildings that promote place identity and landmarks within the precinct.

Precinct 2 will continue to provide a variety of business activities through development which encompasses new and refurbished buildings, along Russell and Ruthven Streets.

The precinct will provide for the safe and integrated movement across the outer circulating road to the Central Parklands and support connectivity to Queens Park via the Chalk Street Park.

Identified preferred land uses include:

- Business activities, in particular:
 - Food and drink outlet
 - Office
 - Shop
- Multiple dwelling
- Short-term accommodation.

Preferred outcomes

Development in Precinct 2 will:

- a. contribute to the amenity and convenience of its CBD locality through a mix of uses and building forms with active ground floor frontages;
- b. upgrade and activate Russell Street and Ruthven Streets, to reinforce the PDA's connectivity to the CBD through comfortable pathways and activated ground floors;
- c. provide buildings that are built to front boundary along Ruthven Street and Russell Street, or have a maximum front setback of 3m for sites fronting other roads;
- d. adaptively re-use heritage buildings³⁰ in the PDA (refer to Schedule 3) in a manner that conserves their cultural heritage significance and preserves the fine grained, historic built form character, whilst also allowing new uses supported by their proximity to the CBD;
- e. rehabilitate both Gowrie Creek and East Creek;
- f. upgrade the existing laneways

³⁰ Refer to Developing heritage places Guideline (<http://www.des.qld.gov.au/assets/documents/land/heritage/gl-heritage-development.pdf>)

of Olcott and Woodward Lanes to provide opportunities for business activities (such as food and drink outlets; dining; studios and workshops; or for temporary events) whilst also providing necessary service access;

g. promote pedestrian and cycling connectivity between:

- the Central Parklands, Cathro Park and Queens Park by orientating active use areas towards Cathro Park and the Chalk Street Park, and
- Woodward Lane and Cathro Park;

h. optimise visual connectivity with the urban parkland network and in particular:

- views from Ruthven Street along Piper Street to preserve views to the Toowoomba Railway Station; and
- where adjoining Gowrie Creek, East Creek and Cathro Park.



Table 3: PRECINCT 2 LEVELS OF ASSESSMENT

PDA accepted development*		PDA assessable development	
Column 1		Column 2a Permissible Development	Column 2b Prohibited Development
<ol style="list-style-type: none"> 1. Park, where not involving operational works. 2. All development mentioned in Schedule 1. 3. Any of the following uses where within an existing building and: <ol style="list-style-type: none"> i. no more than 25m² additional GFA is proposed; or ii. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed: 4. Adult store 5. Bar 6. Club 7. Community care centre 8. Community use 9. Dwelling unit (and if not located on the ground floor) 10. Education establishment 11. Food and drink outlet 12. Garden centre 13. Health care services 14. Hotel 15. Indoor sport and recreation 16. Market 17. Office 18. Place of worship 19. Residential care facility 20. Retirement facility 21. Rooming accommodation 22. Service industry 23. Shop (where not a supermarket greater than 1,500m² GFA, or a department store) 24. Shopping Centre 25. Short term accommodation 26. Showroom 27. Substation 28. Telecommunications facility 29. Theatre 30. Tourist attraction 31. Utility installation 32. Veterinary services. 33. Caretaker's accommodation where complying with the relevant PDA accepted development requirements in Schedule 4. 34. Home based business where complying with the relevant provisions in the Planning Scheme[#]. 		<ol style="list-style-type: none"> 1. All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1 or 2b*. 	<ol style="list-style-type: none"> 1. Air services 2. Bulk landscape supplies (where not an interim use) 3. Cemetery 4. Crematorium 5. Detention facility 6. Extractive industry 7. High impact industry 8. Medium impact industry 9. Motor sport facility 10. Outdoor sales 11. Outstation 12. Relocatable home park 13. Special industry 14. Wholesale nursery 15. All Rural activities
<p>*Where development does not meet accepted criteria as stated in Column 1 it becomes PDA assessable development.</p> <p>#Refer to the benchmarks for accepted development subject to requirements and assessable development of the Toowoomba Regional Planning Scheme - Home Based Business Use Code.</p> <p>*For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme – Reconfiguring a Lot Code</p>			



3.6.3 Precinct 3 – Ruthven Street

Precinct intent

Precinct 3 is characterised by large consolidated land holdings; redevelopment of these will provide important connections from the existing road network through to the Central Parklands and broader PDA.

This precinct will provide a mix of uses, predominantly comprised of medium density dwellings with supporting retail, commercial and business activities that provide activity along Ruthven Street.

Commercial and business activities west of Ruthven Street include a mix of activities that:

- i. service the needs of the residents of the precinct and the broader PDA, and
- ii. small businesses of a retail and service industrial nature offering employment opportunities within the PDA.

Development should be sympathetic to identified significant heritage sites (refer to Schedule 3), prominent corner elevations and view corridors.

Similarly, development should be sensitive to features of the Defiance Flour Mill and Toowoomba Foundry and carried out in a manner that preserves and celebrates the physical and cultural historical qualities of these places.

Interim uses may be appropriate in Precinct 3. Appropriate interim uses for the precinct include garden centre, market, indoor or outdoor sports and recreation.

Identified preferred land uses include:

- Business activities, in particular:
 - Food and drink outlet
 - Office
 - Shop, where not a supermarket greater than 1,500m², or a department store
 - Shopping Centre, where not greater than 2,000m²
 - Showroom
- Multiple dwelling
- Short-term accommodation.

Preferred outcomes

Development in Precinct 3 will:

- a. provide local convenience commercial and retail activities that do not compete with the CBD. In particular, development in this precinct may provide a single supermarket not exceeding a GFA of 1,500m² as part of a shopping centre with a total GFA of not more than 2,000m²;
- b. be built to front boundary on sites fronting Ruthven Street, and to a maximum setback of 3m for sites fronting other roads;
- c. where on identified heritage sites (refer to Schedule 3), and in particular the Defiance Flour Mill and Toowoomba Foundry sites:
 - adapt- and re-use where possible the mill silo structures for appropriate commercial, community, or residential uses or as a public art feature; and
 - retain- brick facades along Ruthven Street, with car parking or new buildings sleeved behind the facades;



- not destroy or substantially reduce the cultural heritage significance unless there is no prudent or feasible alternative;
- d. where on the Gasworks site, incorporate elements into site, building and landscape design that represent the historical significance of the site, including the re-erection of a portion of the site's former chimney³¹ to communicate the site's operation and importance to Toowoomba's industrial history;
- e. maintain visual connectivity to the Central Parklands;
- f. provide suitable mitigation of noise and pollution impacts from rail operations, particularly where development is carried out adjacent to the railway corridor³²; and
- g. pedestrian and bicycle connectivity across railway line/s between Campbell St and Mort St.



³¹ The location of this feature is to be agreed between Council and the owner in writing.

³² Refer to State Development Assessment Provisions Supporting Information Community Amenity (Noise) and Queensland Development Code Mandatory Part 4.4 Buildings in Transport Noise Corridors (QDC MP4.4)

Table 4: PRECINCT 3 LEVELS OF ASSESSMENT

PDA accepted development*	PDA assessable development	
Column 1	Column 2a Permissible Development	Column 2b Prohibited Development
<div>1. Park, where not involving operational works.</div> <div>2. All development mentioned in Schedule 1.</div> <div>3. Any of the following uses where within an existing building and:<div><div>i. no more than 25m2 additional GFA is proposed; or</div><div>ii. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed</div></div></div> <div>4. Adult store</div> <div>5. Bar</div> <div>6. Club</div> <div>7. Community care centre</div> <div>8. Community use</div> <div>9. Dwelling unit (and if not</div> <div>10. located on the ground floor)</div> <div>11. Education establishment</div> <div>12. Food and drink outlet</div> <div>13. Garden centre</div> <div>14. Health care services</div> <div>15. Hotel</div> <div>16. Indoor sport and recreation</div> <div>17. Market</div> <div>18. Office</div> <div>19. Place of worship</div> <div>20. Residential care facility</div> <div>21. Retirement facility</div> <div>22. Rooming accommodation</div> <div>23. Service industry</div> <div>24. Shop (where not a supermarket greater than 1,500m² GFA, or a department store)</div> <div>25. Shopping Centre</div> <div>26. Short-term Accommodation</div> <div>27. Showroom</div> <div>28. Substation</div> <div>29. Telecommunications facility</div> <div>30. Theatre</div> <div>31. Tourist attraction</div> <div>32. Utility installation</div> <div>33. Veterinary services.</div> <div>34. Caretaker's accommodation where complying with the relevant PDA accepted development requirements in Schedule 4.</div> <div>35. Home based business where complying with the relevant provisions in the Planning Scheme[#].</div>	<div>2. All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1 or 2b*.</div>	<div>1. Air services</div> <div>2. Bulk landscape supplies (where not an interim use)</div> <div>3. Cemetery</div> <div>4. Crematorium</div> <div>5. Detention facility</div> <div>6. Extractive industry</div> <div>7. High impact industry</div> <div>8. Medium impact industry</div> <div>9. Motor sport facility</div> <div>10. Outdoor sales</div> <div>11. Outstation</div> <div>12. Relocatable home park</div> <div>13. Special industry</div> <div>14. Wholesale nursery</div> <div>15. All Rural activities</div>
<div>*Where development does not meet accepted criteria as stated in Column 1 it becomes PDA assessable development.</div> <div>#Refer to the benchmarks for accepted development subject to requirements and assessable development of the Toowoomba Regional Planning Scheme - Home Based Business Use Code.</div> <div>*For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme – Reconfiguring a Lot Code</div>		



3.6.4 Precinct 4 – Mort Street

Precinct Intent

Precinct 4 will continue to maintain a strong neighbourhood character whilst also providing opportunities for new development and renewal to accommodate a more diverse range of residential dwellings.

This precinct will predominantly provide a mix of low and medium density residential outcomes, optimising its elevated location to capture views across the Central Parklands and the city.

The precinct's proximity to the cultural and local retail focus of Precinct 5 and its proximity to the Central Parklands, creates a high quality, appealing, inner city living opportunity within the PDA. Tree lined streets, character buildings and comfortable, legible access through the precinct to key destinations such as the railway station, Central Parklands and CBD core will promote this appeal further.

Building heights and densities will increase from Mort Street towards the east with buildings on Mort Street being low in height and density, reflecting the existing development on the west side of Mort Street.

Intensification of residential dwellings in the area will be combined with opportunities for home-based businesses. Low scale interim uses may also be considered in the Precinct, such as a garden centre or market.

Identified preferred land uses include:

- Community use
- Dual occupancy
- Home-based business
- Multiple dwelling
- Dwelling House
- Short-term accommodation.

Preferred outcomes

Development in Precinct 4 will:

- a. provide a mix of low and medium density residential dwelling typologies, including integrated housing, loft, row and terrace housing, among other more traditional detached and attached dwelling housing;
- b. provide buildings that are built to a maximum front setback of 4m;
- c. preserve and enhance the tree lined streetscape of Mort Street through streetscape works, built form setbacks and the preservation of significant landscape trees;
- d. provide suitable mitigation of noise and pollution impacts from rail operations, particularly where development is carried out adjacent to the railway corridor³³.

33 Refer to State Development Assessment Provisions Supporting Information Community Amenity (Noise) and Queensland Development Code Mandatory Part 4.4 Buildings in Transport



Table 5: PRECINCT 4 LEVELS OF ASSESSMENT

PDA accepted development*		PDA assessable development	
Column 1		Column 2a Permissible Development	Column 2b Prohibited Development
<ol style="list-style-type: none"> 1. Park, where not involving operational works. 2. All development mentioned in Schedule 1. 3. Any of the following uses where within an existing building and: <ol style="list-style-type: none"> i. no more than 25m² additional GFA is proposed; or ii. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed 4. Adult store 5. Bar 6. Club 7. Community care centre 8. Community use 9. Dwelling House located on the ground floor) 10. Education establishment 11. Food and drink outlet 12. 13. Health care services 14. Hotel 15. Indoor Sport and Recreation 16. Market 17. Office 18. Place of worship 19. Residential care facility 20. Retirement facility 21. Rooming accommodation 22. Shop (where not a supermarket greater than 1,500m² GFA, or a department store) 23. Short Term Accommodation 24. Substation 25. Telecommunications facility 26. Utility installation 27. Veterinary services. 28. Caretaker's accommodation where complying with the relevant PDA accepted development requirements in Schedule 4. 29. Home based business where complying with the relevant provisions in the Planning Scheme#. 		<ol style="list-style-type: none"> 1. All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 2b*. 	<ol style="list-style-type: none"> 1. Air services 2. Bulk landscape supplies (where not an interim use) 3. Cemetery 4. Crematorium 5. Detention facility 6. Extractive industry 7. High impact industry 8. Medium impact industry 9. Motor sport facility 10. Outdoor sales 11. Outstation 12. Relocatable home park 13. Special industry 14. Wholesale nursery 15. All Rural activities

*Where development does not meet accepted criteria as stated in Column 1 it becomes PDA assessable development.

#Refer to the benchmarks for accepted development subject to requirements and assessable development of the Toowoomba Regional Planning Scheme - Home Based Business Use Code.

*For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme – Reconfiguring a Lot Code



3.6.5 Precinct 5 – Railway Street

Precinct Intent

Precinct 5 will encourage a boutique commercial mixed-use environment with a strong cultural representation through uses such as artisan studios, dining and gallery uses.

The precinct's interface with Russell Street and proximity to the Central Parklands provides opportunities for commercial renewal focussing on entertainment. The existing business and activity cluster along Railway Street (in conjunction with the Toowoomba Railway Station) will continue to operate and reinforce its role as a cultural and entertainment node.

A mixture of uses providing activity along Railway Street is supported.

Medium density dwellings are encouraged above ground floor level throughout this precinct.

New linkages will connect Campbell Street through to the Central Parklands.

Identified preferred land uses include:

- Business activities, in particular:
 - Hotel
 - Food- and drink outlet
 - Function facility
 - Office
 - Shop, where not a supermarket greater than 1,500m².
 - Community use
 - Multiple dwelling
 - Short-term accommodation.

Preferred outcomes

Development in Precinct 5 will:

- a. provide business activities that support:
 - artisan, cultural, hotel and dining activation in Railway Street, and
 - event- activities carried out at the Toowoomba Railway Station and entertainment venues in the precinct;
- b. provide a mix of medium density residential dwelling typologies throughout the precinct;



- c. provide buildings that are built to front boundary on sites located on Railway Street and Russell Street, or to a minimum setback of 4m for sites fronting other roads;
- d. preserve and enhance the tree lined streetscape of Mort Street through streetscape works, built form setbacks and the preservation of significant landscape trees;
- e. supplement car parking supply to support a coordinated solution for requirements of the Central Parklands, the Toowoomba Goods Shed and the Toowoomba Railway Station, through efficiently designed on-street car parking along Railway Street;
- f. provide any new roads proposed to service new development in the precinct; and
- g. provide suitable mitigation of noise and pollution impacts from rail operations, particularly where development is carried out adjacent to the railway corridor³⁴.



³⁴ Refer to State Development Assessment Provisions Supporting Information Community Amenity (Noise) and Queensland Development Code Mandatory Part 4.4 Buildings in Transport Noise Corridors (QDC MP4.4)

Table 6: PRECINCT 5 LEVELS OF ASSESSMENT

PDA accepted development*	PDA assessable development	
Column 1	Column 2a Permissible Development	Column 2b Prohibited Development
<div>1. Park, where not involving operational works.</div> <div>2. All development mentioned in Schedule 1.</div> <div>3. Any of the following uses where within an existing building and:<div><div>i. no more than 25m2 additional GFA is proposed; or</div><div>ii. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed</div></div></div> <div>4. Adult store</div> <div>5. Bar</div> <div>6. Club</div> <div>7. Community care centre</div> <div>8. Community use</div> <div>9. Dwelling house Educational establishment</div> <div>10. Food and drink outlet</div> <div>11. Function Facility</div> <div>12. Health care services</div> <div>13. Hotel</div> <div>14. Indoor sport and recreation</div> <div>15. Market</div> <div>16. Office</div> <div>17. Place of worship</div> <div>18. Residential care facility</div> <div>19. Retirement Facility</div> <div>20. Rooming accommodation</div> <div>21. Shop (where not a supermarket greater than 1,500m² GFA, or a department store)</div> <div>22. Short-term accommodation</div> <div>23. Substation</div> <div>24. Telecommunications facility</div> <div>25. Theatre</div> <div>26. Tourist attraction</div> <div>27. Utility Installation</div> <div>28. Veterinary services</div> <div>29. Caretaker's accommodation where complying with the relevant PDA accepted development requirements in Schedule 4.</div> <div>30. Home based business where complying with the relevant provisions in the Planning Scheme[#].</div>	<div>1. All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1 or 2b*.</div>	<div>1. Air services</div> <div>2. Bulk landscape supplies (where not an interim use)</div> <div>3. Cemetery</div> <div>4. Crematorium</div> <div>5. Detention facility</div> <div>6. Extractive industry</div> <div>7. High impact industry</div> <div>8. Medium impact industry</div> <div>9. Motor sport facility</div> <div>10. Outdoor sales</div> <div>11. Outstation</div> <div>12. Relocatable home park</div> <div>13. Special industry</div> <div>14. Wholesale nursery</div> <div>15. All Rural activities</div>
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Infrastructure plan

Map 6: Infrastructure requirements plan



4 Infrastructure Plan

Development in the Toowoomba Railway Parklands PDA (PDA) will be supported through the provision of appropriate infrastructure.

The purpose of the infrastructure plan is to:

- Integrate- infrastructure with the land use plan
- Ensure- that infrastructure is cost effective
- Provide transparency regarding infrastructure required to support development of the PDA
- Outline- funding mechanisms for the required infrastructure.

4.1 Infrastructure requirements

Infrastructure required to service projected development yields within the PDA can be categorised as either trunk infrastructure or non- trunk infrastructure.

4.1.1 Trunk infrastructure

Trunk infrastructure is land and/or works for the following five networks that is identified in Table 7 and shown on Map 6:

- Water supply
- Sewerage
- Transport
- Public parks and land for community facilities
- Stormwater quantity.

Table 7: PDATRUNK INFRASTRUCTURE REQUIREMENTS

Infrastructure	Description of works	Estimated Cost	Estimated Timing
Water supply	No new trunk water supply infrastructure has been identified as being required to service the projected development yields within the PDA	N/A	N/A
Sewerage	No new trunk wastewater infrastructure has been identified as being required to service the projected development yields within the PDA	N/A	N/A
Transport	No new trunk transport infrastructure has been identified as being required to service the projected development yields within the PDA	N/A	N/A
Stormwater quantity	Pipe, Corner Ruthven Street and Campbell Street to Gowrie Creek	TBA	TBA
Public parks and land for community facilities	Central Parklands trunk infrastructure: <ul style="list-style-type: none"> – Bulk earthworks including remedial works – Pedestrian, cycle and service vehicles access paths that provide circulation and connectivity – Bridges for pedestrians and cyclists – Site works including park embellishments, landscaping, amenities and buildings – Goods Shed refurbishment – Rehabilitation of Gowrie Creek 	\$46.5million [#] \$7.8million \$1.3million \$7.1million \$14.1million \$10million \$1million	TBA

[#]Total, including contingencies.

*Costs are preliminary estimates only and are subject to change.

4.1.2 Non– trunk infrastructure

Non- trunk infrastructure is the lower order infrastructure which generally services one development or connects development to the wider trunk infrastructure.

Non- trunk infrastructure will be provided by the developer, in accordance with the relevant responsible entity's requirements. New non- trunk infrastructure required to service projected development within the PDA is identified in Table 8.

Table 8: NON- TRUNK INFRASTRUCTURE REQUIRED TO SERVICE TOOWOOMBA RAILWAY PARKLANDS PDA

Infrastructure	Description of works	Timing
Water supply	Reticulation infrastructure which connects development to Toowoomba Regional Council's water supply trunk infrastructure to be identified at time of development.	To be provided at the time development is undertaken.
Sewerage	Reticulation infrastructure which connects development to Toowoomba Regional Council's sewerage trunk infrastructure to be identified at time of development.	To be provided at the time development is undertaken.
Transport	<p>Transport infrastructure including:</p> <ul style="list-style-type: none"> – Intersections / upgrades – Minor streets / upgrades – Bicycle and pedestrian paths – Linear plazas with wide verges, embellished with high quality pavement treatments, public furniture and shelters – Streetscaping – Set down station for buses and taxis <p>Details of this infrastructure will be identified at time of development.</p>	To be provided at the time development is undertaken.
Stormwater	Stormwater quality and quantity management infrastructure not identified as stormwater trunk infrastructure. Details of this infrastructure will be identified at time of development.	To be provided at the time development is undertaken.
Public parks and land for community facilities	Park embellishments. Details of this infrastructure will be identified at time of development.	To be provided at the time development is undertaken.

4.2 Desired Standards of Service

Infrastructure within the PDA must be supplied in accordance with Toowoomba Regional Council's desired standards of service, located in the Local Government Infrastructure Plan, and other design standards.

4.3 Infrastructure Funding

4.3.1 Trunk infrastructure

Trunk infrastructure will be funded through the following mechanisms:

- infrastructure charges collected by Toowoomba Regional Council using its applicable charges resolution; and
- other local, state and federal government funding.

A condition may be placed on a PDA development approval requiring the supply of trunk infrastructure. If such a condition has been placed on a PDA development approval, then the cost of the trunk infrastructure to be supplied can be offset against the infrastructure charge applicable to the PDA development approval.

If the cost of the trunk infrastructure required to be supplied under the condition is more than the amount of the infrastructure charge applicable to the development approval, the applicant may be eligible to have the difference between the cost of the trunk infrastructure and the amount of the infrastructure charge refunded.

Offsets and refunds, if applicable, will be administered in accordance with the Council's infrastructure charges resolution.

4.3.2 Non-trunk infrastructure

Non-trunk infrastructure will be provided by the developer through PDA development approval conditions for the supply of non-trunk infrastructure.

A condition requiring the supply of non-trunk infrastructure must:

- be relevant to, but not an unreasonable imposition on, the development or use of premises as a consequence of the development; or
- be reasonably required in relation to the development or use of premises as a consequence of the development.

If a condition has been placed on a PDA development approval requiring the supply of non-trunk infrastructure, the applicant is not entitled to have the cost of the non-trunk infrastructure offset against the infrastructure charge applicable to the PDA development approval nor the cost of the non-trunk infrastructure refunded.

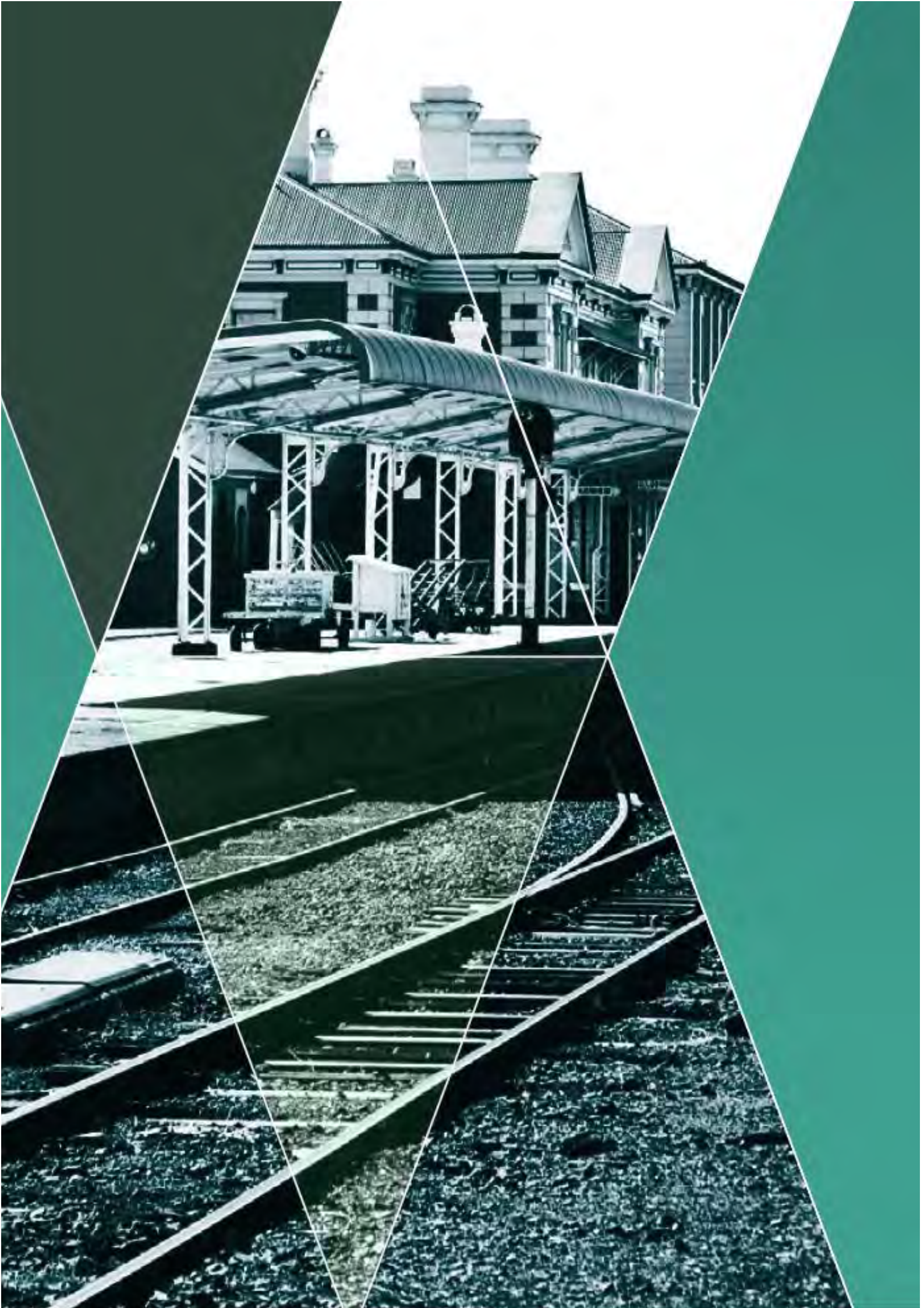
4.4 Infrastructure Charges

Infrastructure charges for a development within the PDA will be imposed as a condition of a PDA development approval.

As stipulated by EDQ's Infrastructure Funding Framework, infrastructure charges for development within the PDA will be calculated in accordance with Council's infrastructure charges resolution.

4.5 Infrastructure Agreements

An applicant may enter into an infrastructure agreement to address the infrastructure requirements of this infrastructure plan.



Implementation strategy

5 Implementation Strategy

The Economic Development Act 2012 (the Act) requires a development scheme to include an Implementation Strategy to “achieve the main purposes of the Act for this area, to the extent that they are not achieved by the Land Use Plan for the plan for infrastructure”.

The Implementation Strategy for the Toowoomba Railway Parklands PDA Development Scheme fulfils this requirement by identifying a suite of actions that support the achievement of the vision for the PDA and support the delivery of economic development and development for community purposes within the PDA.

The strategy focuses on five key areas of implementation:

1. Objective 1 – Maximise market appeal and private sector investment potential
2. Objective 2 – Support overall CBD performance
3. Objective 3 – Support Toowoomba's regional economy
4. Objective 4 – Maximise integrated and efficient transport options for the CBD
5. Objective 5 – Minimise risk of flooding and damage to people and property

Objective 1 – Maximise market appeal and private sector investment potential

Context

Development in the PDA will be dependent on property market influences to achieve the vision for the PDA and create an appealing, liveable inner-city area. Specifically, the vision will be supported through a more mature attached dwelling market. Increasing the market appetite for townhouse and apartment living will support higher quality, higher density residential outcomes and will help contribute to community activity, local population catchments, and further investment capture.

A strategy for driving both public and private investment will be required to facilitate the most cost-effective delivery strategy and within the earliest possible timeframes.

Responsibility

A significant catalyst to increasing market appeal, is expected to be the delivery of amenity and infrastructure to the PDA, and in particular the construction of the Central Parklands.

However, it will also require a broader change in the regional markets to perpetuate the buyer appetite for attached dwellings.

Some responsibility for this will be Council's: in delivering core infrastructure, not just to the PDA, but in other intensification opportunity areas, such that demand can be stimulated for the general Toowoomba market.

It is acknowledged that the other influences on driving market demand will be natural population growth, available supply of detached dwellings in the region, and commercially viable development conditions, which include suitable planning frameworks.

The following actions are required to ensure market demand for the development outcomes of the PDA are present or strategically implemented.

Short-term Actions

1. Branding and marketing strategy for the precinct as part of a broader targeted investment attraction strategy for the precinct (that has strong linkages to the broader CBD initiatives as outlined below) that drives ongoing investment in the wider PDA precinct.
2. Implement a dedicated governance body to champion the PDA and to implement, manage and monitor branding and marketing strategies. Such governance will ensure integration with private sector expertise to streamline development processes, in accordance with expected demand and catalyst infrastructure delivery.

Long-term Actions

1. Develop a process that is akin to a city architect to guide and assess significant development proposals for high quality urban outcomes, and for iconic buildings, for superior design outcomes.

Objective 2 – Support overall CBD performance

Context

A CBD performance strategy needs to be implemented to ensure synergies are maximised with regard to retailing, circulation and activation for the core CBD precincts being the Ruthven Street main street, Grand Central shopping centre, and the PDA. Growth and renewal in the PDA will help to perpetuate visitation and circulation of CBD areas. This will ensure the PDA is fully integrated as an extension of the CBD and development renewal will benefit the Toowoomba CBD in entirety and as such, the Toowoomba region.

Responsibility

Strategic management of the CBD does not currently exist in any formal governance structure, and this is a responsibility that will require leadership, possibly from Council, and commitment from private industry, being local businesses.

The following actions are identified for the implementation of strategic management of the CBD for strong commercial activation of the CBD.

Shorter-term Actions

1. Establish a monitoring process of CBD intervention and performance as a mechanism for Council decision making on spending and priority works, incorporating:
 - An agreed criteria of measurement and survey process;
 - Identification of a rigorous process for further measurement;
 - Reporting process and recommendations action.
2. Create activity and engagement in CBD spaces through the delivery of interventions, such as:
 - Small and large scale events Pop-up cultural installations
 - Business development educational forums
 - Temporary tenancy agents for the activation of vacant CBD spaces
3. Develop a business case to make recommendations for key interventions for commercial activation, to be initiated by Council, such as:
 - Local first campaigns
 - Business improvement district program
 - Centre improvement programming
 - Property assistance programs.

4. Develop and reinforce the commercial identity of the CBD and the PDA, as a new extension to the CBD. This should be developed early to ensure that a consistent message is provided to the business community, the region and potential investors. This may be achieved through:
 - Delivery of a coordinated and identifiable place making strategy for the CBD
 - Branding and marketing
 - Coordinated retail/ commercial planning, development and investment strategy

Longer-term Actions

5. Investigate the establishment of a dedicated governance body to champion the CBD as a place manager, in particular to manage any business case recommendations on most viable interventions or CBD place strategies.

Objective 3 – Support Toowoomba’s regional economy

Context

Early recognition of the PDA as a regional asset will enhance Toowoomba’s image as a prosperous, exciting regional centre. Along with high quality renewal and development in the PDA, tourism and visitation to Toowoomba can be cultivated. Growth in commercial uses, response to residential needs and sensitive use of community spaces within the PDA that reflect the regional economies, will reinforce regional values for the benefit of Toowoomba’s economy, population growth, its tourism and investment attraction. The development of the Central Parklands will support achieving these objectives by providing a regionally significant recreational resource adjacent to the CBD that connects with existing and planned transport networks.

Construction, agricultural production, health care and education, are prominent economic drivers in Toowoomba and should be a preliminary consideration for efficient and sustainable development uses and activity. In particular the renewal of the PDA and development of the Central Parklands will be strategic in promoting visitation and migration attraction through exemplary development, regional community assets and accessible heritage features. In turn, the strengthening of Toowoomba’s regional position will promote greater investment in the PDA.

Responsibility

Support for Toowoomba’s regional economy will be an outcome of Council policy and private industry acumen. A combination of strategic frameworks that promote valuable regional economies, and awareness building of the supply chain opportunities, or other indirect development opportunities will see the objective reached.

The following actions are identified for the implementation of support strategies to the regional economy.

Shorter-term Actions

- 1 Identify funding opportunities for the development of the Central Parklands.
- 2 Identification of linkages to broader region-wide economic development strategy.
- 3 Events policy and coordination that promotes the region and cross-promotes the PDA and CBD at the same time.
- 4 Provide a new and wider variety of housing for Toowoomba Residents with accompanying inner city amenity to make the Area a desirable residential precinct.
- 5 Support enhanced Tourism opportunities across the region and the PDA. This could be through a program to drive the development and delivery of tourism related projects and initiatives for the PDA.

Objective 4 – Maximise integrated and efficient transport options for the CBD

Context

An efficient public transport network will be paramount to achieving integrated transport in the PDA and optimising connectivity to and between different CBD destinations. A city-wide transport strategy may be invigorated through the development of key destinations, links and population growth within the PDA, as critical catchments or infrastructure are realised.

For the effective integration of transport options for Toowoomba, and the PDA, the orderly sequencing of infrastructure nodes, crossings and strategies must be coordinated with CBD outcomes and commitments.

Responsibility

City-wide transport network planning is a joint responsibility of Council and the State Government, however certain gains will be made in the timely development of private lands that are instrumental in creating particular links, connections, or upgrades as they develop.

The following actions are identified for the implementation of integrated and efficient transport options for the CBD.

Shorter-term Actions

1. Planning for public transport networks recognises the PDA transit node and Central Parklands gateways as key destinations.
2. Develop a business case for the continuation of public works from the CBD north along Ruthven Street and west along Russell Street, and further connecting into the central parklands, and promote to relevant land owners.

Longer-term actions

3. Investigate opportunities for the use of the existing rail corridor for passenger services, light rail or other transport modes to service inner city Toowoomba should the existing use of this land for rail operations no longer be required.



Schedules

6 Schedules

6.1 Schedule 1 PDA-wide

Accepted development

General

Development prescribed in Schedule 6 of the *Planning Regulation 2017*, other than Part 2, item 2, subsection 2 and Part 5, item 28.

Building work

Minor building and demolition work, where not involving PDA significant heritage - refer to Schedule 3.

Carrying out building work associated with a material change of use that is PDA accepted development.

Carrying out building work and demolition work where:

associated with an approved material change of use; and
not involving a heritage place PDA significant heritage - *refer to Schedule 3*.

Reconfiguring a lot

Subdivision involving road widening and truncations required as a condition of a PDA development approval.

Operational work

Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 meters where not involving PDA significant heritage - refer to Schedule 3.

Excavating or filling where not on a PDA significant heritage site where:

- any level or part of the site would change by less than 1 metre; and
- not exceeding 50m³ of volume.

Where carried out by or on behalf of Toowoomba Regional Council or a public sector entity for:

- clearing vegetation; or
- the decontamination of land; or
- waterway barrier works.

Carrying out operational work that is the placing of advertising devices where not involving PDA significant heritage - refer to Schedule 3 if:

- the total area of proposed signage does not exceed 5m²;
- attached, parallel to and not projecting beyond the outer limits of a front fence or the wall of a building;
- not illuminated or only illuminated by baffled lights; and
- comprising no more than two signs.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

Development consistent with an approved Plan of Development (excluding operational works not listed in schedule 1).

Development consistent with a General Exemption Certificate issued under s75 of the *Queensland Heritage Act 1992*.

6.2 Schedule 2 Definitions & Activity groups

Definitions

The terms and definitions given under Schedule 1 of the Toowoomba Regional Planning Scheme 2012 apply to all development in the PDA, including use terms, activity groups, administrative terms and thresholds.

All other terms used in this development scheme are defined under the *Economic Development Act 2012*.

6.3 Schedule 3 Significant heritage sites

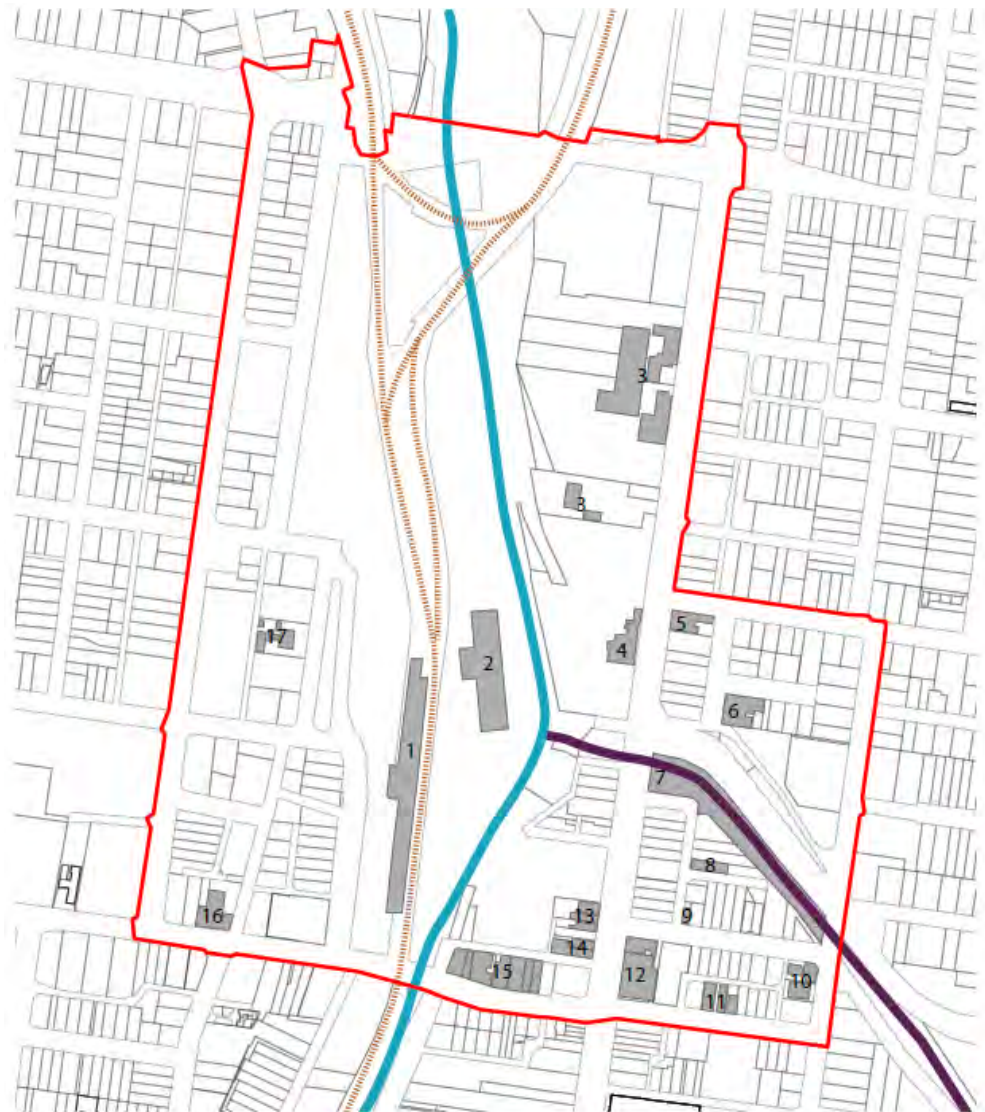
PDA Significant Heritage Sites are those sites identified in the following table to the extent identified on Map 7.

Map Reference	PDA Significant Heritage Site	State heritage citation or Toowoomba Regional Council Planning Scheme Policy#
1	Toowoomba Railway Station, Russell Street	State heritage – 600872 Part of Local Heritage - 2/TOO/0145
2	Toowoomba Goods Shed, Russell Street	State heritage – 600872 Part of Local Heritage - 2/TOO/0145
3	Toowoomba Foundry, 251–267 Ruthven Street	State heritage – 601300
4	Defiance Flour Mill, 269-291 Ruthven Street	State heritage – 601306 Part of Local Heritage - 1/TOO/0181
5	The Spotted Cow, 140 Campbell Street	Local heritage - 1/TOO/0033
6	Knights Laundry, 6 Ann Street	Local heritage - 1/TOO/0001
7	Cathro Park/ East Creek One, 5 Neil Street	Local heritage - 1/TOO/0118
8	8 Hodgson Street	Local heritage - 1/TOO/0056
9	21 Bowen Street	Local heritage - 1/TOO/0014
10	10.1 2 Bowen Street 10.2 7 Neil Street	Local heritage - 1/TOO/0013 Local heritage - 1/TOO/0119
11	11.1 Toowoomba Trade Hall, 19A Russell Street 11.2 Olcott Hall, 19 Russell Street 11.3 Caledonian Society and Burns Club, 13-17 Russell Street	State heritage- 602768 Local heritage - 1/TOO/0150 Local heritage - 1/TOO/149 Local heritage - 1/TOO/0147
12	12.1 348-350 Ruthven Street 12.2 352-360 Ruthven Street	Local heritage - 1/TOO/0186 Local heritage - 1/TOO/0187
13	13.1 325 Ruthven Street 13.2 339 Ruthven Street	Local heritage - 1/TOO/0183 Local heritage - 1/TOO/0184
14	343-347 Ruthven Street & 1A Scholefield Street	Local heritage - 1/TOO/0185
15	15.1 37-39 Russell Street 15.2 41 Russell Street 15.3 41A Russell Street 15.4 43A Russell Street 15.5 51 Russell Street 15.6 53 Russell Street 15.7 55-63 Russell Street 15.8 65 Russell Street 15.9 67-71 Russell Street	Local heritage - 1/TOO/0153 Local heritage - 1/TOO/0154 Local heritage - 1/TOO/0155 Local heritage - 1/TOO/0156 Local heritage - 1/TOO/0157 Local heritage - 1/TOO/0158 Local heritage - 1/TOO/0159 Local heritage - 1/TOO/0160 Local heritage - 1/TOO/0161
16	103-107 Russell Street	Local heritage - 1/TOO/0167
17	Carlton House, 3 Mill Street	State heritage - 601308 Local heritage - 1/TOO/0110

#For guidance on adaptive reuse of heritage places refer to the Guideline: Developing heritage places – using the development criteria available at <http://www.qld.gov.au/environment/land/heritage/publications/>

The Department of Environment and Science as well as the Queensland Heritage Council will be consulted for development on State Heritage sites.

Map 7: PDA Significant Heritage



Legend

- PDA boundary
- PDA Significant Heritage
- Gowrie Creek
- East Creek
- - - - - Railway line and safety edges

6.4 Schedule 4 PDA requirements for accepted development

Caretaker's accommodation

Caretaker's accommodation will be accepted where it complies with the following provisions:

- a. separated from significant levels of emissions generated by the primary use of the site by at least 6m;
- b. not located at ground floor level;
- c. provided with a private landscape and recreation area which:
 - is directly accessible from a habitable room; and
 - if provided as a balcony, a veranda or a deck, has a maximum area of 8m² with minimum dimensions of 2.4m; and
- d. where no more than one (1) caretaker's accommodation is established per non-residential use.

6.5 Schedule 5 Amendments – Amendment 1: June 2019

MAJOR AMENDMENT TO TOOWOOMBA RAILWAY PARKLANDS PDA

PROPOSED AMENDMENT SEPTEMBER 2019

Text and table amendments:

Part 2 Strategic Context

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
1.	2.1 Location	<i>after “completed”, omit:</i> “Brisbane West Wellcamp Airport”	<i>after “completed”, insert:</i> “Toowoomba Wellcamp Airport”	The airport has been renamed.
2.		<i>after “Oakey Army Aviation Base and”, omit:</i> “Brisbane West Wellcamp Airport”	<i>after “Oakey Army Aviation Base and”, insert:</i> “Toowoomba Wellcamp Airport”	

Part 3 Land Use Plan

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
3.	3.2 Development assessment 3.2.2 Requirements for accepted development	Under the Act, section 33(4) PDA self-assessable development must comply with the requirements in the development scheme for carrying out PDA self-assessable development	<i>none</i>	Under the recent amendment to the Economic Development Act 2012, this section of the Act has been amended and is no longer applicable.
4.	3.2 Development assessment 3.2.7.2 Plan of Development	<i>after “lot (“</i> , omit: “ROL”	<i>after “lot (“</i> , insert: “RAL”	Toowoomba Regional Council refers to Reconfiguring a lot as RAL.
5.	3.2 Development assessment 3.2.9 Notification Requirements	<i>In footers section for part 3.2.7 footer 6 after “www,” omit:</i> “dilgp”	<i>In footers section for part 3.2.7 footer 6 after “www.” Insert:</i> “dsdmip”	Economic Development Queensland’s website has changed domains.

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
6.	3.2 Development assessment 3.2.10	<i>after “the” omit: “Sustainable”</i>	<i>none</i>	<i>The Sustainable Planning Act 2009 was superseded by the Planning Act 2016</i>
7.	Relationship with Local Government Planning Scheme and other legislation	<i>after “20” omit: “19”</i>	<i>after “20” insert: “16”</i>	<i>The Sustainable Planning Act 2009 was superseded by the Planning Act 2016</i>
8.	3.2 Development assessment 3.2.11 Interim uses	<i>In footers section for part 3.2.11 footer 8 after “centres-”omit: “https://www.dilgp.qld.gov.au/resources/guideline/pda/guideline-09-centres-may2015.pdf. https://www.dsdmip”</i>	<i>after “centres” insert: “https://www.dsdmip.qld.gov.au/resources/guideline/pda/guideline-09-centres-may2015.pdf”</i>	The internet link was updated.
9.	3.4 Structural elements 3.4.1 Land use	<i>after “residential accommodation and inner-city business activities”, omit: “south”</i>	<i>after “residential accommodation and inner-city business activities”, insert: “north”</i>	The area referenced in this part of the paragraph is north of Chalk Drive.
10.	3.4 Structural Elements 3.4.3 Place Making	<i>In footers section for part 3.4.3 footer 10 after “Department of Environment and” omit: “Heritage Protection”</i>	<i>In footers section for part 3.4.3 footer 10 after “Department of Environment and” insert: “Science”</i>	The Department of Environment and Heritage Protection was restructured.
11.		<i>In footers section for part 3.4.3 footer 10 after “www.”, omit: “ehp”</i>	<i>In footers section for part 3.4.3 footer 10 after “www.”, insert: “des”</i>	The Department of Environment and Heritage Protection was restructured.
12.	3.5 PDA-wide criteria 3.5.1 Site planning and land use	<i>In footers section for part 3.5.1 footer 13 “development” omit: “at http://www.dilgp.qld.gov.au/resources/guideline/pda/practice-note-12-rear-lanes.pdf”</i>	<i>Nil.</i>	The website address in found under footnote 11.
13.		<i>In footers section for part 3.5.1 footer 14 after “Refer to EDQ guidelines for residential site planning, including Residential 30 guideline”omit: “(http://www.dilgp.qld.gov.au/resources/guideline/pda/practice-note-03-integrated-residential-dev.pdf)”</i>	<i>Nil.</i>	The website address in found under footnote 11.

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
14.	3.5 PDA-wide criteria 3.5.2 Built form and heritage	<i>In footers section for part 3.5.2 footer 15 after “Department of Environment and” omit: “Heritage Protection”</i>	<i>In footers section for part 3.5.2 footer 15 after “Department of Environment and” insert: “Science”</i>	The Department of Environment and Heritage Protection was restructured.
15.	3.5 PDA-wide criteria 3.5.3 Access, movement and car parking Table 1: PDA car parking rates	Nil.	<i>Column 2, Row 3, after “50m²” insert: “GFA”</i>	Gross floor area (GFA) should be included to qualify what the square meterage relates to.
16.	3.5 PDA-wide criteria 3.5.5 Infrastructure and Public Safety	Nil.	<i>After item “e.” and “f.” insert footer note: 27. In footers section for Part 3.5.5 insert new number 27 and renumber subsequent parts: “Refer to Toowoomba Regional Planning Scheme Flood Hazard Overlay Code and Flood Hazard Mapping for assessment benchmarks and categorisation.”</i>	Council has undertaken flood risk management for the region (Amendment No.17 to the TRPS). Any reference to public safety in relation to flood hazard in the PDA should refer back to the Flood Hazard Overlay code in the planning scheme.
3.6 Precinct provisions				
3.6.1 Precinct 1 – central precinct				
17.	3.6 Precinct provisions 3.6.1 Precinct 1 – central precinct	<i>after “—Indoor”, omit: “and outdoor”</i>	<i>Nil.</i>	This list relates to preferred land uses were in an existing building. An outdoor sport and recreation use by definition cannot be held within a building.
18.		<i>after “—Markets” and before “—Food and drink outlets”, omit: “Where associated with aforementioned use, and where in an existing building:”</i>	<i>Nil</i>	The uses listed (being food and drink outlet and shops) are considered to be compatible with the intent of the precinct and should not need to be associated with another use in order to meet the intent of the precinct. Therefore, the wording is to be removed for these uses.

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
19.		<i>Nil</i>	<i>after “—Offices”, insert: “(where ancillary to a preferred use)”</i>	Unlike a food and drink outlet or a shop, an office is not a use that would meet the intent of the precinct unless it is associated with one of the uses listed in the above paragraph. The proposed wording assists in defining this purpose.
20.	3.6 Precinct provisions 3.6.1 Precinct 1 – central precinct Table 2: Precinct 1 levels of assessment Column 1, Row 3	<i>Nil</i>	<i>Before “All development mentioned in Schedule 1”, insert new item: “Park, where not involving operational works.”</i>	Insertion is consistent with the table format for all other precincts. Park has been moved from its previous location under ‘uses within an existing building’.
21.		<i>item 3 i), after “additional”, omit: “floor space”</i>	<i>item 3 i), after “additional”, insert: “GFA”</i>	The correct terminology to use is GFA (Gross Floor Area) as this term is defined by the <i>Planning Regulation 2017</i> .
22.		<i>Item 3 ii) after “additional”, omit: “floor space”</i>	<i>item 3 ii), after “additional”, insert: “GFA”</i>	The correct terminology to use is GFA (Gross Floor Area) as this term is defined by the <i>Planning Regulation 2017</i> .
23.		<i>Nil</i>	<i>item 3 ii), before “—Community use”, insert: “—Bar”</i>	The PDA Development Scheme will align better with the TRPS and Precinct 1 intent if certain uses are made PDA accepted development.
24.		<i>Nil</i>	<i>item 3 ii), after “—Community use”, insert: “—Club —Educational establishment”</i>	
25.		<i>item 3 ii), after “- Nightclub entertainment facility”, omit: “—Park, other than where for operational works”</i>	<i>Nil</i>	Park has been removed from item 3 as it does not include GFA in the use. Park has been inserted as accepted development in item 1 of the table (see item 10 above). Park was included in the table under uses within an existing building. As a park cannot occur within a

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
				building, it been moved out of this section.
26.		<i>Nil</i>	<i>item 3 ii), after “—Shop”, insert: “(where not a supermarket greater than 1,500m² GFA, or a department store)</i>	Including the additional requirements ensures the nature of reuse for a shop is compatible with the preferred intensity and mix of uses in the PDA.
27.	3.6 Precinct provisions 3.6.1 Precinct 1 – central precinct Table 2: Precinct 1 levels of assessment Row 4 (footnotes)	<i>Nil</i>	<i>after “PDA assessable development”, insert: * For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme –Reconfiguring a Lot Code.”</i>	The inclusion of this footnote provides relevant assessment criteria / benchmarks for reconfiguring a lot in the PDA.
3.6 Precinct provisions				
3.6.2 Precinct 2 – City link precinct				
28.	3.6 Precinct Provisions 3.6.2 Precinct 2 – City link precinct	<i>In footers section for part 3.6.2 footer 30 after “www.” omit: “ehp”</i>	<i>In footers section for part 3.6.2 footer 30 after “www.” insert: “des”</i>	The Department of Environment and Heritage Protection was restructured.
29.	3.6 Precinct provisions 3.6.2 Precinct 2 – City link precinct	<i>after ‘park,’ omit: “other than where for operational works”</i>	<i>insert new item and after ‘park’ insert – “where not involving operational works”</i>	Insertion is consistent with the table format for all other precincts.
30.	Table 3: Precinct 2 levels of assessment	<i>item 3 i), after “additional”, omit: “floor space”</i>	<i>item 3 i), after “additional”, insert: “GFA”</i>	The correct terminology to use is GFA (Gross Floor Area) as this term is defined by the <i>Planning Regulation 2017</i> .
31.	Column 1, Row 3	<i>Nil</i>	<i>item 3 ii), after “—Hotel”, insert: “—Indoor sport and recreation”</i>	The PDA Development Scheme will align better with the TRPS and Precinct 2 intent if certain uses are made PDA accepted development.
32.		<i>Nil</i>	<i>item 3 ii), after “—Low impact industry”, insert: “—Market”</i>	
33.		<i>Item 3 ii) after “- Indoor sport and recreation”, omit:</i>	<i>Nil</i>	Low impact industry is not a preferred use in this precinct

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
		"- Low impact industry"		due to noise and amenity impacts.
34.		<i>Nil</i>	<i>item 3 ii), after "—Shop", insert:</i> "(where not a supermarket greater than 1,500m ² GFA, or a department store)"	Including the additional requirements ensures the nature of reuse for a shop is compatible with the preferred intensity and mix of uses in the PDA.
35.		<i>Nil</i>	<i>item 3 ii), after "—Shopping centre", insert:</i> "—Short-term accommodation"	The PDA Development Scheme will align better with the TRPS and Precinct 2 intent if certain uses are made PDA accepted development.
36.	3.6 Precinct provisions 3.6.2 Precinct 2 – City link precinct	<i>after "Refer to the", omit:</i> "self-assessable provisions"	<i>after "Refer to the", insert:</i> "benchmarks for accepted development subject to requirements and assessable development"	Terminology has changed with the introduction of the <i>Planning Act 2016</i> .
37.	Table 3: Precinct 2 levels of assessment Row 4 (footnotes)	<i>Nil</i>	<i>after "PDA assessable development", insert:</i> " ⁺ For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme –Reconfiguring a Lot Code."	The inclusion of this footnote provides relevant assessment criteria / benchmarks for reconfiguring a lot in the PDA.
3.6 Precinct provisions 3.6.3 Precinct 3 – Ruthven Street				
38.	3.6 Precinct provisions 3.6.3 Precinct 3 – Ruthven Street	<i>after 'park,' omit:</i> "other than where for operational works"	<i>insert new item and after 'park' insert –</i> "where not involving operational works"	Insertion is consistent with the table format for all other precincts.
39.	Table 4: Precinct 3 levels of assessment	<i>item 3 i), after "additional", omit:</i> "floor space"	<i>item 3 i), after "additional", insert:</i> "GFA"	The correct terminology to use is GFA (Gross Floor Area) as this term is defined by the <i>Planning Regulation 2017</i> .
40.	Column 1, Row 3	<i>Nil</i>	<i>item 3 ii), after "—Service industry", insert:</i> "—Shop (where not a supermarket greater than 1,500m ² GFA, or a department store)"	Including the additional requirements ensures the nature of exempt reuse for a shop is

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
				compatible with the preferred intensity and mix of uses in the PDA. This is also consistent with wording in other precincts of the PDA.
41.		<i>Nil</i>	<i>item 3 ii), after “—Short-term accommodation”, insert: “—Showroom”</i>	The PDA Development Scheme will align better with the TRPS and Precinct 3 intent if certain uses are made PDA accepted development.
42.		<i>Nil</i>	<i>item 3 ii), after “—Telecommunications facility”, insert: “—Theatre”</i>	
43.	3.6 Precinct provisions 3.6.3 Precinct 3 – Ruthven Street precinct	<i>after “Refer to the”, omit: “self-assessable provisions”</i>	<i>after “Refer to the”, insert: “benchmarks for accepted development subject to requirements and assessable development”</i>	Terminology has changed with the introduction of the <i>Planning Act 2016</i> . This change reflects new terminology for the names of the tables of assessment.
44.	Table 4: Precinct 3 levels of assessment Row 4 (footnotes)	<i>Nil</i>	<i>after “PDA assessable development”, insert: “+ For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme –Reconfiguring a Lot Code.”</i>	The inclusion of this footnote provides relevant assessment criteria / benchmarks for reconfiguring a lot in the PDA.
3.6 Precinct provisions 3.6.4 Precinct 4 – Mort Street				
45.	3.6 Precinct provisions 3.6.4 Precinct 4 – Mort Street Precinct intent	<i>in the list for preferred land uses, before “Short-term accommodation”, omit: “Residential dwelling”</i>	<i>in the list for preferred land uses, before “Short-term accommodation”, insert: “Dwelling House”</i>	The <i>Planning Regulation 2017</i> defined the use as ‘Dwelling House’, not ‘residential dwelling’.
46.	3.6 Precinct provisions 3.6.4 Precinct 4 – Mort Street	<i>after ‘park,’ omit: “other than where for operational works”</i>	<i>insert new item and after ‘park’ insert – “where not involving operational works”</i>	Insertion is consistent with the table format for all other precincts.
47.	Table 5: Precinct 4 levels of assessment	<i>item 3 i), after “additional”, omit: “floor space”</i>	<i>item 3 i), after “additional”, insert: “GFA”</i>	The correct terminology to use is GFA (Gross Floor Area) as this term is defined by the <i>Planning Regulation 2017</i> .

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
48.	Row 3	<i>item 3 ii) after “Community use”, omit ‘dwelling unit (and if not located on the ground floor)’</i>	<i>item 3 ii), after “community use” insert: “Dwelling House”</i>	For consistency with the preferred land uses within the precinct intent, the table of PDA accepted development will be amended to refer ‘dwelling house’
49.		<i>item 3 ii) after “Food and drink outlet” omit: “Garden Centre”</i>	<i>Nil.</i>	The use ‘Garden Centre’ is not consistent with the intent of Precinct 5.
50.		<i>Nil</i>	<i>item 3 ii), after “Rooming accommodation”, insert: “—Shop (where not a supermarket greater than 1,500m² GFA, or a department store)”</i>	Including the additional requirements ensures the nature of exempt reuse for a shop is compatible with the preferred intensity and mix of uses in the PDA. This is also consistent with wording in other precincts of the PDA.
51.		<i>item 3 ii) after “Telecommunications facility” omit: “Tourist attraction”</i>	<i>Nil.</i>	The use is not consistent with the intent of Precinct 4.
52.	3.6 Precinct provisions 3.6.4 Precinct 4 – Mort Street Table 5: Precinct 4 levels of assessment Row 4 (footnotes)	<i>after “[#]Refer to the”, omit: “self-assessable provisions”</i>	<i>after “[#]Refer to the”, insert: “benchmarks for accepted development subject to requirements and assessable development”</i>	Terminology has changed with the introduction of the <i>Planning Act 2016</i> . This change reflects new terminology for the names of the tables of assessment.
53.		<i>Nil</i>	<i>after “PDA assessable development”, insert: “⁺ For reconfiguring a lot, refer to the benchmarks for assessable development of the Toowoomba Regional Planning Scheme –Reconfiguring a Lot Code.”</i>	The inclusion of this footnote provides relevant assessment criteria / benchmarks for reconfiguring a lot in the PDA.
3.6 Precinct provisions 3.6.3 Precinct 5 – Railway Street				
54.	3.6 Precinct provisions	<i>item 3 i), after “additional”, omit: “floor space”</i>	<i>item 3 i), after “additional”, insert: “GFA”</i>	The correct terminology to use is GFA (Gross Floor Area) as

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
	3.6.5 Precinct 5 – Railway Street			this term is defined by the <i>Planning Regulation 2017</i> .
55.	Table 6: Precinct 5 levels of assessment Column 1, Row 3	<i>after 'park,' omit:</i> “other than where for operational works”	<i>insert new item and after 'park' insert –</i> “where not involving operational works”	Insertion is consistent with the table format for all other precincts.
56.		<i>Nil</i>	<i>item 3 ii), after “—Food and drink outlet”, insert:</i> “—Function facility”	The PDA Development Scheme will align better with the TRPS and Precinct 3 intent if certain uses are made PDA exempt development.
57.		<i>Nil</i>	<i>item 3 ii), after “Rooming accommodation”, insert:</i> “—Shop (where not a supermarket greater than 1,500m ² GFA, or a department store)”	Including the additional requirements ensures the nature of exempt reuse for a shop is compatible with the preferred intensity and mix of uses in the PDA. This is also consistent with wording in other precincts of the PDA.
58.		<i>Nil</i>	<i>item 3 ii), after “—Telecommunications facility”, insert:</i> “—Theatre”	The PDA Development Scheme will align better with the TRPS and Precinct 5 intent if certain uses are made PDA exempt development.
59.	3.6 Precinct provisions 3.6.5 Precinct 5 – Railway Street Table 6: Precinct 5 levels of assessment	<i>after “[#]Refer to the”, omit:</i> “self-assessable provisions”	<i>after “[#]Refer to the”, insert:</i> “benchmarks for accepted development subject to requirements and assessable development”	Terminology has changed with the introduction of the <i>Planning Act 2016</i> . This change reflects new terminology for the names of the tables of assessment.
60.	Row 4 (footnotes)	<i>Nil</i>	<i>after “PDA assessable development”, insert:</i> * For reconfiguring a lot, refer to the benchmarks for assessable development	The inclusion of this footnote provides relevant assessment criteria / benchmarks for reconfiguring a lot in the PDA.

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
			of the Toowoomba Regional Planning Scheme –Reconfiguring a Lot Code.”	

Part 4 Infrastructure Plan

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
61.	4.1 Infrastructure requirements	<i>after “as either”, omit: “network”</i>	<i>after “as either”, insert: “trunk”</i>	The correct terminology for infrastructure is ‘trunk’ under current planning legislation.
62.		<i>after “or non-”, omit: “network”</i>	<i>after “or non-”, insert: “trunk”</i>	
63.	4.1 Infrastructure requirements	<i>after “4.1.1” in heading, omit: “Network”</i>	<i>after “4.1.1” in heading, insert: “Trunk”</i>	
64.	4.1 Infrastructure requirements 4.1.1 Network Infrastructure	<i>before “infrastructure”, omit: “Network”</i>	<i>before “infrastructure”, insert: “Trunk”</i>	
65.	4.1 Infrastructure requirements 4.1.1 Network Infrastructure	<i>after “Table 7: PDA”, omit: “Network”</i>	<i>after “Table 7: PDA”, insert: “Trunk”</i>	
66.	4.1 Infrastructure requirements 4.1.1 Network Infrastructure Table 7: PDA Network Infrastructure requirements	<i>wherever the word “network” occurs in Table 7, omit.</i>	<i>wherever the word “network” occurred in Table 7, insert: “trunk”</i>	
67.	4.1 Infrastructure requirements	<i>after “4.1.2 Non-” in heading, omit: “network”</i>	<i>after “4.1.2 Non-” in heading, insert: “trunk”</i>	

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
68.	4.1 Infrastructure requirements 4.1.2 Non-network infrastructure	wherever the word “network” occurs in this section, omit.	wherever the word “network” occurred in this section, insert: “trunk”	
69.	4.1 Infrastructure requirements 4.1.2 Non-network infrastructure	after “Table 8: Non-“, omit: “network”	after “Table 8: Non-“, insert: “trunk”	
70.	4.1 Infrastructure requirements 4.1.2 Non-network infrastructure	wherever the word “network” occurs in Table 8, omit.	wherever the word “network” occurred in Table 8, insert: “trunk”	
71.	Table 8: Non-network infrastructure	Nil.	in column 3, row 1, insert: “Timing”	Column 3 relates to the timing of the delivery of infrastructure, however the column has no heading to inform this.
72.	infrastructure required to service Toowoomba Railway Parklands PDA	Nil.	in column 3, row 4, insert: “To be provided at the time development is undertaken.”	The Transport row had no corresponding timing statement to indicate when delivery was required.
73.	4.2 Desired Standards of Service	Nil.	after “service” insert: “, located in the Local Government Infrastructure Plan”	Insertion is to clarify the desired standards of service for trunk infrastructure
74.	4.3 Infrastructure funding	after “4.3.1” in heading, omit: “Network”	after “4.3.1” in heading, insert: “Trunk”	The correct terminology for infrastructure is ‘trunk’ under current planning legislation.
75.	4.3 Infrastructure funding 4.3.1 Network infrastructure	wherever the word “network” occurs in this section, omit.	wherever the word “network” occurred in this section, insert: “trunk”	
76.	infrastructure	Nil	after “-Offsets and refunds.”, insert: “, if applicable,”	Offsets and refunds may not always apply and this caveat

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
77.		<i>after “-in accordance with the.”, omit: “Toowoomba Railway Parklands PDA Infrastructure Charges Offset Plan (ICOP)”</i>	<i>after “-in accordance with the.”, insert: “Council’s infrastructure charges resolution.”</i>	Reference to the PDA Infrastructure Charges Offset Plan (ICOP) has been removed as no document exists and the process for offsets and refunds is set out in Council’s charges resolution.
78.	4.3 Infrastructure funding	<i>after “4.3.2 Non-” in heading, omit: “network”</i>	<i>after “4.3.2 Non-” in heading, insert: “trunk”</i>	The correct terminology for infrastructure is ‘trunk’ under current planning legislation.
79.	4.3 Infrastructure funding 4.3.2 Non-network infrastructure	<i>wherever the word “network” occurs in this section, omit.</i>	<i>wherever the word “network” occurred in this section, insert: “trunk”</i>	
80.	4.3 Infrastructure funding 4.3.2 Non-network infrastructure	<i>after “infrastructure will be”, omit: “funded”</i>	<i>after “infrastructure will be”, insert: “provided by the developer”</i>	The original wording was incorrect as the non-trunk infrastructure cannot be ‘funded’ through PDA development conditions and is to be provided by the developer.
81.	4.4 Infrastructure Charges	<i>after “Council’s infrastructure charges resolution”, omit: “and administered in accordance with the Toowoomba Railway Parklands PDA Infrastructure Charges Offset Plan (ICOP).”</i>	<i>Nil.</i>	Reference to the PDA Infrastructure Charges Offset Plan (ICOP) has also been removed as no document exists.

Part 6 Schedules

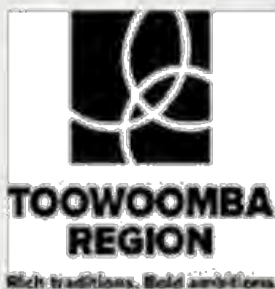
Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
82.	6.1 Schedule 1 PDA-wide exemptions General	<i>after</i> “Development prescribed in”, <i>omit</i> : “Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 2, item 2 and Table 5, item 5.”	<i>after</i> “Development prescribed in”, <i>insert</i> : “Schedule 6 of the <i>Planning Regulation 2017</i> , other than Part 2, item 2, subsection 2 and Part 5, item 28.”	The <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> came into effect on 3 July 2017.
83.	6.2 Schedule 2 Definitions & Activity Groups	<i>after heading “Schedule 2 Definitions & activity groups” omit all wording before “Defined activity groups” heading.</i>	<i>insert</i> : “Definitions The terms and definitions given under schedule 1 of the Toowoomba Regional Planning Scheme 2012 apply to all development in the PDA, including use terms, activity groups, administrative terms and thresholds. All other terms used in this Development Scheme are defined under the <i>Economic Development Act 2012</i> .”	To ensure all definitions are relevant to the locality, the Toowoomba Regional Planning Scheme Schedule 1 Definitions will be referred to for all development. This will allow for thresholds and administrative definitions to apply and will be consistent with the application of definitions throughout the region.
84.	6.2 Schedule 2 Definitions & Activity Groups Defined activity groups	<i>omit all wording, including “Defined activity groups” heading, before “6.3 Schedule 3 Significant heritage sites”.</i>	Nil.	Activity groups have been aligned with the TRPS as per insertion 85.
85.	6.4 Schedule 4	<i>after</i> “Schedule 4 PDA” <i>omit</i> : “self-assessable provisions”	<i>after</i> “Schedule 4 PDA” <i>insert</i> : “requirements for accepted development”	Terminology has changed with the introduction of the <i>Planning Act 2016</i> . This change reflects new terminology for the names of the tables of assessment.
86.		After “Caretaker’s accommodation” <i>omit</i> : “PDA self-assessable provisions”	<i>Nil.</i>	

General Amendments

Item No.	PDA Development Scheme reference	Provision of PDA Development Scheme to be omitted	Provision to be inserted	Reason
87.	Throughout the development scheme	<i>Where 'Development Scheme' is referenced as a general term, uppercase letters are removed</i>	<i>Where referenced as a general term, it is referenced as 'development scheme'</i>	
88.	Throughout the development scheme	<i>Where the development scheme refers to 'exempt development', remove 'exempt'</i>	<i>Where the development scheme refers to 'exempt development', insert 'accepted'</i>	Under the recent amendment to the Economic Development Act 2012, categories of development have been amended from 'exempt development' to 'accepted development'
89.	Throughout the development scheme	<i>Where the development scheme refers to 'self-assessable development', remove 'self-assessable'</i>	<i>Where the development scheme refers to 'self-assessable development', insert 'accepted'</i>	Under the recent amendment to the Economic Development Act 2012, categories of development have been amended from 'self-assessable development' to 'accepted development'

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**Queensland
Government**

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